



Washington City Council
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Public Notice of Electronic Meeting
Washington Redevelopment Agency
Meeting Agenda
September 22, 2021

PUBLIC NOTICE is hereby given that the Washington City Redevelopment Agency will hold a Public Meeting on Wednesday, September 22, 2021 at 5:00 P.M. in the Council Chambers of the Washington City Office located at 111 North 100 East, Washington, Utah 84780.

1. Consideration to approve the agenda.
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.
3. Adjournment

POSTED this 17th day of September 2021
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

Briefing Document

Description: 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.

Presenter: Rusty Hughes, Economic Development Director

Submitted By: Rusty Hughes

Recommendation: Approval

Background Information: 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	

WASHINGTON CITY REDEVELOPMENT AGENCY

RESOLUTION NO. 2021-01

**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**

WHEREAS, Washington City, Utah (“**City**”), created the Washington City Redevelopment Agency (the “**Agency**”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, the Limited Purpose Local Government Entities-Community Reinvestment Agency Act and its predecessor statutes (the “**Act**”) for the purpose of conducting project area development activities within the City, as contemplated by the Act; and

WHEREAS, the Agency, having made a preliminary investigation and conducted initial studies and inquiries, desires now to conduct project area development activities in all or a portion of the area depicted on the maps attached hereto as **Exhibit A** (the “**Survey Area**”) pursuant to UCA § 17C-5-103, from which the Agency anticipates creating one or more community reinvestment project areas (the “**Proposed Project Area(s)**”); and

WHEREAS, the Agency desires to begin the process of adopting a project area plan for the Proposed Project Area(s) by adopting this Resolution authorizing the preparation of one or more Project Area Plans, pursuant to UCA § 17C-5-103.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE WASHINGTON CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. That the Agency hereby designates the initial Proposed Project Area as the Sienna Hills Community Reinvestment Project Area, the proposed boundaries of which will be within the Survey Area;
2. That the Agency legal counsel and staff be and are hereby authorized and directed, for each project area deemed appropriate by the Agency:
 - A. to prepare a draft Community Reinvestment Project Area Plan
 - B. to prepare a draft Community Reinvestment Project Budget;
 - C. to undertake all such actions as may be required by the Act, or which may otherwise be necessary or desirable to the successful establishment of the proposed community development project area, including, without

limitation, the negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings and the preparation, publication, and/or mailing of statutorily required notices; and

3. That this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED on this 22nd day of September, 2021.

WASHINGTON CITY REDEVELOPMENT
AGENCY

Attest:

Kenneth Neilson, Executive Director

Tara Pentz, Secretary

EXHIBIT A

Survey Area

