

City of Washington Terrace

Minutes of a Redevelopment Meeting

Held on October 6, 2020

Following the Regular City Council Meeting

City Hall, 5249 South 400 East, Washington Terrace City,

County of Weber, State of Utah

CHAIR, BOARD, AND STAFF MEMBERS PRESENT

Chair Allen

Board Member Seal

Board Member Brown - Excused

Board Member Weir

Vice- Chair Barker

Board Member West

General Planner Tyler Seaman

City Manager Tom Hanson

City Recorder Amy Rodriguez

Others Present

Randy Sant

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA

3.2 APPROVAL OF MEETING MINUTES FROM SEPTEMBER 1, 2020 AND MINUTES FROM SEPTEMBER 29, 2020 SPECIAL MEETING

Items 3.1 and 3.2 were approved by general consent.

4. NEW BUSINESS

4.1 DISCUSSION/ACTION: DISCUSSION REGARDING THE CREATION OF A COMMUNITY REINVESTMENT AREA (CRA) FOR "SOUTH POINTE REINVESTMENT AREA"

Hanson stated that the RDA is working with a developer who has purchased the land next to City Hall and would like to work with the City to create a Community Reinvestment Area (CRA). The discussion is to identify the location of the land that the City will set up as a survey area. The area includes the trailer storage area property north of city hall and includes the area east of the storage units where Gardiner Engineering is located. The area will be called "South Pointe Community Reinvestment Area."

Hanson introduced Randy Sant, who is representing the developer. Hanson stated that more information will be available as we move forward with the CRA process and work together with the taxing entities. He stated that tonight's action just identifies the land.

4.2 MOTION/RESOLUTION 20-15: A RESOLUTION DESIGNATING AND AUTHORIZING THE CREATION OF A COMMUNITY REINVESTMENT PROJECT AREA FOR SOUTH POINTE

The Mayor stated that the resolution designates the project area for the creation of the CRA. Council Member Barker asked for clarification on the land, wanting to know if we would be able to broaden the area to expand it at a future time if needed. Hanson stated that the survey map provided contains all the land in the CRA in its entirety.

**Motion by Board Member West
Seconded by Board Member Barker
To approve Resolution 20-15
Designating and authorizing the creation of the South Pointe
Reinvestment Area
As defined in the map provided
Approved unanimously (4-0)
Roll Call Vote**

4.3 MOTION: RETAIN ZION'S PUBLIC FINANCE AS A CONSULTANT TO REVIEW CRA DOCUMENTS, BUDGETS, AND PROCESS

Hanson stated that the CRA consultant retained by the developer works for the developer on their behalf. He stated that for appropriate control points it is necessary that the City retains a firm that is specifically educated in Community Reinvestment Areas. He stated that Benj Becker, with Zion's Public Finance, is our contact who is very knowledgeable with CRA's. He stated that this firm would review process, documents, and numbers. Hanson stated that in an appropriate measure we would have someone review documents on our behalf. He stated that Zions Public Finance will work with us to make sure we are covered in this process. Hanson stated that he spoke with the developer and they agree that this is the route to take so that we are separated in the appropriate way.

Randy Sant stated that he concurs with this action because the CRA is under the city's responsibility and it is wise for the RDA to have their own consultant to verify the documents, as the City will be responsible for the transparency with the numbers and documents.

Mayor Allen asked if we could use our land use attorney. Hanson stated that this is Becker's specialty and is situated for people who do RDA work all the time. Hanson stated that it would cost around \$3000 when all is said and done. Hanson noted that the lion's share of the cost will be with the developer. Sant stated that he will create most of the documents and then Becker will review the documents to make sure numbers match, and that they did not over estimate, and to make sure that nothing was missed under the statute to protect the City. He stated that Zion's role will be more of a reviewer and the bulk of the work will be done by the developer.

**Motion by Board Member Weir
Seconded by Board Member Seal
To retain Zion's Public Finance as a consultant
Approved unanimously (4-0)**

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93 **5. COMMENTS CONSIDERED**

94 Sant stated that the goal is to have the CRA created by end of the year or possibly early January.
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96 **6. ADJOURNMENT OF MEETING: CHAIR ALLEN**
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98 **Motion by Board Member Barker**

99 **Seconded by Board Member West**

100 **To adjourn the meeting**

101 **Approved unanimously (4-0)**

102 **Time: 7:29 p.m.**
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Date Approved

City Recorder