

AMERICAN FORK CITY
REDEVELOPMENT AGENCY AGENDA
MAY 12, 2020

Notice is hereby given that the American Fork City Redevelopment Agency will meet in a special session on May 12, 2020, to be held electronically, commencing at 6:45 p.m. The Agenda shall be as follows:

SPECIAL SESSION

1. Roll call.
2. Presentation and acceptance of the RDA Tentative Budget for fiscal year ending June 30, 2021.
3. Review and action on the approval of the January 14, 2020 annual meeting minutes.
4. Unfinished business.
5. New business.
6. Adjournment.

Dated this 7 day of May, 2020

A handwritten signature in cursive script, appearing to read "Terilyn Lurker".

Terilyn Lurker
City Recorder



RDA - Downtown Redevelopment Fund

FUND SUMMARY

The Downtown Redevelopment fund is used to enhance and promote the City's core downtown area and to account for one small business revolving loan issued by the City that is still outstanding.

DEPARTMENT BUDGET

Description	Actual 2017-18	Actual 2018-19	Estimated 2019-20	Approved 2019-20	Proposed 2020-21
REVENUES					
Interest Revenue	\$ 2,332	\$ 3,520	\$ 3,215	\$ 3,000	\$ 3,000
Miscellaneous	25,000	-	-	-	-
TOTAL REVENUES	\$ 27,332	\$ 3,520	\$ 3,215	\$ 3,000	\$ 3,000
EXPENDITURES					
Professional & Technical	-	-	41,000	41,000	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ 41,000	\$ 41,000	\$ -
Downtown Redevelopment Net Revenue	27,332	3,520	(37,785)	(38,000)	3,000
Beginning Fund Balance	103,254	130,586	134,106	134,106	96,321
Ending Fund Balance	\$ 130,586	\$ 134,106	\$ 96,321	\$ 96,106	\$ 99,321



RDA-East Side Redevelopment Agency Fund

FUND SUMMARY

The East Side RDA fund (also known as the East Main RDA fund) was created to account for the revenues and expenditures for the East Main RDA project area created December 1992. The goal of the East Main RDA project area is to incentivize the commercial and industrial development of several blocks along Main Street in American Fork where conditions of blight were determined to be present. The fund will continue to receive “haircut” monies until 2025.

DEPARTMENT BUDGET

Description	Actual 2017-18	Actual 2018-19	Estimated 2019-20	Approved 2019-20	Proposed 2020-21
REVENUES					
Tax Increment	\$ 81,758	\$ -	\$ 5,114	\$ 1,700	\$ 1,700
Haircut-East Side	14,393	43,163	45,071	40,003	40,003
Interest Earnings	750	672	730	360	700
TOTAL REVENUES	\$ 96,901	\$ 43,835	\$ 50,915	\$ 42,063	\$ 42,403
EXPENDITURES					
Administrative Expenses	\$ 378	\$ -	\$ -	\$ -	\$ -
Total Expenditures	378	-	-	-	-
TRANSFERS OUT					
Transfer to Capital Projects Fund	45,812	8,520	-	42,063	-
Transfer to General Fund	2,900	-	-	-	-
Transfer to Debt Service Fund	47,585	35,175	-	-	-
Total Transfers Out	96,297	43,695	-	42,063	-
TOTAL EXPENDITURES	\$ 96,675	\$ 43,695	\$ -	\$ 42,063	\$ -
East Side RDA Fund Net Revenue	226	140	50,915	-	42,403
Beginning Fund Balance	(226)	-	140	140	51,055
Ending Fund Balance	\$ -	\$ 140	\$ 51,055	\$ 140	\$ 93,458



RDA-Business Park Redevelopment Fund

FUND SUMMARY

The Business Park RDA fund (also known as the North Valley RDA fund) was created to account for the revenues and expenditures of the North Valley RDA Project Area created September 1987. The goal of the North Valley RDA project area is to incentivize the commercial and industrial development along I-15 in American Fork. The fund will receive tax increment revenue through fiscal year 2019, and haircut monies through fiscal year 2026.

