

CITY OF NORTH SALT LAKE
REDEVELOPMENT AGENCY MEETING
APRIL 21, 2020

FINAL

This meeting was held electronically via Zoom. The host site was located at 10 East Center Street in North Salt Lake.

Chairman Len Arave called the meeting to order at 6:00 p.m.

PRESENT: Chairman Len Arave
Board Member Lisa Watts Baskin
Board Member Natalie Gordon
Board Member Brian Horrocks
Board Member Ryan Mumford
Board Member Stan Porter

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder/RDA Secretary; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Andrew Bollschweiler, AE Urbia; Justin Kimball, Kimwell Corp.; Dee Lalliss, Tammy Clayton, residents; Tyler Abegglen, NS.

1. INTRODUCTION

Ken Leetham explained that the reason for the RDA meeting was to consider a tax increment participation agreement for the Redwood Road CDA.

2. CONSIDERATION OF RESOLUTION RDA 2020-01R: A RESOLUTION
AUTHORIZING THE EXECUTION OF AGREEMENT RDA 2020-01A, A TAX
INCREMENT PARTICIPATION AGREEMENT BETWEEN THE
REDEVELOPMENT AGENCY OF THE CITY OF NORTH SALT LAKE AND NSL
LEGACY, LLC

Ken Leetham reported that in January 2020 the City Council authorized a commitment letter from the City to Ryan Kimball to facilitate the Kimball's acquisition of 2.5 acres on Redwood

Road, which was known as the Kelly parcels. In the letter, the City committed to share tax increment revenue from the development of the entire Kimball property. He then showed a map of the entire Kimball property to those present, which would become the development site for the generation of the TIF specified in the agreement. Mr. Leetham explained that part of the letter of commitment required that the governing body meet and formalize the agreement. He summarized that this agreement would confirm the commitment to share \$770,000 of tax increment revenue, which would be generated only from this 65-70 acres and not anything outside of this property. He said they would not be entitled to anything outside of this property such as revenue in the CDA project area of 650 acres along Redwood Road. Mr. Leetham said that in exchange for this commitment, Kimwell Corp had agreed to purchase the Kelly properties. He then showed a drawing of the concept plan, which he said would change but the concept plan was part of the agreement as it showed examples of architecture. He also said there would be a requirement for them to demolish all of the above-ground improvements on the Kelly property within 18 months of closing.

Ken Leetham said the Kimball's property would be included in the frontage parcels for Redwood Road, which included 13 acres of property that would not change even though the industrial buildings in the back would. The frontage area was proposed to have office buildings, hotels and restaurants. He explained that the best way to think about this amount of TIF sharing was that the property owner and the Kimball's could not come to an agreement on the price so the City was subsidizing and facilitating the purchase of this property. He said the rationale for the agreement was based on the estimates of the total generation of property tax for this property as well as the development of the 2.5 acres per the future plan for Redwood Road.

Ken Leetham said the agreement had many exhibits and wanted to set forth the idea that tax increment revenue in this CDA was committed to Lee's Marketplace (Amsource) first and then this property owner as soon as they generated tax increment revenue. He said it was expected the obligation to Lee's Marketplace would be paid off in March 2021. The TIF stream would then only be 75% of the TIF revenue received. He explained that 10% would go to the housing fund and 15% would go towards administration.

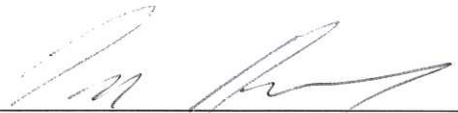
Mayor Arave asked how many years were left on the TIF. He also asked about the status of the closing on the property. Ken Leetham replied that there were 11 years left on the TIF. He said as soon as the agreement was signed by the City Council the Kimballs were prepared to close on the property.

Brian Horrocks moved that the Redevelopment Agency of the City of North Salt Lake adopt Resolution No. RDA 2020-01R: a resolution approving a tax increment participation agreement between the Redevelopment Agency of the City of North Salt Lake and NSL

LEGACY, LLC. Stan Porter seconded the motion. The motion was approved by Board Len Arave, Lisa Watts Baskin, Natalie Gordon, Brian Horrocks, Ryan Mumford and Stan Porter via the Zoom meeting chat.

3. ADJOURN INTO REGULAR CITY COUNCIL MEETING

Chairman Arave adjourned the meeting at 6:17 p.m. to begin the regular City Council meeting.

A handwritten signature in black ink, appearing to be "Len Arave", written over a horizontal line.

Chairman

A handwritten signature in blue ink, appearing to be "Linda Horrocks", written over a horizontal line.

Recorder