

**MINUTES OF THE BOARD OF DIRECTORS
OF THE REDEVELOPMENT AGENCY OF THE
CITY OF HOLLADAY**

**THURSDAY, APRIL 21, 2022
City Council Chambers**

Board of Directors:

Daniel Gibbons, Chair
Paul Fotheringham
Rob Dahle
Matt Durham
Drew Quinn
Ty Brewer

City Staff:

Gina Chamness, Executive Director
Stephanie Carlson, RDA Secretary
Todd Godfrey, Legal Counsel

I. Call to Order – Chairman Gibbons.

Chair Gibbons called the RDA Meeting to order at approximately 7:00 p.m.

II. Public Comments.

There were no public comments.

III. Consideration of Resolution RDA 2022-01 Appointing a Chair and Vice Chair

Board Member Fotheringham nominated Board Member Gibbons to serve as Chair and Board Member Brewer as Vice Chair. Both members accepted the nomination.

Board Member Fotheringham moved to approve RDA Resolution 2022-02. Board Member Durham seconded the motion. The roll call vote was as follows: Board Members Brewer, Quinn, Durham, Fotheringham, Dahle and Chair Gibbons in favor. Resolution RDA 2022-01 was adopted by unanimous vote.

IV. Consideration of Resolution RDA 2022-02 Amending the Agreement to Develop Land (ADL) with KMW Independent, LLC, as the Substitute Party for Holladay Hills, LLC

Board Member Dahle moved to approve RDA Resolution 2022-02. Board Member Brewer seconded the motion. The roll call vote was as follows: Board Members Brewer, Quinn, Durham, Fotheringham, Dahle and Chair Gibbons in favor. Resolution RDA 2022-02 was adopted by unanimous vote

V. Consideration of Resolution RDA 2022-03, Approving a Site Development Agreement with KMW Independent, LLC, and Associated Entities, Relating to the Former Cottonwood Mall Property, and Confirming the Previously Adopted Site Development Master Plan

Board Member Fotheringham moved to approve RDA Resolution 2022-03. Board Member Durham seconded the motion. The roll call vote was as follows: Board Members Brewer, Quinn, Durham, Fotheringham, Dahle and Chair Gibbons in favor. Resolution RDA 2022-03 was adopted by unanimous vote.

VI. Discussion of Allocation of Housing set aside funds from Agency Project Areas and Agency/City Affordable Housing Obligations

Todd Godfrey, Legal Counsel, explained that there is an obligation in the agreement for 100 units of affordable housing with a 20-year guarantee. There are very few locations in Holladay for that to occur. The developer is proposing affordable units on property owned by Woodbury Corp that is at the Millrock site. It would be co-located with market-rate units. Housing funds would be used from Millrock and Holladay Hills projects to fulfill the obligation.

Board Member Fotheringham commented that this is a win-win situation for the city and developer. He would like to study and take public comment on the proposal.

Board Member Brewer stated that he is a manager of a partnership and would have to recuse himself from this issue and any subsequent votes.

Chair Gibbons noted that the ORD zone does not permit housing and would require a zone change.

Board Member Dahle moved to direct City and Agency staff to draft a letter to be sent to the Proposed Developer/Property Owner, stating the Agency/City position on the proposal as follows:

1. The City does not currently have any strong objection to the location of housing in the Millrock area as proposed. This position is qualified, as we have not heard any public comment on the proposal;
2. The Agency/City believes the Proposed project could potentially meet Agency/City needs by providing highly desired, more affordable housing at a good location;
3. The City currently does not have any objection to amending the ORD zone regulations to allow housing uses.

Board Member Fotheringham seconded the motion. The roll call vote was as follows: Board Members Quinn, Durham, Fotheringham, Dahle and Chair Gibbons in favor. Board Member Brewer recused himself from the vote.

VII. Approval of Minutes – Aug. 26, 2021

Board Member Quinn moved to approve the RDA Board Minutes as presented. Board Member Fotheringham seconded the motion. The roll call vote was as follows: Board Members Brewer, Quinn, Durham, Fotheringham, Dahle and Chair Gibbons in favor. The minutes were approved with the unanimous consent of the Board.

VIII. Other Business.

There was no additional business.

IX. Adjourn RDA Meeting.

Board Member Fotheringham moved to adjourn the RDA Board Meeting and reconvene in a City Council Meeting. Board Member Dahle seconded the motion. The motion passed with the unanimous consent of the Board

The RDA meeting adjourned at 7:13 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Redevelopment Agency meeting held Thursday, April 21, 2022

Stephanie N. Carlson, MMC
RDA Secretary

Dan Gibbons, Chair

Minutes approved: **June 16, 2022**