

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY REDEVELOPMENT AGENCY, HELD ON DECEMBER 16, 2020 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ONLINE AS A ZOOM MEETING. THE MEETING BEGAN AT 6:30 P.M.

Chairman and Board Members Present:

Chairman Brent Marshall
Krista Sparks
Scott Stice
Jeff Hutchins
Jewel Allen
Darrin Rowberry

Appointed Officers and Employees Present:

Christine Webb, Agency Secretary
Brett Coombs, Agency Attorney
Sherrie Broadbent, Finance Director
Timm Dixon, City Engineer

Citizens and Guests Present:

Steve Rowley
Adam Long
Anthon Stauffer
Colin Winchester
Daniels
Josh Romney
Thane Smith

AGENDA:

1. Consideration of approval of the minutes from the November 4, 2020 RDA Meeting.

Motion: Board Member Allen made a motion to approve the minutes from the November 4, 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.

2. Consideration of Resolution 2020-14RDA approving an amended participation agreement for the Lakeview Business Park Community Reinvestment Project Area.

Adam Long was present on Zoom. He requested to proceed to agenda item 3 and then come back to item 2. He felt it would make it easier to explain. Mayor Marshall agreed.

3. Consideration of Resolution 2020-15RDA approving an amended interlocal agreement for the Lakeview Business Park CRA with Grantsville City.

Adam Long explained this agreement is between the Redevelopment Agency and Tooele County. He pointed out we have done the interlocal agreements with Grantsville City, Tooele County School Board, and Tooele Valley Mosquito Abatement District. Mr. Long reported Grantsville City and the Mosquito District are participating at ninety percent (90%) under a phased approach where the Agency does not get increments from a given parcel for more than twenty (20) years with a drop dead cut-off date of thirty (30) years out. The School District follows a similar pattern except for eighty percent (80%) throughout.

Mr. Long stated the Agency is dealing with the County interlocal agreement which is the last outstanding interlocal. He remarked we have had a number of discussions about this. The County has proposed that they will advance six million dollars to the Grantsville Redevelopment Agency as a loan to be used to reimburse upfront infrastructure costs. The loan will be paid back through tax increment over time anywhere between three and twelve (3 – 12) years depending how the project area develops. Mr. Long explained the County will participate at ninety percent (90%) until the infrastructure advance is repaid and then they will participate at seventy (70%). The County is not taking the phased approach meaning that they will be in the agreement at seventy percent for the duration of the thirty (30) year project area.

Mr. Long commented the discussions that have been had throughout the last week have centered around the concept of fairness and essentially has the County pulling its weight. He said the easiest math is to have the County participate under the same terms as the City and Mosquito District, but that is not what has been proposed by the County. He felt it comes out roughly equal between this proposal and the phased approach we had initially considered. He stated he has discussed this with Sherrie Broadbent and he felt this is plausibly a similar amount of participation from the County. He offered to answer any questions the Agency Board had and stated he requested to consider these out of order because the details are in this interlocal agreement with the County. He added the participation agreement is essentially a few tweaks to make the infrastructure advance work.

Mayor Marshall commended Mr. Long for working so hard for Grantsville on this. He explained we wanted this to be as fair and equitable as possible. He reported that he, Sherrie, and Brett were in conversations and conference calls most of the day. He felt we got the majority of what we wanted and probably as fair as we can make this. Board Member Sparks stated after speaking with Commissioner Tripp, she felt better about this.

She said knowing that Commissioner Tripp spoke to the School District and they are on board with this.

Board Member Hutchins commented there were a few things that sway him. The first one is that we are stuck with a bad deal that was signed by the County. He commented that the reality of it is that we all pay County taxes. He pointed out that if we did not amend this agreement, the County would be on the hook for millions and millions of dollars and the only way to pay that would be for all of our taxes to be raised. He felt the Agency was doing justice to the community by approving this. Board Member Hutchins stated the other thing is the improvements of the six million dollars are being made in Grantsville and we will benefit from that.

