

AMERICAN FORK REDEVELOPMENT AGENCY
OCTOBER 22, 2019
SPECIAL SESSION AGENDA

NOTICE OF ELECTRONIC MEETING

One or more City Council members expect to be physically absent from this meeting but intend to participate electronically.

SPECIAL SESSION

Notice is hereby given that the American Fork City Redevelopment Agency will meet in a special session on **Tuesday, October 22, 2019**, in the American Fork City Hall, 31 N. Church Street, commencing at **6:40 p.m.** The agenda shall be as follows:

1. Roll Call.
2. Presentation and acceptance of the 2019 Redevelopment Agency Annual Report.
3. Review and action the adoption of a resolution to modify the original Patriot Station survey area.
3. Review and action on the approval of the June 25, 2019, special session minutes.
4. Review and action on the approval of the August 27, 2019, special session minutes.
5. Adjournment

Dated this 16 day of October, 2019.



Terilyn Lurker
City Recorder



REQUEST FOR BOARD ACTION
AMERICAN FORK REDEVELOPMENT AGENCY

OCTOBER 22, 2019

Department Administration

Director Approval Terilyn Lurker

AGENDA ITEM Presentation and acceptance of the 2019 Redevelopment Agency Annual Report.

SUMMARY RECOMMENDATION

Staff would recommend approval of annual report.

BACKGROUND

Each year the American Fork Redevelopment Agency Board is required by Utah Law to compile a detailed analysis of the year's Redevelopment Agency Project Areas, accomplishments, finances, projects created/completed, and jobs created, as well as summarizing other economic impacts relevant to the City and other taxing entities that levy property taxes within the project areas. These reports are required to be submitted before November 1. Jason Burningham has prepared the report and will be available to answer any questions the Board might have.

The report will be provided prior to the meeting.

SUGGESTED MOTION

I move to accept the 2019 Redevelopment Agency Annual Report.

SUPPORTING DOCUMENTS



REQUEST FOR BOARD ACTION
AMERICAN FORK REDEVELOPMENT AGENCY
OCTOBER 22, 2019

Department Administration

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on adoption of a resolution to modify the original Patriot Station Survey Area.

SUMMARY RECOMMENDATION
Staff would recommend approval of the resolution.

BACKGROUND
This resolution would modify the original survey area.

BUDGET IMPACT
NA

SUGGESTED MOTION
I move to approve the resolution modifying the original Patriot Station survey area.

SUPPORTING DOCUMENTS
Resolution

AMERICAN FORK REDEVELOPMENT AGENCY

Resolution No. _____

A RESOLUTION REVISING THE DESIGNATION FOR THE PROPOSED AMERICAN FORK PATRIOT STATION COMMUNITY REINVESTMENT PROJECT AREA, AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT PROJECT AREA PLAN AND BUDGET, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, CONSULTANTS, STAFF, AND COUNSEL.

WHEREAS the City of American Fork, Utah (the “City”), created the American Fork Redevelopment Agency (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, known as the Community Reinvestment Agency Act (the “Act”), for the purposes of conducting community reinvestment activities within the City, as contemplated by the Act; and

WHEREAS the Agency, having made a preliminary investigation and conducted initial studies and inquiries, desires now to conduct community reinvestment activities in the area depicted on the map attached hereto as **Exhibit A**, which is revised from the map previously adopted by Resolution No. 2016-RA-02R by the Agency as shown in **Exhibit B** and incorporated herein by this reference (the “Proposed Project Area”), pursuant to Section 17C-5-104(3) of the Act; and

