These minutes are pending legislative approval and are subject to change until approved

COMMISSIONERS' MINUTES – DAVIS COUNTY

WORK SESSION MINUTES

May 12, 2022

The Board of Davis County Commissioners met for a Work Session at 8:30 a.m. on May 12, 2022, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of UCA §52-4-202.

AGENDA AS POSTED

Roll Call

8:30-9:00 a.m. **Porter-Walton Community Reinvestment Area (CRA)**—Presented by Rob Sant, Vice-President, Lewis Young Robertson & Burningham, Inc.

Adjournment

DISCLAIMER

The meeting was an open dialogue. Critical points in the discussion have only been briefly summarized. The reader may refer to the audio recording and the publicly distributed materials for further clarification of the content. Timestamps have been noted in the minutes to aid in locating points of discussion in the audio record. The audio recording is available based upon the County's current retention schedule.

All documents from this meeting are on file in the Davis County (DC) Clerk/Auditor's office.

ROLL CALL

Davis County Commissioners in attendance: Randy B. Elliott, Chair; Lorene Miner Kamalu, Vice-Chair; and Bob J Stevenson.

Davis County Staff in attendance: Shairise Bills, Deputy Clerk/Auditor; Curtis Koch, Clerk/Auditor; Rachelle Blackham, Deputy Health Director; Kent Andersen, Community and Economic Development Director; Robert Tripp, Civil Deputy Attorney; Cynda Melville, Commission Office; and Chris Bone, Human Resource Director. Neal Geddes, Chief Civil Deputy Attorney, joined via Google Meet.

Members of the public in attendance: Clark Wilkinson, Centerville Mayor; and Brant Hanson, Centerville City Manager.

The meeting commenced at 8:30 a.m.

WORK SESSION DISCUSSION

Porter-Walton Community Reinvestment Area (CRA)—Presented by Rob Sant, Vice-President, Lewis Young Robertson & Burningham, Inc. *(Minute 00:57)*

Rob said the Project Area Plan and Budget was proposed to the Economic Development Committee in February of this year and was approved to move forward to present the Porter-Walton CRA project to the Commission. It is located east of I-15 and south of 400 South, along the Frontage Road. Centerville City approached the Young Automotive Group about reinvesting in the area and developing a Power Sports Automall. The plan is to build an 80,000 square foot building totaling $17,179,558 for the assessed value. The current value of the land is $6 million. Rob asked for a 15-year tax increment participation at 50%, which will create 60 new jobs with an average wage of $52,000. This project is a unique concept and will ideally house seven different brands inside the complex and likely draw customers from around the region.

Centerville City has already signed their interlocal agreement, and in two weeks, they will be meeting with the School District to begin negotiations once the new superintendent is in place. They also have meetings scheduled with three of the special service districts.

COMMISSIONERS' MINUTES – DAVIS COUNTY

Currently, the County receives $10,668 in annual property tax, and in 15 years, that will go up to $160,000. The 50 percent of TIF gives the County an additional $11,170 per year and, in 15 years, an additional $167,544. Rob explained the estimated uses of the tax increment. The net benefit to the taxing entities is $8.8 million, with $2.4 going to the County and $48,000 to the Library.

Kent Andersen said the next step is for the Commission to approve the interlocal agreement. It will be on the agenda for the next Commission meeting in two weeks.
(See Attachments A1-A15.)

ADJOURNMENT The meeting adjourned at 8:52 a.m.

MATERIALS PRESENTED All publicly distributed materials associated with this meeting are noted as the following attachments:

A1-A15 Porter_Walton CRA Project Presentation

Minutes prepared by:
Shairise Bills
Deputy Clerk/Auditor

Minutes approved on: _____

_____
Curtis Koch
Davis County Clerk/Auditor

_____
Randy B. Elliott
Commission Chair