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Minutes  
Washington Redevelopment Agency  
Meeting Agenda  
December 8, 2021

Present: Co-Chairman Doug Ward, Board Members Roger Bundy, Craig Coats, Kurt Ivie, Kress Staheli, City Attorney Thad Seegmiller, City Manager Jeremy Redd, City Recorder Tara Pentz, Community Development Director Drew Ellerman, City Planner Eldon Gibb, IS Director Steven Whittikiend, Finance Director Brian Brown, Public Works Director Mike Shaw, Leisure Services Director Barry Blake, Economic Development Director Rusty Hughes, Audience: David Wittwer, Kim Brown, Steven Whitehead, Dick Saunders, Laurie Saunders, Marisa Thayn, Adam Allen, Ryan Lay

Meeting commenced at 5:00 P.M.

**1. Approval of Agenda**

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

**2. Consideration to approve a Resolution for a Participation Agreement between the Washington City Redevelopment Agency and the Sienna Hills Auto Mall Association, Inc, for the Sienna Hills I Community Reinvestment Project Area.  
Economic Development Director Rusty Hughes**

Economic Development Director Rusty Hughes reviewed:

Review and consider approval of an incentive agreement between the Sienna Hills Auto Mall and the Washington City Redevelopment Agency.

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

On September 22, 2021 a resolution was approved by the Washington City RDA Board 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. Approval of the resolution designated an area to be surveyed and authorized the preparation of a draft project area plan, budget, and an interlocal agreement(s).

On November 23, 2021 the Washington City RDA reviewed and approved a project area plan, budget, and an interlocal agreement between the Redevelopment Agency and the Washington City Council.

Today, the Agency is meeting to review and consider approval of an incentive agreement between the Sienna Hills Auto Mall and the Redevelopment Agency. This is the final step in the CRA process and will entitle the Sienna Hills Auto Mall to receive incentives provided the terms of the agreement are met.

Council has been given detailed documents and a draft of the incentive agreement to review. Below are some key points:

1. The Agency is entitled to receive, for a period of up to ten (10) years (the "Incentive Term"), a portion of the City sales tax revenues generated by the development within the Site (the "Agency Share"). That share is one half of the sales taxes the City receives based on the transactions occurring within the City (or 0.25% of all taxable sales).
2. One hundred percent (100%) of the "Agency Share" shall be available to be used toward project area development (the "Project Area Funds") and payment of the Incentive.
3. Project Area is 42.57-acres depicted by Exhibit B.
4. Sales tax incentive is a post-performance incentive. The Agency has no financial obligation if the development never happens.

*Board Member Staheli made a motion to approve a Resolution for a Participation Agreement between the Washington City Redevelopment Agency and the Sienna Hills Auto Mall Association, Inc, for the Sienna Hills I Community Reinvestment Project Area. Board Member Coats seconded the motion; which passed with the following roll 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>Co-Chair Ward</i>        | <i>Aye</i> |

### 3. Adjournment

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

*Meeting adjourned at 5:19 P.M.*

Passed and approved on the 12th day of January, 2022.

Attest by:

  
Tara Pentz, City Recorder



Washington City

  
Board Member Staheli, Chairman