



REDEVELOPMENT AGENCY REGULAR MEETING

Minutes

Tuesday April 21, 2015
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: JoAnn Seghini

BOARD MEMBERS: Board Member Paul Glover
Board Member Paul Hunt
Board Member Stephen Brown
Board Member Quinn Sperry
Board Member Wayne Sharp

STAFF: Kane Loader, City Manager; Phillip Hill, Asst. City Manager/CED Director; Laurie Harvey, Assistant City Manager/Admin. Services Director; Rori Andreason, City Recorder/H.R. Director; Bob Davis, Public Works Director; Chad Woolley, City Attorney; Danny Walz, Redevelopment Agency Director; and Mike Welling, IT Technician.

Chair Seghini called the meeting to order at 7:52 p.m.

I. ROLL CALL

Board Members, Paul Hunt, Stephen Brown, Quinn Sperry and Wayne Sharp, and Paul Glover were present at roll call.

II. CONSENT AGENDA

A. APPROVE MINUTES OF APRIL 7, 2015

B. SET DATE AND TIME (MAY 5, 2015 AT 7:00 PM) FOR A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016 FOR THE REDEVELOPMENT AGENCY OF MIDVALE CITY

C. SET DATE AND TIME (MAY 5, 2015 AT 7:00 PM) FOR A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE FY2015 BUDGET FOR THE REDEVELOPMENT AGENCY OF MIDVALE CITY

MOTION: Board Member Paul Hunt **MOVED** to approve the Consent Agenda. Board Member Quinn Sperry **SECONDED** the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:

Board member Paul Glover	Aye
Board member Paul Hunt	Aye
Board member Stephen Brown	Aye
Board member Quinn Sperry	Aye
Board member Wayne Sharp	Aye

The motion passed unanimously.

III. DISCUSSION ITEMS

A. DISCUSSION REGARDING CHG PROJECT

Danny Walz described CHG as one of the largest providers of health care staffing in the country. They deal with temporary and permanent placement of medical professionals nationwide. Mr. Walz informed the Board that CHG is relocating their corporate offices to Midvale in the View 72 Corporate Center. The proposed project

will consist of two phases. Phase 1 will contain 270,000 square feet of office space along with a 1,600 stall parking structure and include 1,100 jobs. Phase 2 will add an additional 100,000 square feet of office space, 600 more stalls of parking and add 4-500 more jobs. He presented a video to the Board about CHG. Mr. Walz discussed the plan and reimbursement in detail with the Board. The proposed financing structure would consist of the Agency issuing a tax increment bond to fund the construction of the parking structure. The repayment of the bond would be secured by the increment from the project as well as a larger sub-area of the Bingham Junction project area. Mr. Walz explained that the Agency would own the structure and enter into a long-term lease for the parking with the developer. He discussed additional issues with the financing.

Laura Lewis, Lewis, Young & Robertson, discussed the details of the bonding process and proposed terms with the Board at length.

Christian Gardner, Gardner Company, further discussed the CHG proposed plan with the Board and expressed the developer's commitment to the project as well as their willingness to further negotiate the terms of the financing structure.

Mr. Walz indicated that the Agency will continue to work with Ms. Lewis to refine the proposed financing structure and begin negotiations with the developer for the project. Danny asked for the Boards approval on continuing with the proposal and returning with the terms of the project. The Board agreed.

IV. CLOSED SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY

CHAIR: JoAnn Seghini

BOARD MEMBERS: Board Member Paul Glover
Board Member Paul Hunt
Board Member Stephen Brown
Board Member Quinn Sperry
Board Member Wayne Sharp

STAFF: Kane Loader, City Manager; Phillip Hill, Asst. City Manager/CED Director; Laurie Harvey, Assistant City Manager/Admin. Services Director; Rori Andreason, City Recorder/H.R. Director; Bob Davis, Public Works Director; Chad Woolley, City Attorney; Danny Walz, Redevelopment Agency Director; and Mike Welling, IT Technician.

MOTION: Board Member Wayne Sharp **MOVED** to move into a closed session to discuss the purchase, exchange, or lease of real property. Board Member Paul Hunt **SECONDED** the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:

Board member Paul Glover	Aye
Board member Paul Hunt	Aye
Board member Stephen Brown	Aye
Board member Quinn Sperry	Aye
Board member Wayne Sharp	Aye

The motion passed unanimously.

The Board went into closed session at 8:42 p.m.

MOTION: Board Member Wayne Sharp **MOVED** to move to reconvene into open session. Board

Member Paul Hunt SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a vote. The motion passed unanimously.

The Board reconvened at 9:30 p.m.

V. ADJOURN

MOTION: Board Member Wayne Sharp MOVED to adjourn. Board Member Paul Hunt SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a call vote. The voting was as follows:

Board member Paul Glover	Aye
Board member Paul Hunt	Aye
Board member Stephen Brown	Aye
Board member Quinn Sperry	Aye
Board member Wayne Sharp	Aye

The motion passed unanimously.

Chair Seghini declared the meeting adjourned at approximately 9:30 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 5th day of May, 2015