

**TREMONTON CITY CORPORATION
REDEVELOPMENT AGENCY
MAY 16, 2023**

Board Members Present:

Lyle Holmgren, Chairman

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

Chairman Holmgren called the Tremonton Redevelopment Agency Meeting to order at 6:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Holmgren, Board Members Archibald, Estep, Rohde, Seamons, and Vance, Executive Director Warnke, and Executive Secretary Nessen. Also in attendance were Assistant City Manager Marc Christensen, Public Works Director Paul Fulgham, Police Chief Dustin Cordova, Treasurer Sharri Oyler (arrived at 6:08 p.m.), Parks and Recreation Director Zach LeFevre (arrived at 6:08 p.m. and left at 6:23 p.m.), Interim Fire Chief Chris Scothern (arrived at 6:31), and Downtown Manager Sara Mohrman.

1. Approval of agenda:

Motion by Board Member Estep to approve the May 16, 2023 agenda. Motion seconded by Board Members Archibald and 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 – May 2, 2023

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

3. Presentation:

- a. Presentation on the completion of the Northern Utah Neighborhood Improvement Project (NUNIP) Grant, Phase 5 - David Schuster, Neighborhood Nonprofit Housing Corporation

David Schuster presented and went over projects they have completed in Tremonton. Mayor Holmgren said thank you for all you do, this is a great program. Mr. Schuster said we found out last December we did not get refinancing because they did not have enough money. We were put as an

alternate. If another project fell through, they would call me. Last Thursday I got an email saying it is available for the next round (\$138,000).

4. New Business:

- a. Discussion and consideration of adopting Resolution No. RDA 23-06 committing funds to the Northern Utah Neighborhood Improvement Program (NUNIP) Grant, Phase 6, facilitated by Neighborhood Nonprofit Housing Corporation

Manager Warnke said this will be Phase 6. The matching funds we provide would come from BRAG, the housing authority. Early in the West Liberty Foods project area the RDA received funds for low-to-moderate income housing projects. We passed that money onto BRAG and they hold \$248,000 at this point. That is where the funds have come in the past and money that is slated for Tremonton City. You are authorizing BRAG to release those funds for the matching portion. That project area has ended and we are no longer receiving funds. We have discussed potential project areas to continue these programs. For the Moderate-Income Housing Plan, we adopted three strategies. We anticipate there will be funds that the RDA would need to provide for infrastructure improvements and mortgage assistance. We are actively trying to work on some of those efforts that require funds.

Motion by Board Member Archibald 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.

- b. Discussion and consideration of adopting Resolution No. RDA 23-07 approving a professional artist services agreement between Derek No-Sun Brown and the Tremonton City Redevelopment Agency to paint a wall mural of “Chief Sagwitch” to be located at 110 E. Main Street Tremonton, Utah

Director LeFevre said the proposed mural that Derek No-Sun Brown has come up with for the coming year is of Chief Sagwitch. Last year would have been his 200th birthday. For the past 10 years we have made more of an effort to adorn our buildings along Main Street with murals to help bring vibrancy to the downtown area and to uplift facades that have fallen in need of repair. We have identified the back of this building at 110 East Main. It has chipped paint and a gate to nowhere, which has been taken down. This is the Ridley’s parking lot, which is a high traffic area. We have the easement there. If this is approved, we are ready to go. He then explained the mural and Mr. Brown’s interpretations behind the art. He is a member of the Shoshone Bannock Tribe out of Blackfoot Idaho. Darren Perry was included with the selection of the artist and finalists. We also showed him the first rendering and he was fine to move forward.

Motion by Board Member Rohde to approve the resolution. Motion seconded by Board Member Archibald. 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 approving Resolution No. RDA 23-08 adopting the Tremonton City Agency Report for the Tremont Center Community Development Project Area for the 2022 Tax Increment Year

Assistant City Manager Christensen said annually we send a report to all the agencies who are giving up their tax increment for this redevelopment project in the Tremont Center. This updates the figures for this year. The base taxable value in the project area, which consists of Main Street and the Tremont Center was \$10 million. It has now jumped up to \$21 million. It continues to increase each year. A lot of primary infrastructure and improvements had to take place so the RDA is still reimbursing the developer. Tremont Center LLC has been reimbursed \$835,000 and is due \$898,000 (about another \$60,000) then we can start reimbursing the RDA for other primary improvements that happened such as demolition of three houses (\$350,000) and any other secondary improvements that would happen. The Matheson apartments have added value. By January 2024 we should have that project complete to obtain the full value. Part of that value is for the RDA to capture and improve Main Street. There have been some good improvements to this area. If you accept the report I will report back to these agencies

Motion by Board Member Vance 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.

5. Adjournment

Motion by Board Member Vance to adjourn the meeting. Motion seconded by Board Members Rohde and Estep. 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 6:35 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