

**WOODS CROSS REDEVELOPMENT AGENCY MEETING
FEBRUARY 18, 2014**

The minutes of the Woods Cross Redevelopment Agency Meeting held February 18, 2014 at 9:05 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING: Rick Earnshaw, Chairman

BOARD MEMBERS PRESENT:

Rick Earnshaw, Chairman
Tamara Dayley
Jill Evans

David C. Hill
James Sheldon
Ryan Westergard

STAFF PRESENT:

Gary Uresk, RDA Director
Alan T. Low, City Recorder
Tim Stephens, Community Development Director

VISITORS:

Lois Schrader
Don Schrader
Le Grande Blackley
Rob Sant

The Chairman welcomed those in attendance and stated this is a regularly scheduled meeting that notice of time, place and agenda was sent to local newspapers and provided to each of the Redevelopment Agency members prior to the meeting.

APPROVAL OF MINUTES

The Board reviewed the RDA minutes from the meeting held September 17, 2013. After their review, Mr. Hill motioned for approval of the FDA minutes as written. Ms. Evans seconded the motion and all voted for the motion through a roll call vote.

UPDATE ON LEGACY GATEWAY MASTER DEVELOPMENT AND FINANCE STRATEGY PLAN

The Chairman gave the floor to the RDA Director who reviewed the following information with the Board:

“I have asked Rob Sant to provide a short update on where we are at in regards to the Legacy Gateway Master Development and Financial Planning project that he has been working on. As I mentioned previously to the Board, we have met with Forest City and the Kingstons, they are working together to put together a plan for the property. As Jason Burningham outlines in his scope of work for this portion of his project, which I have given to the Board, he shows by mid September we should have a master land use plan in place.”

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Following the information given by the RDA Director the floor was given to Mr. Rob Sant, an association of Jason Burningham's, who went over the following information with the RDA Board:

DISCUSSION OVERVIEW

1. What has been accomplished relative to the Legacy Gateway Project?
2. What is the current focus for developing the Legacy Gateway Project?
3. What is the vision going forward related to the Legacy Gateway Project?

Strategic Objective: To assist the stakeholders in developing a master plan that is consistent with Woods Cross City's General Plan, will provide long-term financial vitality to the City, is driven by market demands, and is economically & financially feasible.

MAJOR PROGRESS RELATED TO STRATEGIC OBJECTIVE

Project Time Line

<u>Market Dynamics</u>	<u>Public/Private Partnership</u>	<u>Consulting &Assisting Property Owner</u>
Complete the Market And Economic Analysis	Created a Public/Private Partnership with Forest City, a national expert in Real estate management and Development	Assisted the Kingstons in creating a RFP for the services of a civil engineer
March 2013	August 2013	January 2014
July 2013	December 2013	
<u>Site Analysis & Review</u>	<u>Engagement of Major Property Owner</u>	
MGB+A created 26 site analysis Maps for the Project Area	Met and developed a working relationship with the Kingstons, the majority property Owner in the Project Area	

CURRENT FOCUS OF MASTER DEVELOPMENT AND FINANCE PLAN

- o Kingstons are making the final preparations to the Engineering RFP in order to have it ready for the market.
- o Conducting Goal & Objective meetings with the City and the Kingstons to create uniformity in the public/private partnership going forward.

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- Assist the Kingstons (and their preferred developers) in creating a Development Concept Plan to shop to retailers at the ICSC Conference in May.

PLAN FOR ACHIEVING STRATEGIC OBJECTIVE WITHIN THE NEXT 6 MONTHS

- Develop a marketing plan and package for developers, tenants, businesses, and other key economic development players.
- Development Agreement with the Kingstons and preferred master developer.
- Assist the developer and property owner in procuring key tenants for the site.

After his review, the Board asked Mr. Sant when would actual improvements and development be seen in this area of the city and he noted that should occur in late 2014, early 2015.

The Board emphasized to Mr. Sant that they would like to move ahead as quickly as possible since there are other developments going on up and down the Wasatch Front in other cities that Woods Cross City would like to see their development move ahead as rapidly as possible.

Mr. Sant agreed and said they would do all that they can so the project moves ahead.

**A PUBLIC HEARING TO CONSIDER AMENDING THE FISCAL YEAR 2014
REDEVELOPMENT AGENCY BUDGET**

The Chairman gave the floor to the RDA Director who reviewed with the Board the following suggested amendments to the RDA Budget for fiscal year 2014 and explained these changes as well to the public that was present.

“Given to the Board is a resolution and budget adjustment sheet. I have increased the professional services amount by \$40,000 to cover the LYRB study that was approved earlier in the year as well as a \$20,000 increase in the special projects for housing to cover the additional cost to move the power pole that was approved by the Council. These increases are covered by increasing the budget surplus in the RDA Fund.”

Following the information by the RDA Director the Chairman then opened the public hearing for public input on the suggested amendments to the fiscal year 2014 RDA budget.

There were no public comments and the Chairman closed the public hearing.

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**CONSIDERATION TO ADOPT RESOLUTION 2014-085 A RESOLUTION AMENDING
THE FISCAL YEAR 2014 BUDGET FOR ALL RDA FUNDS**

The floor was given to Mr. Westergard who motioned that the RDA Board adopt resolution 2014-085, a resolution amending the fiscal year 2014 budget for the Redevelopment Agency. Ms. Evans seconded the motion and all voted for the motion through a roll call vote.

ADJOURNMENT

At 9:30 P.M. Mr. Westergard motioned the Board adjourn the RDA meeting. Ms. Evans seconded the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, Chairman

Alan T. Low, City Recorder