Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY REDEVELOPMENT AGENCY, HELD ON APRIL 15, 2020 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ONLINE AS A ZOOM MEETING. THE MEETING BEGAN AT 6:45 P.M.

Chairman and Board Members Present:
Mayor Brent Marshall
Jewel Allen
Jeff Hutchins, on Zoom
Darrin Rowberry
Scott Stice
Krista Sparks

Appointed Officers and Employees Present:
Christine Webb, Agency Secretary
Brett Coombs, Agency Attorney

Citizens and Guests Present:
Adam Long
Lori Colson
Adam
Anthon Stauffer

AGENDA:

1. **Public Hearing:**
   a. Proposed Lakeview Business Park Community Reinvestment Project Area Plan and Budget. The Agency will receive all written and oral commentary on the draft plan and budget. All interested persons are invited to attend.

   Chairman Marshall opened the public hearing for comments. No comments were received by email and no one commented.

2. **Consideration to approve the minutes from the March 18, 2020 RDA Meeting.**

   Motion: Board Member Stice made a motion to approve the minutes from the March 18, 2020 RDA Meeting.

   Second: Board Member Sparks seconded the motion.

   Vote: The vote was as follows: Darrin Rowberry, "Aye", Jewel Allen, "Aye", Jeff Hutchins, "Aye", Scott Stice, "Aye", and Krista Sparks, "Aye". The motion carried.

3. **Consideration of Resolution 2020-08RDA approving project area plan for the Lakeview Business Park Community Reinvestment Project Area.**

   Adam Long offered to give an overview of the agenda items or answer any questions. He explained the public hearing was on the draft plan and budget and the next step was to approve the draft plan and the budget. The plan is the what, when, where, and how of the project area. It covers the points required by statute. Adopting the budget is the next item and is essentially financial projections to the project area. The two resolutions after are approving agreements. The City Council will consider an ordinance approving the plan at the regular meeting at 7:00 pm.

   The Council agreed the project area was what they had previously discussed.

   Motion: Board Member Sparks made a motion to approve Resolution 2020-08RDA approving project area plan for the Lakeview Business Park Community Reinvestment Project Area.

   Second: Board Member Allen seconded the motion.

   Vote: The vote was as follows: Darrin Rowberry, "Aye", Jewel Allen, "Aye", Jeff Hutchins, "Aye", Scott Stice, "Aye", and Krista Sparks, "Aye". The motion carried.

4. **Consideration of Resolution 2020-09RDA approving project area budget for the Lakeview Business Park Community Reinvestment Project Area.**

   Motion: Board Member Stice made a motion to approve Resolution 2020-09RDA approving project area budget for the Lakeview Business Park Community Reinvestment Project Area.

   Second: Board Member Rowberry seconded the motion.

   Vote: The vote was as follows: Darrin Rowberry, "Aye", Jewel Allen, "Aye", Jeff Hutchins, "Aye", Scott Stice, "Aye", and Krista Sparks, "Aye". The motion carried.

5. **Consideration of Resolution 2020-10RDA approving an interlocal agreement for the Lakeview Business Park CRA with Tooele Valley Mosquito Abatement District.**

   This is an interlocal agreement similar to the interlocal agreements approved with other entities in the County. Board Member Stice reported the agreement was approved by the Mosquito Abatement District. He shared that of all the entities involved with this, the Mosquito Abatement District will be affected the most. He explained there is no treatment to this area currently, but when storm drains and sprinklers are put in, you will start having mosquitoes and they will need to be treated. Board Member Stice stated they

approved the 90-10 split, but after a few years they will have to look at that number to determine the costs to treat the area and if it needs to be adjusted.

Motion: Board Member Hutchins made a motion to approve Resolution 2020-10RDA approving an interlocal agreement for the Lakeview Business Park CRA with Tooele Valley Mosquito Abatement District.

Second: Board Member Stice seconded the motion.

Vote: The vote was as follows: Darrin Rowberry, "Aye", Jewel Allen, "Aye", Jeff Hutchins, "Aye", Scott Stice, "Aye", and Krista Sparks, "Aye". The motion carried.

6. **Consideration of Resolution 2020-07RDA approving a participation agreement.**

Chairman Marshall reported on the negotiations of this participation agreement. Mr. Long added the agreement will allow the Agency to approve certain incentives to attract a particular tenant. He stated this is the agreement between the Agency and the developer. He reported this sets the terms of the reimbursement. The goal of the Agency's involvement in the project area is to reimburse infrastructure costs. It is limited by the taxes actually generated and is called post-performance; meaning neither the Agency nor any other tax entity is spending money upfront that it could potentially not get back. Mr. Long stated the agreement is designed to protect the Agency.

Motion: Board Member Stice made a motion to approve Resolution 2020-07RDA approving a participation agreement.

Second: Board Member Sparks seconded the motion.

Vote: The vote was as follows: Darrin Rowberry, "Aye", Jewel Allen, "Aye", Jeff Hutchins, "Aye", Scott Stice, "Aye", and Krista Sparks, "Aye". The motion carried.

7. **Consideration to approve additional funding for legal consultant.**

Chairman Marshall stated we have spent the $10,000 pre-approved amount for the legal consultant. It is estimated that it will cost an additional $7,500 to complete work on this project. Board Member Stice inquired if this is something the City can be reimbursed for from the RDA. Chairman Marshall answered yes; this will be part of our costs.

Motion: Board Member Stice made a motion to approve additional funding for $10,000 for the legal consultant.

Second: Board Member Rowberry seconded the motion.

Vote: The vote was as follows: Darrin Rowberry, "Aye", Jewel Allen, "Aye", Jeff Hutchins, "Aye", Scott Stice, "Aye", and Krista Sparks, "Aye". The motion carried.

8. Adjourn.

Motion: Board Member Sparks made a motion to adjourn. Board Member Rowberry seconded the motion. The meeting was adjourned at 7:01 p.m.