
Minutes
Washington City Redevelopment Agency
Electronic Meeting
September 22, 2021

Present: Chairman Kenneth Neilson, Board Members Roger Bundy, Craig Coats, Kurt Ivie, Kress Staheli, Doug Ward, City Attorney Thad Seegmiller, City Manager Jeremy Redd, Deputy Recorder Lexi Ruesch, Community Development Director Drew Ellerman, City Planner Eldon Gibb, Fire Chief Matt Evans, IS Director Steven Whittikiend, Media Coordinator David Woodcock, Police Chief Jason Williams, Finance Director Brian Brown, Leisure Services Director Barry Blake, Public Works Director Mike Shaw, Economic Development Director Rusty Hughes, Power Director Rick Hansen, Audience: Marisa Thayn, Mori Kessler, Dick and Laurie Saunders.

Meeting commenced at 5:00 P.M.

1. Consideration to approve the agenda.

Board Member Ivie made a motion to approve the agenda. Board Member Bundy seconded the motion; which passed unanimously.

2. Consideration to approve a Resolution designating a survey area, authorizing the preparation of draft community reinvestment project area plans and budgets, and authorizing and directing all necessary action by the Agency, Staff, and Council.

Economic Development Director Rusty Hughes reviewed:

Resolution to designate a CRA Survey Area for the purpose of evaluating sales tax incentives for the proposed Sienna Hills Auto Mall development at Exit 13.

Local incentives are best considered under Title 17C of the Utah Code, the Limited Purpose Local Government Entities-Community Reinvestment Agency Act.

Approval of the resolution designates an area to be surveyed and authorizes the preparation of a draft project area plan, budget, and interlocal agreement(s). In this case, the interlocal agreement being considered would be between Washington City and the CRA Agency. At this time, no other taxing entity is being asked to participate in the Sienna Hills Auto Mall.

Only projects that fall within the survey area are being considered for incentives at this time and approval of this resolution does not guarantee incentives.

Washington City has adopted the following framework in relation to economic development:

1. Establish a well-balanced and sustainable economic base through a three-fold approach that expands and strengthens the City's: sales tax base, property tax base, and buying power through well-paying jobs.
2. Support the expansion and attraction of industries that diversify the local economy, bring a significant capital investment, and provide jobs that offer wages that are higher than the County average.
3. Preserve, enhance and strengthen the identity of the Main Street corridor – the heart of the downtown Washington City community.
4. Create friendly neighborhoods and centers that focus homes, jobs, shopping, and recreation into places where residents and others can gather and interact regularly.
5. Encourage well organized and efficiently planned community development zones that provide regional benefits.

The Sienna Hills Auto Mall has the potential to generate a significant increase in Washington City's sales tax base. Washington City currently receives .5% of all point-of-sale purchases made within the City. A summary of expected sales projections for the Sienna Hills Auto Mall is depicted in the chart below.

	Sales Revenue	0.50%
Monthly	\$ 8,813,725	\$ 44,069
Yearly	\$ 105,764,700	\$ 528,824
Over 10 years	\$ 1,057,647,000	\$ 5,288,235

Below is a chart of the top sales tax generating businesses in Washington by percent of total point-of-sale revenues collected. Upon full build out, the Sienna Hills Auto Mall is projected to become the 4th largest sales tax revenue contributor to the City.

Washington City	% POS Revenues
Top 5 by Sales Tax	FY 2021
Company 1	16.66%
Company 2	8.86%
Company 3	8.09%
SIENNA HILLS AUTO MALL	*7.54%
Company 4	2.46%
Company 5	2.32%
*projected at build-out	

Board Member Staheli clarified the CRA survey area is limited to the site of the Sienna Hills Auto Mall.

Board Members discussed sales tax incentives.

Board Member Ward asked about the connection between sales tax funds and low income housing.

Board Member Ivie made a motion to approve a Resolution designating a survey area, authorizing the preparation of draft community reinvestment project area plans and budgets, and authorizing and directing all necessary action by the Agency, Staff, and Council. Board Member Staheli seconded the motion; which passed with the following role call vote:

<i>Board Member Bundy</i>	<i>Aye</i>
<i>Board Member Coats</i>	<i>Aye</i>
<i>Board Member Ivie</i>	<i>Aye</i>
<i>Board Member Staheli</i>	<i>Aye</i>
<i>Board Member Ward</i>	<i>Aye</i>

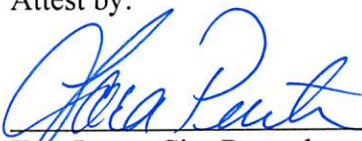
3. Adjournment

Board Member Ward made a motion to adjourn the meeting. Board Member Coats seconded the motion; which passed unanimously.

Meeting adjourned at 5:40 P.M.

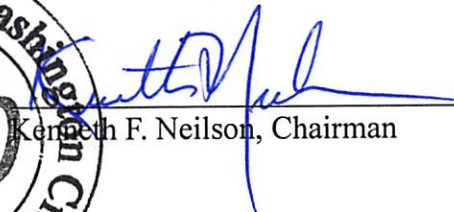
Passed and approved on the 13th day of October, 2021.

Attest by:


Tara Pentz, City Recorder



Washington City


Kenneth F. Neilson, Chairman