

# UNAPPROVED MINUTES

## AMERICAN FORK REDEVELOPMENT AGENCY MAY 14, 2019 MEETING MINUTES

|                  |                      |                                   |
|------------------|----------------------|-----------------------------------|
| Members Present: | Bradley Frost        | Chairman                          |
|                  | Kevin Barnes         | Board Member                      |
|                  | Staci Carroll        | Board Member                      |
|                  | Barbara Christiansen | Board Member                      |
|                  | Rob Shelton          | Board Member                      |
|                  | Clark Taylor         | Board Member                      |
| Staff Present:   | Terilyn Lurker       | Secretary                         |
|                  | David Bunker         | Executive Director                |
|                  | Kyle Maurer          | Finance Director/Purchasing Agent |
|                  | Adam Olsen           | City Planner                      |
|                  | Wendelin Knobloch    | Associate Planner                 |
|                  | George Schade        | IT Director                       |
|                  | Tim Merrill          | Legal Counsel                     |
|                  | Scott Sensanbaugher  | Public Works Director             |

Also Present: John Woffinden and two citizens

The American Fork Redevelopment Agency met in a regular session on Tuesday, May 14, 2019, in the American Fork City Hall, 31 North Church Street, commencing at 6:40 p.m.

### 1. Roll Call

Chairman Frost welcomed everyone to the meeting. Roll call was taken.

### 2. Presentation and acceptance of the RDA tentative budget for fiscal year ending June 30, 2020.

Mr. Maurer explained they have only one active RDA left, which was the Egg Farm. The East Side RDA was receiving haircut tax money from the capital projects funds for improvements along 200 East. The Business Park RDA was another area receiving haircut tax money; it was projected to receive about \$330,000 that would be allocated at a later date. He explained the revenue projections for the Egg Farm RDA which included 20% that needed to be allocated to affordable housing, \$10,000 in administrative charges, \$34,000 needed to be allocated to the general fund to help with administrative salaries and other expenses, and \$500,000 was allocated for reconstruction of 860 East.

Board Member Shelton asked about an analysis that was planned for \$18,000. Mr. Bunker responded this was a request for Jason Burningham to do programming for all the capital projects. This cost would come out of the RDA. Council Member Shelton asked if they could do this analysis in house.

Board Member Shelton commented that one of the Egg Farm developers approach them about paying them off early and he questioned whether that was an option. Mr. Bunker responded he would hesitate to pay them off early until they finished the capital projects.

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Mr. Bunker said he was concerned 860 East would cost more than the \$500,000. He noted they did not plan to include a storm drain, curb, and gutter on the west side of the road. Mr. Bunker noted 100% of the road was owned by American Fork according to Lindon; they would need to check into that further. Lindon paved part of the road in order to get their developments done.

Board Member Shelton asked if they could find \$18,000 in the budget. Mr. Maurer responded they would have to pull from other the other budgets. Council Member Shelton asked if they could use the other business park funds and Mr. Maurer responded they could not use that to pay for another area. When asked if they could do an interloan fund, Mr. Maurer stated they could do that.

Chairman Frost asked if they needed to have a consultant. Mr. Maurer responded they were required to provide a list of projects to Lewis Young anyway, so they already had the information available. If staff were to do the work, they would have set time aside to do that.

Board Member Carroll asked if the list of projects had costs already associated with them and if they were completed yet. Mr. Maurer responded he would have to check what was not completed.

Board Member Shelton commented different staff members had different thoughts on the priorities. He said if this was outsourced, they needed to have a deadline.

Board Member Carroll asked if the Council set the priority. Chairman Frost responded this was based on the staff's recommendation. Board Member Shelton said it was like their other budgets and they could amend it if needed, but a plan would direct where the funds should go.

Chairman Frost suggested they adopt the tentative budget and come prepared at the final budget adoption.

**Board Member Christiansen moved to accept the RDA Tentative budget for fiscal year ending June 30, 2020. Board Member Shelton seconded the motion. Voting was as follows:**

|                           |     |
|---------------------------|-----|
| Board Member Barnes       | Aye |
| Board Member Carroll      | Aye |
| Board Member Christiansen | Aye |
| Board Member Shelton      | Aye |
| Board Member Taylor       | Aye |

**The motion carried.**

3. Approval of the January 22, 2019, annual meeting minutes

**Board Member Taylor moved to approve the January 22, 2019, minutes. Board Member Shelton seconded the motion. Voting was as follows:**

|                           |     |
|---------------------------|-----|
| Board Member Barnes       | Aye |
| Board Member Carroll      | Aye |
| Board Member Christiansen | Aye |
| Board Member Shelton      | Aye |
| Board Member Taylor       | Aye |

**The motion carried.**

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1  
2 4. Unfinished Business

3 Board Member Shelton commented had a great conversation with Jason Burningham regarding  
4 the Main Street Consulting group. He thought it would be great to have a discussion with Mr.  
5 Burningham about their plans and Board Member Carroll agreed.

6  
7 5. New business

8 There was no new business.  
9

10 6. Adjournment

11 **Board Member Carroll moved to adjourn the meeting. Board Member Shelton seconded the**  
12 **motion. All were in favor.**

13  
14 The meeting adjourned at 6:55 p.m.  
15  
16  
17

18 Terilyn Lurker, Secretary