Mr. Long stated he had two specific provisions in the draft interlocal agreement that he wanted to discuss with the Agency Board. The first was in section 1, paragraph e (on the bottom of page 2 and the top of page 3). He reported this was a provision we added after discussions of fairness with the County. He stated the idea of the paragraph is that if the total amount of the tax increment contributed by the City to the Redevelopment Agency to this project area is greater than that of the County at the end of the thirty (30) year period, then the County will continue to participate at the seventy percent (70%) level until those two numbers are squared up. The other item was section 9 in the agreement. He explained this section is Agency favorable; in the event of any sort of dispute about how the increment is used for the repayment of the loan or the infrastructure advance, the Agency will be allowed to use the tax increment to fund the resolution of the dispute. Mr. Long explained those two things are up to the Agency Board.

Board Member Stice commented on whether everyone was paying their fair share. He said if everyone was paying \$6 million, then we could say yes, everyone is fair. The County is paying \$6 million, then he felt it was only fair that they get it back. Mayor Marshall pointed out they do with interest. Board Member Stice was good with this agreement. Board Member Sparks commented that under the original County agreement it could be much worse than this one.

Motion: Board Member Hutchins made a motion to approve 2020-15RDA approving an amended interlocal agreement for the Lakeview Business Park CRA with Grantsville City.

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.

The Board went back to agenda item 2.

2. Consideration of Resolution 2020-14RDA approving an amended participation agreement for the Lakeview Business Park Community Reinvestment Project Area.

Mr. Long explained the participation agreement between the Redevelopment Agency and the developer. He stated these are a handful of minor tweaks to the participation agreement to make it work with the \$6 million advance under the interlocal agreement. He added that this was a rushed job that was provided about forty-five (45) minutes earlier. He reported the theory here is that the infrastructure advance is allowed to be used for purposes set forth in the interlocal agreement. Mr. Long stated the developers asked that we be willing to either reimburse them for actual expenses incurred or pay the contractor doing the work once we've seen sufficient work has been done. He felt this was fairly straightforward. The attorneys will continue to make non-substantive changes to make sure nothing is contradictory. In his opinion, this was sufficient for the Agency Board to approve.

Board Member Sparks inquired if they had discussed payment of wages. Mayor Marshall answered yes; he explained they talked with the Romney Group because there was a question of having extra help on the administration. He stated it was five, five, and then one, but now it gives two percent which will allow us to bring someone in to help with the administration of it. Board Member Sparks clarified that was two percent of the \$6 million. Mr. Long stated there are certain expenses the Agency incurs just to keep the lights on. He added that Sherrie expressed concern about the extra work that will go into administering this agreement, the loan, and the repayment. He reported they put into the participation agreement is that the Agency can, at its sole discretion retain up to two percent of the amount to pay for Agency overhead costs.

Board Member Hutchins stated he has spoken with some of the Tooele Council Members and should there be additional stipend for the Redevelopment Agency Board, Tooele City pays \$306.15 bi-weekly to their RDA Board. He stated that seems pretty high, but there is going to be a lot coming. Mayor Marshall said at a future date that is something they might wish to address. Board Member Hutchins felt this needs to be set up properly for the long term. Board Member Stice stated it should be so much per month because some months may not need to have a meeting.

Motion: Board Member Sparks made a motion to approve Resolution 2020-14RDA approving an amended participation agreement for the Lakeview Business Park Community Reinvestment Project Area.

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.

4. Adjourn.

Mayor Marshall thanked Mr. Long for the work he has done on our behalf. Mr. Long said he was more than happy to be of service. He reported Tooele County has a meeting

Approved

scheduled for December 22nd which will be their second reading of this interlocal agreement. At that meeting they will either adopt or reject what was done here tonight. Mr. Coombs added the attorneys will get together to fine tune these agreements and then he will send a finalized version to the Board Members. He requested that they respond to let him know they are good with it. If they have any problems, we will put it back on an agenda for amendments as needed. Mr. Long was in agreement.

Motion: Board Member Allen made a motion to adjourn. Board Member Hutchins seconded the motion. The meeting was adjourned at 6:51 p.m.