Riverton City, Utah
RIVERTON REDEVELOPMENT AGENCY BOARD MEETING
Minutes
April 5, 2022

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

Attendance:

Present:	**Staff:**
Chair Trent Staggs	David R. Brickey, City Manager
Board Member Tish Buroker	Don Hutson, Police Chief
Board Member Tawnee McCay	Jamie Larsen, Clerk
Board Member Troy McDougal	Ryan Carter, City Attorney
Board Member Sheldon Stewart	Kevin Hicks, Finance Director
Board Member Claude Wells	Casey Saxton, Communications Director
	Sheril Garn, Parks & Public Services Dir.
	Cary Necaise, Deputy Public Works Director
	Jason Lethbridge, Dev. Services Director
	Wade Watkins, Unified Fire Authority Chief

Call to Order

Chair Trent Staggs called the Riverton Redevelopment Agency Board Meeting to order at 7:13 PM and conducted a roll call. Board members Buroker, McCay, McDougal, Stewart, and Wells were present.

Consent Agenda

Chair Staggs presented the following Consent Agenda:

a. Minutes: RDA Meeting March 1, 2022.

Board Member Stewart **MOVED that the City Council approve the RDA Minutes from RDA Meeting on March 1, 2022.** Board Member Buroker **SECONDED** the motion. Chair Staggs called for discussion on the motion; there being none, he called for a roll call vote and the vote was as follows: Board Members Buroker-Yes, McCay-Yes, McDougal-Yes, Stewart-Yes, and Wells-Yes. The motion passed unanimously.

Public Hearing

RDA Resolution No. 22-02 – 12600 South Community Reinvestment Project Area

Jason Lethbridge, Development Services Director, explained that the Riverton Redevelopment Agency (the "Agency"), by resolution, authorized the preparation of a Project Area Plan and Project Area Budget (the "Plan & Budget") for the Downtown 12600 South Community Reinvestment Area (the "CRA"). The Plan and Budget provides, among other things, an evaluation of appropriate land uses and economic and community reinvestment forecasts for the land encompassed by the CRA. The Plan and Budget also sets forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of Riverton City (the "City") and other taxing districts. The Agency has requested $18,246,541 in property tax incremental revenues that will be generated by development within the CRA to fund a portion of the project development costs within the CRA, as outlined in the Project Area Plan. These property tax revenues are a result from an increase in valuation of property within the Project Area and will be paid to the Agency rather than to the taxing entity to which the tax revenue would otherwise have been paid if one or more of the taxing entities below agree to share the property tax increase under an interlocal agreement. All of the property tax increment to be paid to the Agency for the development in the CRA are taxes that will be generated only if the CRA is developed.

Randy Sant, said that a notice was sent to property owners 30 days before the public hearing along with the taxing entities. Mr. Sant asked Jamie Larsen, City Recorder if she had received any comment or questions about the notice. Ms. Larsen said no.

Mr. Sant asked Mr. Lethbridge if he had received any comments or questions about the notice. Mr. Lethbridge said he spoke with several property owners who had general questions and property owners who asked for additional information.

Mr. Sant explained that the Redevelopment Agency Board does not have the power to condemn any properties. He said there are no defined projects in the Community Reinvestment Project Areas. If a development meets the requirements of the plan and the RDA Board decides to participate in this development, then tax increment will be given.

Chair Staggs called for public comments;

Jay Silcox commented that he owns property on the southeast corner and his main concern is traffic. He believes that traffic should not go through his property and he does not want his property taxes increased.

Mr. Lethbridge commented that he spoke to Salt Lake County and they were worried about the commercial pads on 12600 South being in the project area. Councilmember Stewart asked what division of the county was concerned. Mr. Lethbridge said it was the Auditors office.

Chair Staggs said he understands Mr. Silcox's concern about traffic and said the City would like to see this area be commercial. He reiterated that the Board does not have the power for imminent domain or the power to change the zoning.