WHEREAS the Agency desires to begin the process of adopting a project area plan for the proposed Project Area by adopting this Resolution authorizing the preparation of a draft Project Area Plan, pursuant to Section 17C-5-103(1) of the Act.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE AMERICAN FORK REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Agency designates the proposed revised Project Area as the *American Fork Patriot Station Community Reinvestment Project Area*, the boundaries of which are depicted on the map attached hereto as **Exhibit A**;
2. Agency consultants, counsel, and staff, as appropriate, are authorized and directed:
 - a. to make a preliminary determination as to whether the proposed Project Area should be a community reinvestment project area under Title 17C, Chapter 5 of the Act, and to prepare the appropriate documents for presentation to, and final approval by, the Agency Board; and
 - b. to prepare a draft Community Reinvestment Project Area Plan as provided under Section 17C-5-104(3) and 17C-5-105 of the Act;
 - c. to prepare a draft Community Reinvestment Project Area Budget as provided under 17C-5-302 and 17C-5-303 of the Act; and

- d. to take all other actions under the Act which may be necessary or proper for the successful establishment of the proposed Project Area, including, without limitation, discussions with taxing entities, the preparation for all necessary hearings, the preparation, publication, and/or mailing of statutorily required notices, and the preparation, presentation, and negotiation of any and all interlocal cooperation agreements and related documents.
3. This resolution takes effect upon adoption.

APPROVED AND ADOPTED this ____ day of October, 2019.

Chair

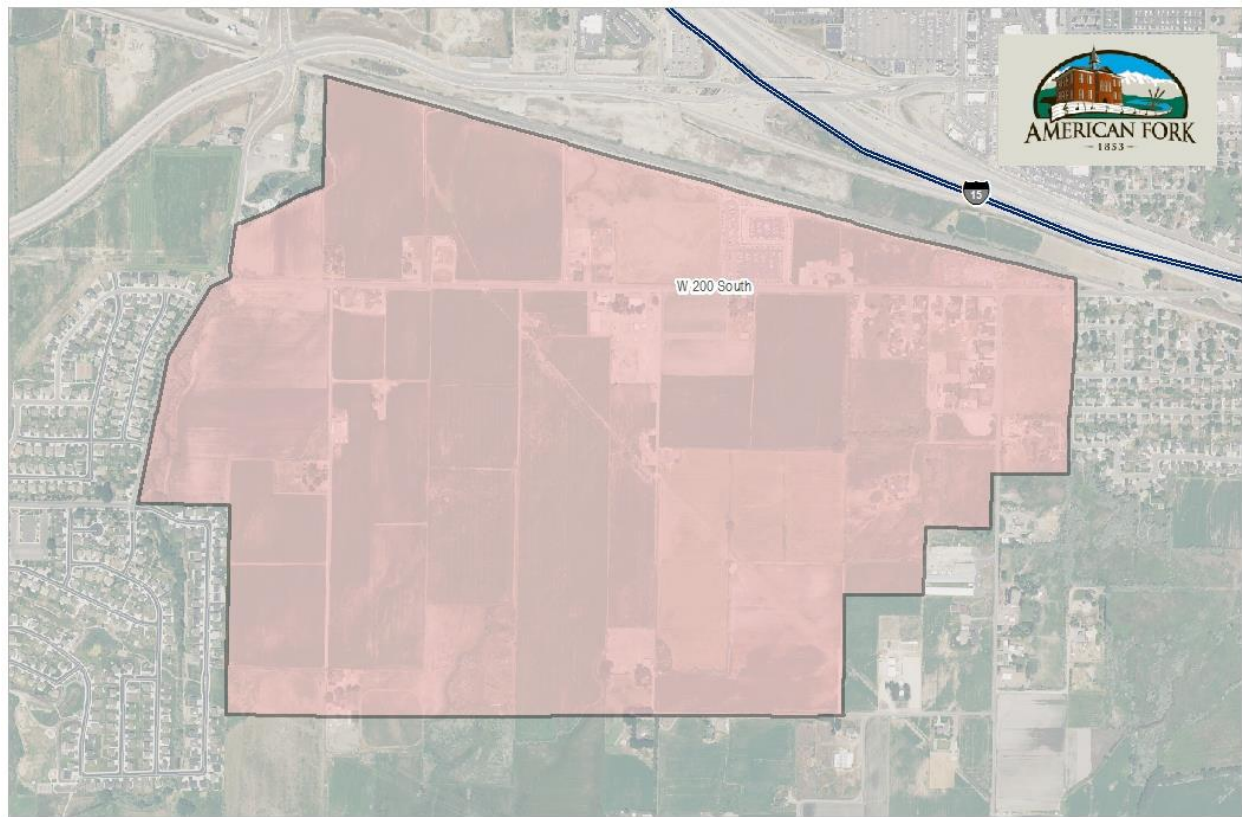
Attest:

