

**WOODS CROSS CITY REDEVELOPMENT AGENCY MEETING
SEPTEMBER 4, 2018**

The minutes of the Woods Cross City Redevelopment Agency meeting held August 21, 2018 at 8:33 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	Wally Larrabee
Julie Checketts	Matt Terry
Tamra Dayley	Ryan Westergard

STAFF PRESENT:

Gary Uresk, RDA Director
Jessica Sims, City Recorder/Director

VISITORS:

Jason Burningham	Rachael Bodell	Jarom Bodell
LeGrande Blackley	Sue Robbins	Cacey Bowen
Don Schrader	Lois Schrader	Scott Cline
John Castleberry	Bob Goudy	Stephen Lamb
Dawn Lamb		

CONSIDERATION TO APPROVE MINUTES

The Board reviewed the minutes of the RDA meeting held August 21, 2018. Following the review, Ms. Checketts made a motion to approve the minutes as corrected with Mr. Terry seconding the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO ADOPT A RESOLUTION INITIATING THE PROCESS OF ADOPTING A COMMUNITY REINVESTMENT AREA PLAN AND DESIGNATING A SURVEY AREA KNOWN AS THE 2425 SOUTH SURVEY AREA

The RDA Chairman gave the floor to the RDA Director who noted the following for the City Council:

“Performance Ford is in the process of placing a truck maintenance facility in the soccer building on 2425 South Street. They have approached me about working with them to establish a used truck sales facility in the vacant parcel to the east of the proposed maintenance facility. To facilitate this we need to create a CRA in that area to allow us to provide them funding through sales tax participation.

“Given to the Council is a resolution setting a survey area for the proposed CRA. After the 30-day notice period, we will hold a public hearing and determine whether or not to create the project area. In the mean time I will work with Jason Burningham to negotiate with Performance

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Ford on the amount of sales tax that we will contribute to the project. This project will not involve any property taxes and there would be no need to negotiate with the other taxing entities.”

Mr. Jason Burningham stood before the Council and said the Community Area Reinvestment Act allows for a survey resolution which is more an intent resolution which would then allow for the surveying or reviewing of the project area to see if it makes sense to move forward with the project being proposed. He said there is a possibility this business would allow for heavier trucks sales and used car sales which would then generate tax revenue in Woods Cross. He said these types of businesses are easier to look at with a defined area. He said this resolution could help them plan out their budget and project area to see if it is practical to move forward with the project. He said if the resolution would pass they would have a plan and a budget to present at an upcoming meeting.

Ms. Checketts said she was concerned if there would be enough room on the road to drop off their inventory. Mr. Burningham said he felt like it would be an onsite drop off for the vehicles. He said he would work with Performance Ford as this process moves forward, and make sure they can work through that. He said it was a very valid comment and he would discuss it with them as they continue to work through this process.

Mr. Terry said at the Planning Commission meeting this item was approved as a service area for the dealership and not a retail or sales business. Mr. Burningham said the primary purpose for this business would be for fleet services at this location. He did say they would have a small lot for used cars but it would be more of a wholesale business for fleet services and a small area for truck sales.

There was some discussion on the concern about the size of the road, the traffic and the parking in the area in regards to the dropping off of inventory in this area. It was noted these things need to be taken into consideration as this business is going in. Mr. Burningham said he would make sure these concerns were passed on and discussed.

Following the discussion Ms. Dayley made a motion to adopt resolution 2018-118, a resolution initiating the process of adopting a Community Reinvestment Area Plan and designating a survey area known as the 2425 South Survey Area. Mr. Larrabee seconded the motion and all voted for the motion through a roll call vote.

**CONSIDERATION TO ADOPT A RESOLUTION AMENDING THE POLICY
REGARDING AGENCY PARTICIPATION IN HOME SHORING PROJECTS WITHIN
THE FARM MEADOWS COMMUNITY REINVESTMENT AREA**

The RDA Director then noted the following for the RDA Board:

“After getting information from the homeowners after they received their bids from the contractors, we need to make a couple of changes to the participation policy. We need to

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eliminate the requirement for the ICC-ES approved materials and plans. We found in the bidding process that is not important and it is being covered through the engineering stamp and the requirement to be guaranteed for 50 years. We are increasing the \$90,000 to \$100,000 to provide more coverage for the homeowners. We are also changing the payments to allow us to make an up-front 50 percent payment to the contractors since they will require that to cover their materials before they do the project. We are adding some parameters to address the loan requirements as well.”

There was some discussion on these changes and a few questions from the RDA Board regarding the materials, engineering stamp and the guarantee of the materials and what is covered in case a company were to go out of business.

Following the discussion Ms. Dayley made a motion to adopt resolution 2018-119, a resolution amending the policy regarding agency participation in home shoring projects within the Farm Meadow Community Reinvestment Area. Ms. Checketts seconded the motion and all voted for the motion through a roll call vote.

ADJOURNMENT

At 9:00 P.M. Mr. Westergard made a motion to adjourn the RDA meeting and go back into City Council meeting. Ms. Dayley seconded the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, RDA Chairman

Jessica Sims, City Recorder