

**WOODS CROSS REDEVELOPMENT AGENCY MEETING
MAY 19, 2015**

The minutes of the Woods Cross Redevelopment Agency Meeting held May 19, 2015 at 7:55 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
Tamra Dayley
Jill Evans

Dave Hill
James Sheldon
Ryan Westergard

STAFF PRESENT:

Gary Uresk, RDA Director
Tim Stephens, Community Development Director
Jessica Sims, City Recorder

VISITORS:

Dixie Weeks
Jason Burningham
Mike Christensen
McKenna Christensen

The Chairman welcomed those in attendance and stated this is a regularly scheduled meeting that notice of time, place and agenda of the meeting 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 May 5th, 2015. After their review, Ms. Hill motioned for approval of the RDA Board minutes as written. Ms. Evans seconded the motion and all voted for the motion through a roll call vote.

PUBLIC HEARING REGARDING THE DRAFT 2600 SOUTH COMMUNITY DEVELOPMENT PROJECT AREA PLAN TO ALLOW PUBLIC COMMENT ON THE DRAFT PROJECT AREA PLAN AND WHETHER THE DRAFT PROJECT AREA PLAN SHOULD BE REVISED, APPROVED, OR REJECTED

Mr. Gary Uresk, the RDA Director reviewed the following with the RDA Board:

“Given to the Board is the Project Area Plan for the 2600 South Community Development Area. Mr. Jason Burningham will be at the meeting to describe the development of the plan and answer any questions you may have. Also given to the Board is a copy of his power point presentation. The tax increment funds are shown at a 50% allocation of funds for 20 years. However, in discussing this with Marlin Eldred at the County, it will be closer to 50% for 15 years which will reduce the 1.5 million dollars of sales tax funds from the City to cover the cost of storm water

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detention we are requiring them to install. We have assessed the need for this underground storm water retention and feel it is justified and we would be setting a precedent if we were to waive this requirement. We will have further discussions concerning the payments to the developer in future meetings. After taking input from the public, a resolution will need to be adopted by the RDA Board and an ordinance will need to be adopted by the City Council.”

After the RDA Director’s review the Chairman opened the public hearing regarding this item.

Ms. Dixie Weeks appeared before the Board and asked questions regarding the landscaping and financing and the board answered her questions.

There were no other questions and the Chairman closed the public hearing.

CONSIDERATION OF RESOLUTION NO. 2015-094, A RESOLUTION APPROVING THE DRAFT 2600 SOUTH COMMUNITY DEVELOPMENT PROJECT AREA PLAN AS THE OFFICIAL PROJECT AREA PLAN

Mr. Hill then made a motion to approve resolution 2015-094, a resolution approving the draft 2600 South Community Development Project Area Plan as the official project area plan. Ms. Evans seconded the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO REIMBURSE FOREST CITY FOR WORK ASSOCIATED WITH LEGACY GATEWAY COMMERCIAL DEVELOPMENT AREA

The RDA Director went over the following with the RDA Board:

“Given to the Board is an email from Jason Burningham indicating that Forest City feels they should be reimbursed for their efforts working with the Kingstons on the Legacy Gateway Project. We never agreed to pay them for their effort, so we are not obligated to make any payment to them. However, Mr. Burningham feels that to keep a good working relationship with Forest City, it would be good to make some payment to them. He is suggesting \$10,500 that could be paid out of the tax increment fund. I have asked Mr. Burningham to have Forest City submit what was done and any of the results of their discussions with the Kingstons. Given to the Board is an outline of the meetings Forest City has had with the Kingstons and what they were trying to accomplish.”

The Board felt that some compensation was appropriate for the time and effort Forest City had put into to working with the Kingstons and agreed that \$10,500 should be paid to them out of the tax increment fund.

Ms. Evans made a motion to reimburse Forest City for work associated with Legacy Gateway Commercial Development Area. Ms. Dayley seconded the motion and the motion carried through a roll call vote.

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ADJOURNMENT

There being no further business before the RDA Board, Ms. Evans made a motion to adjourn the RDA meeting at 9:08 P.M. with Mr. Sheldon seconding the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, Chairman

Jessica Sims, City Recorder