Chair Staggs called for additional public comments; there being none, he closed the Public Comment period.

Board Member Buroker **MOVED that the Riverton City Redevelopment Agency approve RDA Resolution No. 22-02 – Approving and adopting the 12600 South Community Reinvestment Project Area.** Councilmember McDougal **SECONDED** the motion. Chair Staggs called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Buroker-yes, McCay-yes, Stewart-yes and Wells-yes. The motion passed unanimously.

Discussion/Action Items

RDA Resolution No. 22-03 – Project Area Budget for 12600 South Community Reinvestment Project Area

Mr. Lethbridge explained the Riverton Redevelopment Agency (the “Agency”), by resolution, authorized the preparation of a draft Project Area Plan and Project Area Budget (the “Draft Plan & Budget”) for the Downtown 12600 South Community Reinvestment Area (the “CRA”). The Draft Plan and Budget provides, among other things, an evaluation of appropriate land uses and economic and community reinvestment forecasts for the land encompassed by the CRA. The Draft Plan and Budget also sets forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of Riverton City (the “City”) and other taxing districts.

Board Member Stewart **MOVED that the Riverton City Redevelopment Agency approve RDA Resolution No. 22-03 – Approving and adopting the Project Area Budget for the 12600 South Community Reinvestment Project Area.** Councilmember Wells **SECONDED** the motion. Chair Staggs called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Buroker-yes, McCay-yes, Stewart-yes and Wells-yes. The motion passed unanimously.

RDA Resolution No. 22-04 – Redwood Road Community Reinvestment Project Area

Mr. Lethbridge said that the proposed Plan and Budget provides, among other things, an evaluation of appropriate land uses and economic and community reinvestment forecasts for the land encompassed by the CRA. The Draft Plan and Budget also sets forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of Riverton City (the “City”) and other taxing districts. The Agency has requested $6,329,656 in property tax incremental revenues that will be generated by development within the CRA to fund a portion of the project development costs within the CRA, as outlined in the Project Area Plan.

Mr. Lethbridge said this proposed Project Area Plan does not include any power of condemnation or eminent domain. There has been concerns expressed in public comment that establishment of the CRA will result in homes being taken, residents being forced to relocate, or other such actions. This is neither the intent nor within the legal scope of the Project Area Plan. The Plan also does not include any proposed development layout or plan, or any specific land use approvals.

Board Member Wells **MOVED that the Riverton City Redevelopment Agency approve RDA Resolution No. 22-04 – Approving and adopting an official plan for the Redwood Road Community Reinvestment Project Area.** Councilmember Buroker **SECONDED** the motion. Chair Staggs called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Buroker-yes, McCay-yes, Stewart-yes and Wells-yes. The motion passed unanimously.

RDA Resolution No. 22-05 – Project Area Budget for Redwood Road Community Reinvestment Project Area

Mr. Lethbridge explained that the budget was adjusted because two of the properties were removed from the plan and the Board approved a 75% take and a 25 year plan.

Chair Staggs noted that the budget stayed the same even with removing the two properties. Mr. Sant said that the budget did stay about the same because of the change to a 75% take and a 25 year plan.

Board Member Stewart **MOVED that the Riverton City Redevelopment Agency approve RDA Resolution No. 22-05 – Approving and adopting the Project Area Budget for the Redwood Road Community Reinvestment Project Area.** Councilmember McDougal **SECONDED** the motion. Chair Staggs called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Buroker-yes, McCay-yes, Stewart-yes and Wells-yes. The motion passed unanimously.

Adjournment

Board Member Stewart **MOVED to adjourn the RDA Meeting at 7:26 PM.** The motion was **SECONDED** by Board Member McDougal. Vote on motion: Board Members Buroker-Yes, McCay-Yes, Stewart-Yes, and Wells-Yes. The motion passed unanimously.

Approved: RDA Meeting 5.3.22