

City of Taylorsville
REDEVELOPMENT AGENCY
OF TAYLORSVILLE CITY BOARD MEETING
Minutes

Wednesday, September 18, 2013
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

Attendance:

Jerry Rechtenbach, Chief Executive Officer

Board Members:

Chairman Dama Barbour
Vice Chairman Kristie Overson
Board Member Ernest Burgess
Board Member Brad Christopherson
Board Member Larry Johnson

City Staff:

John Inch Morgan, Treasurer
John Brems, City Attorney
Cheryl Peacock Cottle, Secretary
Scott Harrington, Chief of Finance
Donald Adams, Economic Dev. Director
Mark McGrath, Community Development Director
John Taylor, Community Service Division Director
Wayne Harper, Economic Development Specialist
Jessica Springer, Council Coordinator

Others: Ken Acker

20:37:45 Chairman Dama Barbour called the Redevelopment Agency of Taylorsville City Meeting to order at 8:37 p.m. and welcomed those in attendance. Secretary Cheryl Peacock Cottle conducted a Roll Call, wherein all Board Members were present.

1. Consideration of RDA Board Meeting Minutes of June 5, 2013

20:38:24 Board Member Kristie Overson **MOVED** to approve the minutes of the April 3, 2013 RDA Board Meeting. Board Member Ernest Burgess **SECONDED** the motion. Chairman Dama Barbour called for discussion. There being none, she called for a roll call vote. The vote was as follows: Christopherson-yes, Burgess-yes, Barbour-yes, Overson-yes, and Johnson-yes. **All Board Members voted in favor and the motion passed unanimously.**

2. Resolution No. RDA 13-02 - Resolution of the Board of Directors of the Redevelopment Agency of Taylorsville City, Authorizing the Preparation of a Draft Community Development Project Area for the Center Point Community Development Project Area - Donald Adams

20:39:45 Economic Development Director Donald Adams gave a history on plans for the Center Point Community Development Area (CDA) at 5400 South Redwood Road. He cited state statute requiring the reauthorization of a draft plan for the Project Area. He noted that a hearing will be held on October 16, 2013 to adopt the Project Area Plan which will allow the utilization of funding to acquire property, etc.

20:41:06 Mr. Adams rendered a Power Point presentation in regard to the Draft Plan of the Center Point CDA, as follows:

CDA – Voluntary Participation

1. Taxing Entities voluntarily decide to participate:
 - a. City 11.4%
 - b. County 14.7%
 - c. School District 61.7%
 - d. Other Taxing Entities 12.2%

2. Requires:
 - a. Survey Area Resolution
 - b. Inter-local Agreement

CDA – Sales Tax Sharing

- Community Development Areas also allow the municipality to share sales tax increment generated in the project area.

- Often used in conjunction with a URA for retail areas (i.e. West Point Shopping Center)

Description of the Center Point CDA Project Area

- 5350 South to I-215 along Redwood Road
- 180 Acres
- Primarily Retail
- Much of the area constructed in the 1980's and 1990's (Family Center, Plaza 5400, WalMart Center)

General Purposes Contained in the CDA Plan

1. In order to establish a mechanism to assist with economic growth and development and to ensure the compatibility of this growth with the City's vision and goals, the Agency proposes establishing the Center Point Community Development Project Area.
2. The Center Point CDA provides an opportunity for the City to direct certain funds and resources to:
 - a. Encourage renovation and retention of existing businesses
 - b. Encourage new businesses to locate in this area
 - c. Provide infrastructure improvements to entice business expansion
 - d. Protect existing businesses from encroachment by undesirable developments
 - e. Create positive public spaces (place-making)

Development Objectives

The following development objectives will guide community development in the Center Point CDA:

1. Promote and market the Project Area for redevelopment that will enhance the economic health of the community through diversification of the City's commercial tax base;
2. Assist in the expansion, rehabilitation, or reconstruction of buildings if sound long-term economic activity can be maintained or increased thereby;
3. Encourage development and redevelopment through the assembly of land into appropriately sized and shaped parcels for expanded economic activity;
4. Recruit new anchor tenants;
5. Develop a "restaurant park" concept;

6. Align economic development activities with transportation improvements;
7. Identify required infrastructure improvements and cost estimates;
8. Provide an attractive location at the City's main commercial district;
9. Provide attractive and functional utilities and other infrastructure to attract and encourage expanded business activity;
10. Provide attractive and functional buildings, streetscapes, parking areas, and landscaping to attract and encourage expanded business activity;
11. Coordinate and improve the transportation system improvements within the Project Area, including road improvements, access management, pedestrian/bicycle amenities, and potential mass transit services.

20:46:47 Mr. Adams described declining Sales Tax Revenue.

20:46:59 Mr. Adams illustrated photos of current conditions in the Project Area.

20:47:29 Mr. Adams illustrative the concept for the north side of the Family Center.

20:47:46 Mr. Adams illustrated the Sample Site Plan of the area.

20:48:02 Mr. Adams cited potential new development and revenue, as follows: \$80 million in new annual sales and \$62 million in new construction.

20:48:19 Mr. Adams reviewed the timeline for reviewing and adopting the Center Point CDA Plan.

20:50:11 Mr. Adams called for any questions on the draft Project Area Plan.

20:50:24 Vice-Chair Overson expressed appreciation for the information contained in the Draft CDA Plan.

20:51:29 Board Member Brad Christopherson **MOVED** to approve Resolution RDA 13-02 - Resolution of the Board of Directors of the Redevelopment Agency of Taylorsville City, Authorizing the Preparation of a Draft Community Development Project Area for the Center Point Community Development Project Area. Board Member Kristie Overson **SECONDED** the motion. Chairman Dama Barbour called for discussion. There being none, she called for a roll call vote. The vote was as follows: Christopherson-yes, Burgess-yes, Barbour-yes, Overson-

yes, and Johnson-yes. **All Board Members voted in favor and the motion passed unanimously.**

3. Other Matters

20:52:32 There were no Other Matters.

4. Adjournment

20:52:38 Board Member Kristie Overson **MOVED** to adjourn the Redevelopment Agency of Taylorsville City Meeting. Board Member Brad Christopherson **SECONDED** the motion. Chairman Barbour called for discussion. There being none, she called for a roll call vote. The vote was as follows: Christopherson-yes, Burgess-yes, Barbour-yes, Overson-yes, and Johnson-yes. **All Board Members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:52 p.m.

Cheryl Peacock Cottle, Secretary

Minutes approved: RDA 10-16-13

Minutes Prepared by: Cheryl Peacock Cottle, Secretary