

**TREMONTON CITY CORPORATION
REDEVELOPMENT AGENCY
MAY 2, 2023**

Board Members Present:

Lyle Holmgren, Chairman—excused
Connie Archibald, Board Member
Wes Estep, Board Member
Bret Rohde, Board Member
Rick Seamons, Board Member
Lyle Vance, Board Member
Shawn Warnke, Executive Director
Linsey Nessen, Executive Secretary

Co-Chairman Rohde called the Tremonton Redevelopment Agency Meeting to order at 5:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Co-Chairman Rohde, Board Members Archibald, Estep, Seamons, and Vance, Executive Director Warnke and Executive Secretary Nessen. Also in attendance was Assistant City Manager Marc Christensen, Public Works Director Paul Fulgham and Downtown Manager Sara Mohrman. Chairman Holmgren was excused.

1. Approval of agenda:

Motion by Board Member Vance to approve the May 2, 2023 agenda. Motion seconded by Board Member Seamons. Vote: Board Member Archibald - aye, Board Member Estep - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

2. Approval of minutes – January 24, 2023

Motion by Board Member Seamons to approve the minutes of January 24, 2023. Motion seconded by Board Member Vance. Vote: Board Member Archibald - aye, Board Member Estep - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

Co-Chairman Rohde called a Public Hearing to order at 5:02 p.m. to consider adopting the tentative budget. There was one person in attendance.

3. Public Hearing

- a. On consideration of adopting the Tentative Budget entitled “The Tremonton City Redevelopment Agency Tentative Implementation Budget 2023-2024 for Fund 71 RDA District #2 – Downtown and Tremonton West Liberty Foods EDA 172 for the period commencing July 1, 2023 and ending June 30, 2024

Assistant City Manager Christensen said this has the three options of the Low-to-Moderate Income Housing Plan that the RDA had to adopt to be eligible for State funds. We put money in each one of those so we can start implementation.

There were no public comments. Co-Chairman Rohde closed the Public Hearing at 5:03 p.m.

4. New Business

- a. Discussion and consideration of adopting Resolution No. RDA 23-03 adopting the Tentative Budget entitled “The Redevelopment Agency of Tremonton City Tentative Implementation Budget 2023-2024 for Fund 71 RDA District #2 – Downtown and Tremonton West Liberty Foods EDA 172 for the period commencing July 1, 2023 and ending June 30, 2024

Executive Director Warnke said by State code the RDA and City need to adopt a tentative budget during the first meeting in May every year. Afterward, we do the final. This is a prelude in making progress toward that. This year we received \$185,000 in tax increment. There should be more to come next year. We are starting to realize the full value with the build out of the Matheson apartments. That will go the Tremonton Center LLC, who has submitted expenses up to \$890,000. So far, we have done \$835,000. Once that obligation is filled, we will start to capture the tax increment.

Motion by Board Member Vance to adopt the resolution. Motion seconded by Board Members Seamons and Estep. Roll Call Vote: Board Member Archibald - aye, Board Member Estep - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

- b. Discussion and consideration of adopting Resolution No. RDA 23-04 repealing Resolution No. 23-02 and approving the Redevelopment Agency’s return of previously provided financial contribution from the General Fund to the Fund 26 Park Impact Fee for Tremonton City to pay the matching funds associated with a Rural Communities Opportunity Grant Agreement between Tremonton City and the State of Utah for improvements to Midland Square

Executive Director Warnke said we are trying to capture this investment on the City. We want to capture it so it is eligible for impact fee reimbursement. In the past, the City has transferred money to the RDA from the General Fund and allowed them to do projects ahead of receiving tax increment. When we spend that for system improvements, we can count Midland Square toward our park system and capture impact fees for buy-in purposes. If the RDA does it, since it is not Tremonton City, the City will not be able to represent it is an eligible impact fee park expense. The same is true for grant funds. We are asking the RDA to repeal what they have committed to do, which was to provide the matching funds for this grant project and instead transfer those funds back to the City, which it had previously transferred. It would go back to the Park Impact Fees Fund.

Executive Director Warnke explained that the RDA can capture up to \$4.3 million of increment within a 17-year period. The developer can do up to \$1.8 million. We anticipate the budget for this to be \$173,000 so that would be transferred back in this next year's budget or up to the actual cost. The grant is for \$405,000. Our Downtown Manager is working on the RFP to get proposals for architects. Assistant City Manager Christensen said the Midland Square improvements included a stage. We have the grant but have to match 25% of that (\$173,000). This money came from the General Fund originally since we were anxious to make improvements and implement the RDA downtown revitalization plans. The City advanced funds to the RDA, which would reimburse the City with tax increment. It was a way to jump start those improvements. We are just asking to send the money back so the City can do the project and capture that \$173,000 in the impact fee calculation. Executive Director Warnke said we have been trying to make the RDA a priority. We hope to get people investing in our downtown. Midland Square has everything to do with grant money, which brought this to the forefront. We hope to encourage people to be in the square and provide economic benefits for shops around Main. The façade grant is a good step forward.

Motion by Board Member Archibald to approve the resolution. Motion seconded by Board Member Seamons. Roll Call Vote: Board Member Archibald - aye, Board Member Estep - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

- c. Discussion and consideration of adopting Resolution No. RDA 23-05 directing the RDA Staff to create a façade grant program for the Tremont Center Community Development Area

Executive Director Warnke said we want to make sure the RDA wants us to spend time putting a program like this together. We tried to roll one out several years ago, but at the time decided to do more planning. Since then, we have created a historic district. There are a lot of things that make this the right time for implementation but want to make sure this is a priority. We will revisit the plan and documents we had previously drafted and bring that forward for approval of the overall program. We would then start implementation. We need to include in the budget some funds for this program. These are funds that the RDA has received from the City in previous contributions. Those will get paid back in time when the RDA collects increment. We would draft that if you approve this.

Motion by Board Member Vance to adopt the resolution. Motion seconded by Board Member Estep. Roll Call Vote: Board Member Archibald - aye, Board Member Estep - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

5. Adjournment

Motion by Board Member Estep to adjourn the meeting. Motion seconded by Board Member Seamons. Vote: Board Member Archibald - aye, Board Member Estep - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

The meeting adjourned at 5:34 p.m.

The undersigned duly acting and appointed Executive Secretary for Tremonton City Corporation Redevelopment Agency hereby certifies that the foregoing is a true and correct copy of the minutes for the RDA Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2023.

Linsey Nessen, Executive Secretary