DEPARTMENT BUDGET

Description	Actual 2017-18	Actual 2018-19	Estimated 2019-20	Approved 2019-20	Proposed 2020-21
REVENUES					
Tax Increment	\$ 534,033	\$ 620,623	\$ 20,445	\$ -	\$ -
Haircut	96,428	131,088	325,071	312,101	312,100
Interest Earnings	20,634	42,004	54,560	20,634	50,000
TOTAL REVENUES	\$ 651,095	\$ 793,715	\$ 400,076	\$ 332,735	\$ 362,100
EXPENDITURES					
Administrative Expenses	\$ 6,415	\$ 3,870	\$ -	\$ -	\$ -
Developer Reimbursement	35,000	23,135	-	-	-
Development Activities	-	-	-	-	-
Haircut Expenditures	-	-	332,735	332,735	362,100
Administrative Charge-General Fund	-	-	-	-	-
Total Expenditures	41,415	27,005	332,735	332,735	362,100
TRANSFERS OUT					
Transfer to General Fund	23,200	34,543	-	-	-
Transfer to Debt Service Fund	385,007	353,417	-	-	-
Total Transfers Out	408,207	387,960	-	-	-
TOTAL EXPENDITURES	\$ 449,622	\$ 414,965	\$ 332,735	\$ 332,735	\$ 362,100
Business Park RDA Fund Net Revenue	201,473	378,750	67,341	-	-
Beginning Fund Balance	1,117,775	1,319,248	1,697,998	1,697,998	1,765,339
Ending Fund Balance	\$ 1,319,248	\$ 1,697,998	\$ 1,765,339	\$ 1,697,998	\$ 1,765,339

RDA-Egg Farm Economic Development Area Fund

FUND SUMMARY

The Egg Farm EDA was created to account for the revenues and expenditures of the Egg Farm EDA project area created in September 2000. The goal of the Egg Farm EDA project area is to incentivize the commercial and industrial development of a former chicken farm in American Fork City. The fund will receive tax increment revenue through fiscal year 2028, depending on when minimum tax increment levels are reached. It is important to note that 20 percent of tax increment received must go towards affordable housing projects in the state of Utah.

DEPARTMENT BUDGET

Description	Actual 2017-18	Actual 2018-19	Estimated 2019-20	Approved 2019-20	Proposed 2020-21
REVENUES					
Tax Increment	\$ 721,310	\$ 773,782	\$ 716,387	\$ 703,075	\$ 703,075
Tax Increment - Housing	180,327	193,446	179,097	175,769	175,769
Interest Earnings	29,828	60,913	77,622	18,000	50,000
TOTAL REVENUES	\$ 931,465	\$ 1,028,141	\$ 973,106	\$ 896,844	\$ 928,844
EXPENDITURES					
Administrative Expenses	\$ 4,457	\$ 5,229	\$ 9,000	\$ 10,000	\$ 10,000
Developer Reimbursement	450,819	483,614	474,253	439,422	291,273
Development Activities	50,000	-	-	175,769	175,769
Administrative Charge-General Fund	-	-	22,632	33,942	39,947
860 E Reconstruction	-	-	18,370	500,000	-
Total Expenditures	505,276	488,843	524,255	1,159,133	516,989
TRANSFERS OUT					
Transfer to General Fund	31,900	38,334	-	-	-
Total Transfers Out	31,900	38,334	-	-	-
TOTAL EXPENDITURES	\$ 537,176	\$ 527,177	\$ 524,255	\$ 1,159,133	\$ 516,989
Egg Farm EDA Fund Net Revenue	394,289	500,964	448,851	(262,289)	411,855
Beginning Fund Balance	1,665,738	2,060,027	2,560,991	2,560,991	3,009,842
Ending Fund Balance	\$ 2,060,027	\$ 2,560,991	\$ 3,009,842	\$ 2,298,702	\$ 3,421,697

UNAPPROVED MINUTES

AMERICAN FORK REDEVELOPMENT AGENCY JANUARY 14, 2020 ANNUAL 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
 Adam Olsen City Planner
 Wendelin Knobloch Associate Planner
 George Schade IT Director
 Cherylyn Egner Legal Counsel
 Darren Falslev Police Chief
 Scott Sensanbaugher Public Works Director
 Derric Rykert Recreation Director

The American Fork Redevelopment Agency met in the annual meeting on Tuesday, January 14, 2020, in the American Fork City Hall, 31 North Church Street, commencing at 6:35 p.m.

