MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY OF LAYTON CITY — **FEBRUARY 6, 2020 – 5:40 P.M.**

BOARDMEMBERS AND OFFICERS PRESENT: **CHAIR JOY PETRO, EXECUTIVE DIRECTOR ALEX JENSEN, BOARDMEMBERS ZACH BLOXHAM, TOM DAY, DAWN FITZPATRICK, CLINT MORRIS, AND DAVE THOMAS**

STAFF PRESENT: **GARY CRANE, CHAD WILKINSON, LON CROWELL, MORGAN CLOWARD, TRACY PROBERT, ED FRAZIER, TERRY COBURN, PAUL APPLONIE, WES ADAMS, STEPHEN JACKSON, AND SECRETARY, KIM READ**

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

Chair Petro opened the meeting and announced the need to elect officers for the Redevelopment Agency. She reported the bylaws stated the Mayor would serve as the Chair, the City Manager, Alex Jensen, would serve as the Executive Director, and the Secretary would be the City Recorder, Kimberly Read. She stated the Board would need to elect a Vice-Chair.

AGENDA:

ELECTION OF VICE-CHAIR

MOTION: Boardmember Fitzpatrick moved to elect Boardmember Morris as the Vice-Chair. Boardmember Day seconded the motion, which passed unanimously.

MINUTES:

Boardmember Bloxham inquired about the dissenting vote specific to the contribution change from 100% to 50% by Davis School District. Chad Wilkinson, Community and Economic Development Director, explained this particular School Boardmember was opposed to the use of RDA's in general. Alex Jensen, Executive Director, reported the Boardmember had expressed confidence with the project and explained it was a philosophical issue she had with this funding source for development.

Boardmember Bloxham requested clarification regarding the change from the 100% to the 50%. Mr. Wilkinson responded the 50% had been negotiated by the School Board. He explained it originally had been set up that it would no longer participate as a taxing entity in that particular project area. He explained Staff had negotiated with the School Board and it agreed to continue its participation with the contribution change from 100% to 50%.

Boardmember Bloxham inquired if other members of the School Board had the same philosophical perspective regarding RDA's and how it could be used as a redevelopment tool. Mr. Wilkinson believed there was a partnership with the school district. He pointed out it had previously participated for 15 years and the City was requesting it continue to participate for an additional ten years, therefore, the City was willing to agree to the lesser percentage of increment.

MOTION: Boardmember Bloxham moved to approve the minutes of December 5, 2019, as written. Boardmember Morris seconded the motion, which passed unanimously

UPDATE – RDA EXTENSION

Mr. Wilkinson informed the Board that current legislation allowed the City to designate reinvestment areas within its boundaries and identified the location of the City's RDA, (Redevelopment District Area), EDA (Economic Development Area), and CDA (Community Development Area) project areas. He stated all of these areas were considered CRA's (Community Reinvestment Areas) by the Legislature as a redevelopment/development tool for municipalities by utilization of tax increment financing.

Lon Crowell, Economic Development, stated tax increment was property tax and shared a visual illustration to explain how the tax increment was used to promote redevelopment. He expressed his opinion this tool allowed development to pay for itself.

Mr. Wilkinson clarified the tax increment was specific to properties in the designated area and not an increase in property tax, allowing properties in that area to re-invest in a specific area.

Boardmember Morris asked what would happen if the school district no longer desired to participate. Mr. Wilkinson pointed out these areas generally were unlikely to re-develop without the tax increment reinvestment which spurred private development reinvestment. Mr. Jensen continued to explain the benefits to the participating entities.

Boardmember Day clarified the school district had originally only agreed to participate for 15 years and Mr. Jensen responded in the affirmative. He explained the other participating entities had agreed to participate for 25 years; yet the school district had only agreed to participate for 15 years and its agreement was due to expire.

Mr. Wilkinson shared some figures reflecting the increase in property value if the school district continued to participate and identified the RDA area and the businesses located in that area. He identified the projects proposed to take place in the area and expressed his opinion this would net tax dollars for the school district to be re-programmed for their needs.

Boardmember Fitzpatrick requested clarification regarding the state mandated housing contribution and Mr. Wilkinson explained as part of the RDA areas, the City was required to contribute a percentage of the tax increment toward affordable housing. Mr. Jensen reported previously the City appropriated funds for the Kay's Crossing apartments to meet that mandate.

UPDATE – REDEVELOPMENT DISTRICT AREA (RDA), ECONOMIC DEVELOPMENT AREA (EDA), AND COMMUNITY DEVELOPMENT AREA (CDA)

Mr. Wilkinson identified the EDA and the projects included in those: WesTest, Greyhawk Business Park, Layton Medical, Kihomac, and Janicki. He reported the owner of Kihomac had contacted him and shared the success of its facility and pointed out the benefits to the City. He stated this was an example of the redevelopment tool working correctly. He pointed out the adjacent property was intended for future business development and Mr. Jensen explained how the City had been instrumental in keeping Kihomac within the City. He also explained how the City could possibly obtain additional property for future development.

Boardmember Day inquired about the possibility of a road extension into South Weber City and a discussion followed.

Mr. Wilkinson identified the designated CDA area in the City which was the RC Willey building and property, exclusively. He stated it would be a very large tax generator and explained the City would need to identify the best time for the City to initiate the collection period. He explained once it was activated there would only be so many years in which collection was available. A discussion took place regarding the agreement with RC Willey.

He reported the Board would be receiving a new report which included some of the information discussed during this meeting.

The meeting adjourned at 6:13 p.m.

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Kimberly S Read, Secretary