

**WOODS CROSS REDEVELOPMENT AGENCY MEETING
NOVEMBER 1, 2022**

The minutes of the Woods Cross Redevelopment Agency meeting held November 1, 2022, at the Woods Cross City Hall building located at 1555 South 800 West, Woods Cross.

CONDUCTING:

Chairman Ryan Westergard

BOARD MEMBERS PRESENT:

Ryan Westergard, Chairman
Julie Checketts
Jessica Kelemen

Wally Larrabee
Gary Sharp
Matt Terry

STAFF PRESENT:

Bryce Haderlie, Executive Director
Sam Christiansen, Public Works Director

Annette Hanson, City Recorder
Jessica Sims Assistant City Administrator

VISITORS:

LeGrande Blackley

CONSIDERATION TO APPROVE MINUTES

Chairman Westergard called for the review of the minutes of the RDA meeting held June 21, 2022.

Following the review of the minutes by the RDA Board, Ms. Checketts made a motion to approve the minutes as written with Mr. Larrabee seconding the motion and all voted in favor of the motion through a roll call vote.

CONSIDERATION TO APPROVE RESOLUTION 2022-134 TO APPROVE GRANTS TO PIER 3 HOMES LOCATED AT 986 WEST 1200 SOUTH, 952 WEST 1200 SOUTH, AND 1027 WEST 1100 SOUTH

Chairman Westergard gave the floor to the RDA Executive Director who noted the following:

"In October of 2021, the City accepted application for home subsidence remediation in the Farm Meadows CRA area. The funding was subject to the RDA FY2023 budget approval and Davis County CDBG funding cycle. As a result, staff has held off on evaluating the homes and submitting them to the RDA board for consideration.

"The homes to be considered are as follows:

1. Homes receiving \$100,000 Grants with homeowner paying a minimum 10% include:
 - a) 986 W 1200 S, Richard and Sandy McMullin, Bid \$137,584.00
 - b) 952 W 1200 S, Ryan and LaCee Bartholomew, Bid \$143,684.00
2. CDBG Grant of \$75,000 with balance to be paid by RDA:
 - a) 1027 W 1100 S, LaPreal Lund, Bid \$167,000

The RDA will pay the balance in a \$92,000 grant.

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"Total RDA Expense: \$292,000 plus city engineering fees for the projects.

"The RDA's budget has paid the following for subsidence renovations in the past budgets:

FY2020 - \$503,375.33

FY2021 - \$396,333.80

FY2022 - \$360,000.00

"The RDA has currently budgeted \$200,000 for this activity with \$81,589.00 going to fund balance in this budget year. The Sept. 22 Finance Report shows that we have a \$561,024.63 fund balance so we can balance the budget in the future by appropriating fund balance.

"We feel that it is important to show that inflationary cost increases are diminishing the impact of this process to citizens that will need to shoulder a larger portion of the bill. We have been approached by one applicant to see if the RDA board would be willing to enlarge the loan amount above the current \$10,000 ceiling for repairs (a second \$10,000 loan can cover the 10% owner payment if they are also below the \$110,000 income level) and raise the income threshold to receive this loan above the \$110,000 limit.

"We need to discuss this request and determine if the Board is willing to make adjustments to these numbers that Gary Uresk informed us were set in 2018 and have not been adjusted for inflation."

Mr. Sharp asked how the homes were chosen for repairs and the RDA Director said there is a scoring system in which the project awards are given based on the scores that are given to each home. It was noted the awards for the help were based on which houses were having the most problems. The homes mentioned above had the worst damage occurring in their homes after going through the scoring process.

The Board discussed how the loan amounts are calculated and how those rates might be adjusted for inflation and increased costs for the repairs. There was also discussion if the funds may be used in other ways than just for piercing the homes. The Board said they would like the Executive Director to go back and reassess things and put together a plan to see if there are some other options the city can put together for these homeowners who are struggling to repair their homes.

Following the questions and discussion, Ms. Checketts made a motion to approve resolution 2022-134 to approve grants to pier 3 homes located at 986 West 1200 South, 952 West 1200 South, and 1027 West 1100 South in Woods Cross City. Mr. Larrabee seconded the motion, and all voted in favor of the motion through a roll call vote.

CONSIDERATION TO APPROVE RESOLUTION 2022-135 TO AUTHORIZE BOARD CHAIR TO SIGN SUBRECIPIENT AGREEMENT FOR THE CONDUCT OF A COMMUNITY PROJECT WITH DAVIS COUNTY FOR LUND HOME REHABILITATION

The Executive Director continued with the floor and noted the following for the RDA Board:

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“Davis County has prepared and submitted an agreement to fund \$75,000 for the Lund home rehabilitation. If the Board is willing to approve the Lund project, we will need authorization for the Board Chair to sign the agreement.

“The balance of the contract that will be paid to pier the Lund home is \$92,000 that will be paid from the RDA budget.

“The agreement has been sent to Mark Bell, the City Attorney, for review and approval. The motion could be worded “To approve the subrecipient agreement for the conduct of a community development project, subject to the final review and approval of the City Attorney.”

Following the information given, Mr. Checketts made a motion to approve resolution 2022-135 to approve the subrecipient agreement for the conduct of a community development project, subject to the final review and approval of the City Attorney. Mr. Larrabee seconded the motion, and all voted in favor of the motion through a roll call vote.

ADJOURNMENT

There being on further business before the RDA Board, Mr. Terry made a motion to adjourn the meeting at 10:28 P.M. Mr. Sharp seconded the motion, and all voted in favor of the motion through a roll call vote.

Ryan Westergard, Chairman

Annette Hanson, City Recorder