Secretary

Redevelopment Agency Board Vote as Recorded:

<u>Name:</u>	<u>Vote:</u>
Board Chairman <i>Brad Frost</i>	_____
Board Member <i>Kevin Barnes</i>	_____
Board Member <i>Staci Carroll</i>	_____
Board Member <i>Barbara Christiansen</i>	_____
Board Member <i>Robert Shelton</i>	_____
Board Member <i>Clark Taylor</i>	_____

EXHIBIT A
REVISED MAP OF PROPOSED PROJECT AREA BOUNDARIES



PATRIOT STATION PROJECT AREA

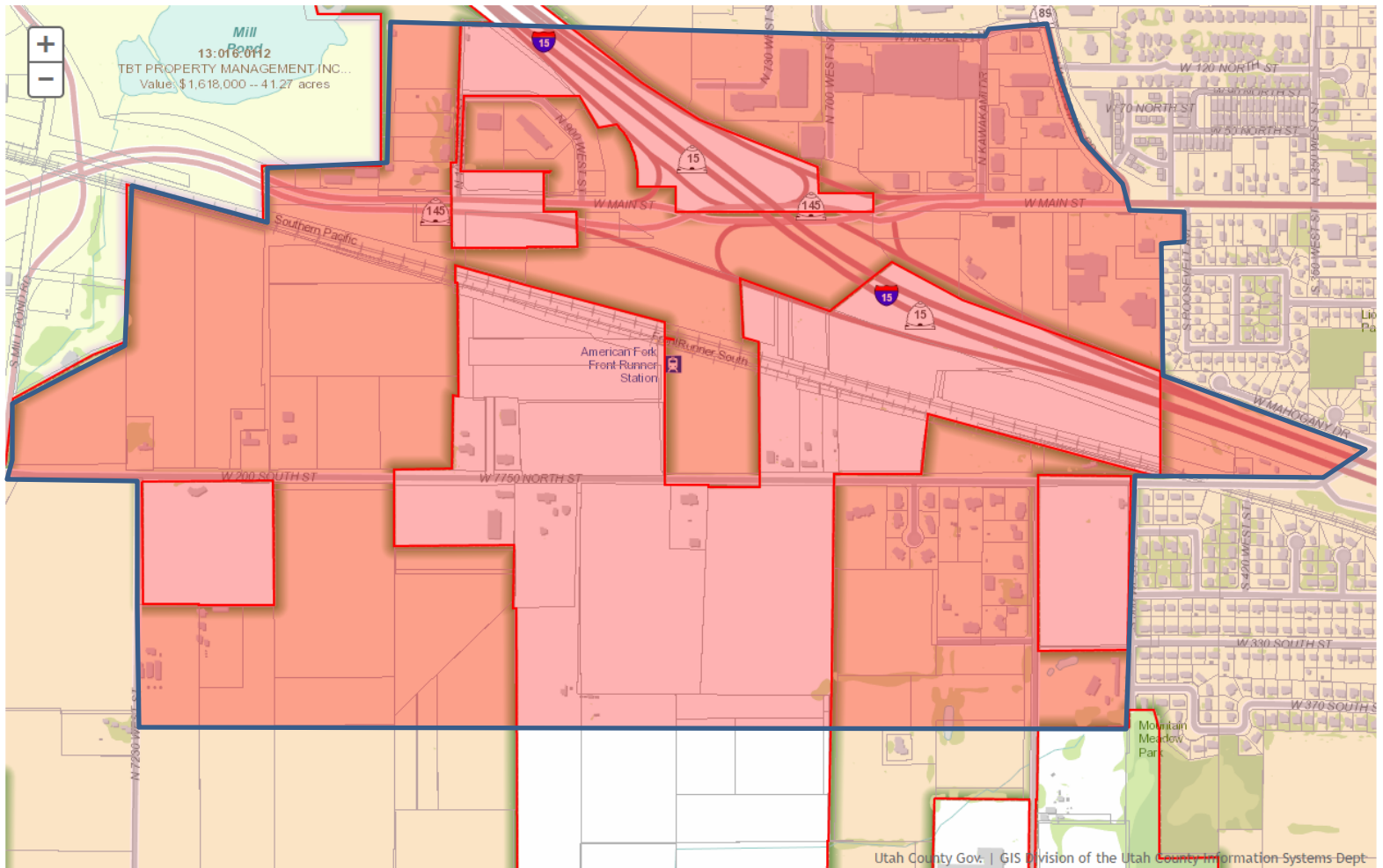
LEWIS & YOUNG
ROBERTSON & BURNINGHAM, PLLC

0 0.1 0.2 Miles



The pink shaded region represents the revised potential area of the Patriot Station CRA.

EXHIBIT B
ORIGINAL MAP OF PROPOSED PROJECT AREA BOUNDARIES



The red shaded region represents the original potential area of the Patriot Station CRA.

UNAPPROVED MINUTES

AMERICAN FORK REDEVELOPMENT AGENCY JUNE 25, 2019 SPECIAL SESSION MINUTES

Members Present:

Kevin Barnes	Board Member
Staci Carroll	Board Member
Barbara Christiansen	Board Member
Clark Taylor	Board Member

Members Absent:

Bradley J. Frost	Chairman
Robert Shelton	Board Member

Staff Present:

David Bunker	City Administrator
Camden Bird	Community Services Director
Wendelin Knobloch	Associate Planner
Terilyn Lurker	City Recorder
Aaron Brems	Fire Chief
Kyle Maurer	Finance Officer
George Schade	IT Director
Timothy Merrill	Legal Counsel
Adam Olsen	Senior Planner
Darren Falslev	Police Chief
Derric Rykert	Parks and Recreation Director
Scott Sensanbaugher	Public Works Director

The American Fork Redevelopment Agency met on Tuesday, June 25, 2019 in the American Fork City Hall, 31 North Church Street, commencing at 6:45 p.m.

