

**Minutes of the North Logan City
Redevelopment Agency Meeting
Held on October 6, 2021
At the North Logan City Library, North Logan, Utah**

Buzzy Mullahkhel made a motion to adjourn the City Council meeting and convene to the meeting of the North Logan Redevelopment Agency. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Roger Anderson, Craig Humphreys and Brad Crookston voting in favor.

The meeting was called to order by Mayor Damon Cann at 6:45 p.m.

Agency members present were: Roger Anderson, Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston. (Bruce Lee was excused.)

Others present were: Joni Kartchner, Ulysses Black, Karen Jewkes, Lydia Embry, Cody Deiter, Brad Hannig, Jordan Oldham, Spencer Burt, Scott Bennett, Alan Luce and Marie Henchman.

Adoption of Agenda

Roger Anderson made a motion to adopt the agenda as presented. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Roger Anderson, Craig Humphreys and Brad Crookston voting in favor.

New Business

Convene as the Redevelopment Agency (RDA) for a public hearing to allow public comments on the draft Project Area Plan or draft Project Area Budget for the Cache Innovation Community Reinvestment Project Area. Once the public hearing is over, the RDA shall consider a resolution adopting an Official Plan for the Cache Innovation Community Reinvestment Project Area. The RDA shall then consider a resolution adopting a Project Area Budget for the Cache Innovation Community Reinvestment Project Area.

6:35 Public hearing to allow public comments on the draft Project Area Plan or draft Project Area Budget for the Cache Innovation Community Reinvestment Project Area.

Mayor Damon Cann introduced Cody Dieter, who he said has been working as a consultant with the City on the development of a new CRA, explained further.

Cody gave a presentation detailing the Cache Innovation Community Reinvestment Project Area plan and budget, as well as the process for moving forward.

Mayor Cann addressed questions from the council.

Mayor Damon Cann explained the guidelines for speaking at a public hearing and opened the public hearing at 7:04 p.m.

Chris Nelson said, in relation to "enticing businesses," that there are Federal programs that businesses can get money from, if they are in certain districts and tracks of land. He said there are areas on the west side of 89 where our City falls. He said we were given \$4,000,000 for this particular incentive; the ability for us to build a building and use it for education or health, or things of that nature, as there are certain rules associated with it. He said we were able to get \$3,000,000 of that, net, by the time we paid for all of the legal and property things that needed to be taken care of. He said it is a good deal. He said Salt Lake City, Salt Lake County, uses it on a regular basis in the inner-city to do many different things. He said if there's a way through our redevelopment, or our CRA that we could attach things to that type of process, not only from a City standpoint, but involving our contractors and developers and letting them be aware of some of those same things, he thinks it would be beneficial. He said he is not opposed to us doing things, as much as he is, being responsible about how we go about doing it.

As there were no further comments, Mayor Cann closed the public hearing at 7:07 p.m.

Consideration of a resolution adopting an Official Plan for the Cache Innovation Community Reinvestment Project Area.

Mayor Cann asked Cody to discuss what the resolutions actually do, which Cody explained, including some of the steps moving forward. Cody addressed further questions from the council.

Brad Crookston said he "really hates incentives." He said it does give the City money, which he said is "all great," but said it does it at the expense of other businesses. He said when we give Walmart or some huge business some incentive; yes, the City benefits, absolutely. He said the government benefits from a lot of things that aren't quite right. He said what it does is create an uneven playing field for the small business, because you give an incentive to Walmart, or whoever it is; and now they can sell their products for less money than the small guy, who we blatantly admit is going to *not* get the incentive that Walmart gets. He said he has a moral problem that we're taking from one person and we're giving someone else a better deal, and commented further. He said he doesn't like the "incentive thing." He said he "understands that everybody plays it" but that it doesn't make it right; and said it's wrong because we're taking from one individual and saying 'it's going to be harder for you to do business in North Logan 'cause you're small, but you're big so you can do business here and we're going to give you a few million dollars back'. He said he's happy to bring business in and does not want to stand in their way, but taxes should be equal on everybody.

Craig Humphreys said he can see Brad's point; but said he also believes that as these larger businesses come in that we're able to provide for, it builds infrastructure that provides more of the small ones to exist, that aren't going to be able to come in and provide that infrastructure, or even be able to exist. He said it also brings in places for the small businesses to exist.

The discussion continued.

Craig Humphreys made a motion to adopt resolution 21-03. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys and Brad Crookston voting in favor.

Consideration of a resolution adopting a Project Area Budget for the Cache Innovation Community Reinvestment Project Area.

Mayor Cann introduced and briefly explained the situation with this, as well as how this will ultimately move forward.

Buzzy Mullahkhel made a motion to adopt resolution 21-04. Roger Anderson seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Craig Humphreys and Brad Crookston voting in favor.

Craig Humphreys made a motion to adjourn the RDA meeting and return to the regular portion of the City Council meeting. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Roger Anderson, Craig Humphreys and Brad Crookston voting in favor.

The meeting adjourned at 7:16 p.m.

Approved by Redevelopment Agency:

October 20, 2021

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder