

Redevelopment Agency of Taylorsville City

BOARD MEETING MINUTES

February 3, 2021

7:00 p.m.

City Council Chambers, Taylorsville City Hall
2600 West Taylorsville Blvd.
Taylorsville, Utah 84129

Attendance:

Kristie Overson, Chief Executive Officer

City Staff:

John Taylor, RDA Treasurer

Jean K. Ashby, RDA Secretary

Wayne Harper, Econ & Comm Dev Director

Scott Harrington, Chief Financial Officer

Kim Horiuchi, Communications Director

Jamie Brooks, City Recorder

Tracy Cowdell, City Attorney

Kris Heineman, City Council Coordinator

Board Members:

Chair Meredith Harker

Board Member Dan Armstrong *(electronically)*

Board Member Ernest Burgess

Board Member Anna Barbieri

Board Member Curt Cochran

Others: UPD Taylorsville Precinct Chief Dwayne Anjewierden

Chair Curt Cochran called the Redevelopment Agency of Taylorsville City Board Meeting to order at **7:31 PM** and welcomed those in attendance. RDA Secretary Jean K. Ashby conducted a Roll Call, wherein all Board Members were present, including Board Member Armstrong attending electronically.

1. Consideration of RDA Board Meeting Minutes of January 6, 2021

Board Member Burgess MOVED to approve the Minutes from the January 6, 2021, RDA Board Meeting. Board Member Harker SECONDED the motion. Chair Harker called for a roll call vote. The vote was as follows: Barbieri-yes, Burgess-yes, Cochran-yes, Armstrong-yes, and Harker-yes. All Board Members voted in favor and the motion passed unanimously.

2. ***Resolution No. RDA 21-01*** – A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF TAYLORSVILLE CITY, UTAH, AUTHORIZING THE EXTENSION OF TAX INCREMENT COLLECTION PERIOD OF AN ADDITIONAL TWO YEARS IN THE 5400 SOUTH AND BANGERTE HIGHWAY URA AND CDA PROJECT AREA DUE TO THE COVID-19 PANDEMIC EMERGENCY. - ***Wayne Harper, Economic and Community Development Director***

Mr. Harper explained that in the 6th special session of the 2020 Utah State Legislature, SB 6001 was adopted. It made a finding that due to COVID-19, RDAs were impacted and the bill authorized the Agencies to extend the collection period for tax increment by 2 years. The project plan & budget remain the same, but it simply extends by two years the time allowed for tax increment collection. There is a finding under the Code that the 5400 South and Bangerter Highway project area has been impacted, and growth and development have been delayed and likely will continue.

This project area and collection period have already been triggered, and this resolution will extend that time by two years. Specific consequences of the pandemic in this particular project area are outlined in this resolution. They include that growth and development have been impacted by loss and delays in financing, property acquisition or disposition, broker and tenant retraction, cost increases due to delays and construction labor costs. Further, there have been pull backs based on potential tenants choosing not to act, developers delaying plans to reassess unknown market conditions, delays or cancellations of construction or remodeling, and negative impacts on interest. If we adopt this resolution, we will have two additional years to collect increment and benefit things that we hope will come to the area in the near future.

Mr. Harper asked if there were any questions. Chair Cochran asked if there would be any drawback to not adopting this resolution? Mr. Harper said that the simple answer is that the City would most likely receive less money to use to do infrastructure and other improvements.

7:36 PM: Board Member Burgess MOVED to adopt Resolution No. RDA 21-01. Board Member Harker SECONDED the motion. Chair Cochran called for a roll call vote. The vote was as follows: Armstrong-yes, Cochran-yes, Harker-yes Barbieri-yes, and Burgess-yes. All Board Members voted in favor and the motion passed unanimously.

3. Resolution No. RDA 21-02 - A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF TAYLORSVILLE CITY, UTAH, AUTHORIZING THE EXTENSION OF TAX INCREMENT COLLECTION PERIOD OF AN ADDITIONAL TWO YEARS IN THE BENNION POINT EDA PROJECT AREA DUE TO THE COVID-19 PANDEMIC EMERGENCY. - ***Wayne Harper, Economic and Community Development Director***

This resolution does the same as Resolution No. RDA 21-01, but for a different project area: Bennion Point EDA, which is about 100 acres. In this project area some of the findings are that the COVID-19 pandemic has caused delays by slowing the economy locally and nationally including the senior housing community. Among other things, it has also caused a loss and delay of funding, the mothballing of buildings under construction, delays in design and permits on future buildings, increased construction costs, and cancellations and delays of new tenants. This resolution will extend the collection period by two years and enable the Agency to assist in more improvements.

7:38 PM: Board Member Barbieri MOVED to adopt Resolution No. RDA 21-02. Board Member Burgess SECONDED the motion. Chair Cochran called for a roll call vote. The

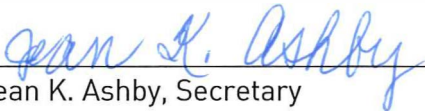
vote was as follows: Burgess-yes, Harker-yes, Cochran-yes, Armstrong-yes, and Barbieri-yes. All Board Members voted in favor and the motion passed unanimously.

4. Other Matters

There were no other matters.

5. Adjournment

7:40 PM: Board Member Barbieri MOVED to adjourn the Redevelopment Agency of Taylorsville City Board. Board Member Burgess SECONDED the motion. The meeting was adjourned.



Jean K. Ashby, Secretary

Minutes approved: RDA Board Meeting 5/5/2021

Minutes Prepared by: Jean K. Ashby, RDA Secretary