

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.

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.

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 Sensanbaugher, 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.

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

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

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.

A handwritten signature in cursive script, reading "Terilyn Lurker".

Terilyn Lurker, Secretary