1. Roll Call

Chairman Frost welcomed everyone to the meeting. Roll call was taken. It was noted that five citizens were present in the audience.

2. Appointment of the Vice-Chairperson for 2020

Chairman Frost noted that Board Member Shelton served as the Vice-Chairperson in 2019.

Board Member Taylor moved to appoint Board Member Carroll as Vice-Chairperson for 2020. Board Member Christiansen seconded the nomination. 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.

UNAPPROVED MINUTES

3. Appointment of the Purchasing Agent for 2020

Chairman Frost stated that in the past the Purchasing Agent had been the Financial Director. Chairman Frost recommended that the individual be appointed as they were hired. Discussion ensued on the viability of making this appointment at this time. The suggestion was made to appoint an Interim Purchasing Agent until the position of Finance Director was hired.

Board Member Taylor moved to appoint David Bunker, City Administrator, as Interim Purchasing Agent until the position of Finance Director is hired, at which time the new Finance Director will take over as Purchasing Agent. Board Member Carroll 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.

4. Approval of the October 22, 2019, special session minutes

Board Member Taylor moved to approve the October 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.

5. Approval of the December 10, 2019, public hearing minutes

Board Member Barnes moved to approve the December 10, 2019, public hearing minutes. Board Member Christiansen 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.

6. Report of the Chairman of the RDA/CRA projects

Chairman Frost indicated that the consultant was not available to make the presentation, so he invited City Administrator, David Bunker, to give a synopsis of the current projects.

UNAPPROVED MINUTES

David Bunker stated that all of the RDAs and EDAs had performed well. He referenced a spreadsheet that provided information about each of the project areas. He noted that the base year value for each of the four RDAs/EDAs had grown greatly. In fact, the investment had far exceeded what was projected. Consequently, the RDAs/EDAs would generate the expected revenue to cover the infrastructure that the City had committed to the projects. There were still several improvements that needed to be done in the Egg Farm EDA. He indicated that 860 East, which was a road in poor repair right now, had been reviewed and designed by Horrocks Engineers. It was now ready to go out to bid. The City had been in contact with Steve Price, the owner of the property to the west of 860 East. The road was designed to go from the edge of the pavement on the west side all the way through the width of the road. If Steve Price were to do his project now, the improvements to be put in on 860 East would go better if it would be done in conjunction with his project. There were some power poles that needed to be moved and the curb and gutter would also need to go in. If Steve Price was not ready to move forward with the improvements to his site, the City was still ready to reconstruct 860 East, which had been a priority for many of the business owners in that area.

In response to David Bunker's question to Public Works Director, Scott Sensenbaugher, if he had recently heard from Steve Price, he indicated that he had not within the last two months. Mr. Bunker said that he would reach out to Steve Price again to see if he was ready to improve his side of the road. It would be ideal to do all of the improvements at once; however, the City would move forward regardless of Steve Price's status.

Mr. Bunker reiterated that the RDAs/EDAs were performing well and were a great investment. It was also good for the other taxing entities that participated in the EDAs.

Board Member Shelton asked regarding the status of the capital plan for the RDAs. David Bunker said that he had not heard back yet. It was his understanding that Lewis Young would be pulling that together. Board Member Shelton stated that it would be a great asset.

7. Review and action on a resolution adopting an official project area plan for the Patriot Station Community Reinvestment Project Area.

Mr. Bunker explained that this Project Area Plan had been reviewed several times. It consisted of 509 acres surrounding the TOD (Transit-Oriented Development). He explained that it was zoned in four different sub-districts, with the TOD Core being the main focal point. The other three zones included the business district and some residential neighborhoods. The improvements that were needed to support this development focus on 200 South, 700 West, and a flyover of the railroad tracks to allow them to tie the transportation system into Pioneer Crossing.

Mr. Bunker next explained that one of the CRA (Community Reinvestment Area) requirements is to conduct a cost-benefit analysis for the other taxing entities. That would begin with a determination of the base year value before improvements. A projected valuation would then need to be determined for the property after the improvements had taken place with development. This would be a 20-year plan that would include the tax benefits that would accrue to such entities as the Utah County Alpine School District and North Utah County Water Conservancy District, based on the valuations of the land.

