MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY OF LAYTON CITY — **DECEMBER 5, 2019 – 5:37 P.M.**

BOARDMEMBERS AND OFFICERS PRESENT: **CHAIRMAN SCOTT FREITAG, EXECUTIVE DIRECTOR ALEX JENSEN, BOARDMEMBERS JOYCE BROWN, TOM DAY, SCOTT CARTER, AND JOY PETRO**

EXCUSED: **VICE CHAIRMAN BRUCE DAVIS**

STAFF PRESENT: **GARY CRANE, CHAD WILKINSON, LON CROWELL, KEVIN WARD, DAVID PRICE, MICHELLE HOWARD, AND SECRETARY, KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Chairman Freitag opened the meeting.

MINUTES:

Boardmember Brown moved to approve the minutes of June 20 2019, as written. Boardmember Petro seconded the motion, which passed unanimously.

AGENDA:

SOUTH MAIN/FORT LANE REDEVELOPMENT AREA AND THE DAVIS SCHOOL DISTRICT BOARD DECISION UPDATE

Chad Wilkinson, Community and Economic Development Director, announced Davis School District had approved the 10-year extension for their participation in the RDA area during a meeting on Tuesday, December 3, 2019. He expressed appreciation to the elected officials and Staff for their attendance at several meetings and believed that may have had an influence. He mentioned the District was now consistent with the other taxing entities and pointed out the agreement with them had been modified and stated their contribution had been changed from 100% of the increment to 50% of their increment. He reported even with the change the increment was projected at approximately $16 million.

He informed the Council of the projects identified with the District were the following:

- Increased infrastructure on Main Street
- Redevelopment of the small triangular property north of Gentile
- Pedestrian crossing for the UTA FrontRunner station

He reported the decision on behalf of the School District Board was not unanimous, there was one boardmember which expressed a dissenting vote and had expressed an opinion or philosophy against the use of RDA's.

Chair Freitag inquired about moving forward with trailer park. Mr. Wilkinson, responded Staff would be working with the property owner (Winkle's) to begin relocation of trailer homes. He informed the Council the Winkle's had also received a "No Further Action" letter from DEQ for the property and stated they had workers preparing the site for redevelopment. He reviewed the required immediate process to be followed specific to relocation of the residents of the Trailer park.

Chair Freitag asked if the residents had been made aware regarding the imminent relocation. Mr. Wilkinson indicated there were very strict requirements in state law associated with moving the residents of a trailer park and believed there was a nine month notice.

Alex Jensen, Executive Director, stated the City had strongly encouraged the Winkle's begin proceeding with this process. He spoke to the City's investment in the area and indicated there were some specific dates identified in the agreement with Winkle's. He explained the sooner development begins on the property, the faster the increment would be generated. He also pointed out those funds would fund the downtown infrastructure and explained the challenge if those specific dates weren't met and how it would negatively impact the City. He emphasized this development was critical.

Boardmember Carter requested clarification if some of the trailers were pre-HUD, which would prohibit them to be re-located due to the age and/or condition of the units. Mr. Wilkinson confirmed some of units were aged and in poor condition and re-location of some homes would not be possible. He believed there would be a number of residents which would choose other housing options as opposed to moving to another park. Mr. Jensen stated Staff had requested the Winkle's identify the demographics of those residents to ensure none of them fall through the cracks during the transition and identify available resources which would be available to those residents.

Mr. Jensen reported a frank discussion had taken place between Staff and the Winkle's prior to the meeting with the School District to ensure representations made by Staff regarding the development was understood. Mr. Wilkinson added a Letter of Intent had been signed between the Winkles and the development company regarding moving forward with development. He also pointed out it was to their advantage to quickly move forward; the longer it took for the development to be completed, the less increment would be available.

Mr. Wilkinson reported the developer had considered moving forward with the portion of development which didn't include the mobile home park. Mr. Jensen added the idea of starting development with the housing component on the north end without legitimate plan to address the mobile home park was not a viable option in order to ensure the balance of the project. He pointed out this would be a significant investment in the City.

Boardmember Day asked if the re-location of Bill's Comfort Systems was on schedule and Lon Crowell, Economic Development, responded in the affirmative and indicated he was on schedule according to the development agreement. Mr. Wilkinson added the City had projected there would be build-out of the site and allowed for time to demolish some of the buildings.

2019 RDA ANNUAL REPORT

Mr. Crowell distributed the 2019 RDA Annual Report and reviewed it with the Council pointing out the following:
RDA –

- the City had been exceeding the RDA projections until the 2008 recession
- Kays Crossing spurred development in the area and mentioned new development would put the City over what had been projected

EDA –

- close to what had been projected at this time
- WesTest constructed a new building
- discussions regarding potential development which would provide additional increment

CDA –

- RC Willey building was currently under construction and it was anticipated to open approximately in June 2020. A discussion took place whether the City would want to initiate the CDA at that time or wait until the following year and he pointed out the benefits of waiting.

Mr. Crowell reviewed the businesses which had relocated within the different project areas and a discussion took place. Mr. Crowell reported the Winkle's had completed a soils test which netted a "clean" result. The Board continued to discuss each identified in the Report. He reported the City had recently applied for a grant with UDOT for Main Street. He also informed the Council he had received a question as to how the City identified the incentive and explained he had drafted a worksheet which was included and suggested it be discussed in a future meeting. He also stated the City had recently applied for a grant with five other entities regarding the West Davis Corridor. Chair Freitag suggested the currently unnamed northern Utah economic development group also be included since the City would be significantly involved.

The meeting adjourned at 6:12 p.m.

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Kimberly S Read, Secretary