The meeting was called to order by Board Member Taylor at 6:45 p.m.

PUBLIC HEARING

- Receiving of public comment regarding the American Fork Redevelopment Agency Amended Budget for fiscal year ending June 30, 2019.
- Receiving of public comment regarding the American Fork Redevelopment Agency Budget for fiscal year ending June 30, 2020.

Board Member Taylor asked if there were any comments. There being none, the public hearing ended.

UNAPPROVED MINUTES

SPECIAL SESSION

1. Roll call.

Board Member Taylor welcomed everyone to the meeting and excused Chairman Frost and Board Member Shelton from the meeting.

2. Review and action on a resolution adopting the American Fork Redevelopment Agency Amended Budget for fiscal year ending June 30, 2019.

Board Member Carroll moved to approve Resolution No. 2019-RA-01R adopting the American Fork Redevelopment Agency Amended budget for fiscal year ending June 30, 2019. Board Member Barnes seconded the motion. Voting was as follows:

Aye:
Board Member Barnes
Board Member Carroll
Board Member Christiansen
Board Member Taylor

The motion carried.

3. Review and action on a resolution adopting the American Fork Redevelopment Agency Budget for fiscal year ending June 30, 2020.

Board Member Christiansen moved to approve Resolution No. 2019-RA-02R adopting the American Fork Redevelopment Agency Budget for fiscal year ending June 30, 2020. Board Member Carroll seconded the motion. Voting was as follows:

Aye:
Board Member Barnes
Board Member Carroll
Board Member Christiansen
Board Member Taylor

The motion carried.