UNAPPROVED MINUTES

Mr. Bunker next reviewed a map of the total area of the Patriot Station Community Reinvestment Project Area, which consists of 525 acres. He noted the correct description was in the project area plan.

Chairman Frost reiterated that this was a project that had been under consideration for several years.

Board Member Barnes moved to approve Resolution No. 2020-RA-01R adopting the official project area plan for the Patriot Station Community Reinvestment Project Area. Board Member Taylor 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.

8. Review and action on a resolution adopting the project area budget for the Patriot Station Community Reinvestment Area.

Mr. Bunker started by going over the base year taxing entities. He indicated that the base year valuation was estimated at 1.9 million dollars. He said there was a percentage of what each taxing entity would participate for a 20-year period. That would generate tax increment money to the amount of approximately 39.2 million dollars.

Mr. Bunker next went through the budget, which had been considered at previous work sessions. He said there were approximately 23.4 million dollars in improvements for 200 South. In addition, the budget included an education campus, i.e. a school, and some other community improvements. This could include transportation improvements, a flyover, a parking structure, or different improvements the City Council feels would be important. In his conversations with Lewis Young about the budget, the budget that was put together, though broad, was more detailed than what was typically set aside for a budget for EDAs and CRAs. The desire was to have some flexibility for the selection and design of the components the City Council would like to do, especially in the community gathering and civic spaces. Specifically on the roadway, there were cost estimates from the design engineering firm PEPG Engineering, which was currently designing the 200 South road way. The numbers were based on their engineering cost estimates.

Board Member Carroll stated that the cost indicated for the Public Town Square was incorrect, and that it was 1.25 million dollars. David Bunker said he would confirm the number and correct it accordingly. He suggested that the 1.25 million dollars be left in place, and they could adjust the percentage or total cost from the CRA.

Board Member Shelton asked what the community improvement and Public Town Square would look like. Mr. Bunker explained that the Public Town Square was intended to be an area with a mixed use design where the public could gather, sit, eat lunch, or participate in different types of

UNAPPROVED MINUTES

activities. The vision was to create an atmosphere where people wanted to be. Chairman Frost said he envisioned an area such as what he has seen in downtown Denver that has an open area where people can come and go and participate in a variety of activities..

In response to Board Member Shelton's question regarding whether that would require the City's purchasing of land, Mr. Bunker said it may need to be included. He said there were options that could facilitate the realization of that vision. He then referenced an artist rendering of what the area could become. The intention was that the people working in the area, which would include three million square feet of Class A Office in the business district, it would be more of a mixed use concept. There would be tables, chairs, perhaps a restaurant, and other such places where people could gather.

In looking at the three categories, Board Member Shelton wondered if there was enough set aside for the other improvements that were needed. He noted that after having the public hearing, the consensus was that the more access that could be provided the better off the City would be. He thought it was at 10,000,000 square feet, but it went down. Mr. Bunker explained that it went down but the campus went up. Board Member Carroll said she liked keeping the plan flexible.

Mr. Bunker stated that the pro forma that had been prepared and included in the meeting packet showed that the improvements could be funded through the tax increment that is generated. Therefore, it would be a viable project.

Chairman Frost said he felt happy that the City was on this end of the budget because this project has been a "heavy lift" and has been in the planning stages for a long time. Now it was coming to fruition. He acknowledged that there was still a lot of work left to do, but he was happy with the current status of the project.

Board Member Shelton noted that the 500 thousand dollars would be for the school district's benefit.

Board Member Taylor moved to approve Resolution No. 2019-RA-02R adopting the project area budget for the Patriot Station Community Reinvestment Area with the correction noted in the budget to the Public Town Square. Board Member Christiansen 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.

9. Unfinished business

There was no unfinished business.

10. New business

UNAPPROVED MINUTES

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There was no new business.

11. Adjournment

Board Member Shelton moved to adjourn the meeting. Board Member Taylor seconded the motion. All were in favor.

The meeting adjourned at 7:00 p.m.