

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE REDEVELOPMENT AGENCY HELD ON TUESDAY, OCTOBER 20, 2020, 2017 AT 6:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

**Presiding and Conducting:** Chair Richard J. Child

**Directors in Attendance:** Liz Crandall  
Craig Jensen  
Patrick Monney  
Matt Packard  
Mike Snelson

**City Staff in Attendance:** City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, Secretary Kim Crane, Public Safety Director Craig Martinez, Golf Pro Craig Norman, Building and Grounds Director Bradley Neel, Community Development Director Josh Yost, Public Works Director Brad Stapley, Operations Manager Rod Oldroyd, and Museum of Art Director Rita Wright

#### CALL TO ORDER

Chair Child welcomed everyone and called the meeting to order at 6:30 p.m.

#### REGULAR AGENDA

**1. Consideration of a Participation Agreement for the Frontage Road RDA - Troy Fitzgerald, City Administrator**

Administrator Fitzgerald reported Infomercials Inc. was the first business construction on the frontage road Redevelopment Agency (RDA) in 1999. The RDA was anticipated to incentivize development, increase infrastructure, and retail sales. The proposal tonight for a tennis facility did not have any significant employment or growth with fairly nominal sales tax generated. The Staff recommendation has been to deny the proposal.

Administrator Fitzgerald stated Doug Fowkes, owner of Infomercials Inc., was planning to build a tennis facility on his property within the RDA area on the west side of the City at approximately 2069 West 1150 North and was asking for the City to participate in the construction costs of the tennis facility. Mr. Fowkes has stated he feels the facility would be a great amenity for the City and his property was in the redevelopment agency project area in which the City has been collecting property tax increment generated by the increased value of the property.

Chairman Child allowed for public comment from the applicant.

Doug Fowkes stated there were many in support of the project. The proposal was for ten tennis courts and pickleball courts. The estimated cost of \$5.5 million, would be 100% privately funded. He asked the city to provide three years of tax increment of \$45,000 annually, for a total of \$135,000.00. He reviewed the RDA resolution from 1999 and believes the project qualifies for the RDA tax incentives. The first three years would be the growth years, they were committed to keeping fees down in the first three years to grow the membership and residence would benefit from the lower fees. They have removed all

of the blighted areas and raised the ground from the flood plain. The building and landscaping certainly qualify, encouragement of retail sales with two retail stores inside the facility along with taxable events, the business would be complementary to the surrounding area. There would be jobs created, and participants would come from all over the valley and out of state, the youth, and schools would also benefit. He stated they pay the taxes and the city reimburses them.

Councilmember Jensen confirmed the ask was for \$45,000.00 for three years and other benefits to citizens.

Doug expressed the city continues to fund the recreation center, they need support for their facility, and all residents would have the initiation fee waived. All outdoor courts would be free, indoor court rates would be approximately \$1.50 an hour for pickleball and \$4 for tennis.

Attorney Penrod expressed it would be helpful to have staff and Mr. Fowkes sit down and come back to the RDA commission with more information.

Doug stated they want to start building as soon as possible.

### **MOTION FOR REVIEW AND FINALIZATION OF THE OCTOBER 20, 2020 MINUTES.**

DIRECTOR SNELSON MOVED TO APPROVE THE MINUTES FROM OCTOBER 20, 2020 TO BE PREPARED AND EMAILED TO EACH MEMBER OF THE SPRINGVILLE REDEVELOPMENT AGENCY. THE BOARD WILL HAVE TEN DAYS TO REVIEW THE MINUTES AND SUBMIT ANY CHANGES TO THE SECRETARY. IF AFTER TEN DAYS, THERE ARE NO CHANGES, THE MINUTES WILL STAND APPROVED. IF THERE ARE CHANGES, THE PROCESS WILL BE FOLLOWED UNTIL ALL CHANGES ARE MADE AND THE BOARD IS IN AGREEMENT.

DIRECTOR MONNEY SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

### **ADJOURNMENT**

DIRECTOR PACKARD MOVED TO ADJOURN THE SPRINGVILLE REDEVELOPMENT AGENCY MEETING AT 6:54 P.M. DIRECTOR JENSEN SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

*This document constitutes the official minutes for the Springville Redevelopment Agency Meeting held on Tuesday, October 20, 2020.*

*I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, October 20, 2020*

DATE APPROVED: November 27, 2020

  
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Kim Crane, CMC  
City Recorder