4. Approval of the May 14, 2019 Redevelopment Agency minutes.

Board Member Carroll moved to approve the May 14, 2019, Redevelopment Agency minutes. Board Member Christiansen seconded the motion. Voting was as follows:

Aye:
Board Member Barnes
Board Member Carroll
Board Member Christiansen
Board Member Taylor

The motion carried.

5. Approval of the June 11, 2019 Redevelopment Agency public hearing minutes.

Board Member Barnes moved to approve the June 11, 2019 Redevelopment Agency public hearing minutes. Board Member Christiansen seconded the motion. Voting was as follows:

Aye:
Board Member Barnes
Board Member Carroll
Board Member Christiansen
Board Member Taylor

The motion carried.

UNAPPROVED MINUTES

1 6. Adjournment
2 **Board Member Carroll moved to adjourn the RDA meeting. Board Member Barnes**
3 **seconded the motion. All were in favor.**

4
5 The meeting adjourned at 6:55 p.m.
6

UNAPPROVED MINUTES

AMERICAN FORK REDEVELOPMENT AGENCY AUGUST 27, 2019 SPECIAL SESSION MINUTES

Members Present:

Bradley J. Frost	Chairman
Kevin Barnes	Board Member
Staci Carroll	Board Member
Barbara Christiansen	Board Member
Clark Taylor	Board Member

Members Absent:

Robert Shelton	Board Member
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Staff Present:

David Bunker	City Administrator
Camden Bird	Community Services Director
Wendelin Knobloch	Associate Planner
Lauralee Hill	Deputy Recorder
Aaron Brems	Fire Chief
Kyle Maurer	Finance Officer
George Schade	IT Director
Timothy Merrill	Legal Counsel
Adam Olsen	Senior Planner
Darren Falslev	Police Chief
Derric Rykert	Parks and Recreation Director
Scott Sensanbaugher	Public Works Director

Several others were also present.

The American Fork Redevelopment Agency met on Tuesday, August 27, 2019 in the American Fork City Hall, 31 North Church Street, commencing at 6:50 p.m.

The meeting was called to order by Chairman Frost at 6:50 p.m.

1. Roll call.

Chairman Frost welcomed everyone to the Redevelopment Agency meeting. He explained that the agenda had been posted in various places as required by law and roll call was taken. He noted that Board Member Robert Shelton was absent.

UNAPPROVED MINUTES

2. Review and action on a resolution authorizing the execution of an interlocal agreement between the American Fork City Redevelopment Agency and Utah County dealing with the Patriot Station Community Reinvestment Area.

Chairman Frost noted that this item is the beginning of what will be an interlocal agreement with the county so that American Fork can incorporate the unincorporated parts of the county in the 500 plus acres of a CRA. He stated that this will create an umbrella allowing cooperation between the residents of the city and also residents outside of the city but within the project area. This would be subject to coming back to the county with a budget in conjunction with other associated taxing entities. Passing this resolution allows the process to begin.

Board Member Taylor stated that he was impressed with the number of times (as mentioned throughout the interlocal agreement for the RDA) that all those who weren't currently in the city would be made aware of the benefits of coming in right now. He felt this represented complete disclosure. He stated that he appreciated both the opportunity presented to non-residents and the communication and felt confident that everything would go smoothly if we executed this way. Board Member Barnes stated that in addition, the residents outside the city were not being forced to enter the city at this time.

Board Member Taylor agreed and further stated that there is tremendous benefit to coming into the city right now. He said he felt satisfied with the efforts to communicate this opportunity to potential residents.

Board Member Taylor moved to approve the Resolution 2019-08-37R authorizing the execution of an interlocal agreement between the American Fork City Redevelopment Agency and Utah County dealing with the Patriot Station Community Reinvestment Area. Board Member Carroll seconded the motion. All were in favor.

3. Adjournment

Board Member Barnes moved to adjourn the RDA meeting. Board Member Christiansen seconded the motion. All were in favor.

The meeting adjourned at 6:55 p.m.