MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY OF LAYTON CITY — **SEPTEMBER 15, 2022 – 5:33 P.M.**

BOARDMEMBERS AND OFFICERS PRESENT: **CHAIR JOY PETRO, VICE CHAIR CLINT MORRIS, EXECUTIVE DIRECTOR ALEX JENSEN, BOARDMEMBERS ZACH BLOXHAM, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS**

STAFF PRESENT: **GARY CRANE, CHAD WILKINSON, STEPHEN JACKSON, ED FRAZIER, AND SECRETARY KIM READ**

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

Chair Petro opened the meeting.

MINUTES:

Boardmember Bloxham moved to approve the minutes of June 16, 2022, as written. Boardmember Morris seconded the motion, which passed unanimously.

AGENDA:

AMEND THE TERM UNDER THE REAL ESTATE OPTION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF LAYTON CITY AND J.F. DEVELOPMENT, LLC – RDA RESOLUTION 22-05

Chad Wilkinson, Community and Economic Development Director, explained the request was to extend the term of the existing Real Estate Option Agreement between the RDA (Redevelopment Agency) and J.F. Development. He identified RDA owned parcels in the downtown area which had the potential to be part of a larger development. He stated the buyer had requested an extension to the agreement based on market conditions, experienced over the past 18 months, associated with assembling adjacent parcels. He reminded the Council of the contingencies included within the agreement which allowed the developer an opportunity to purchase all identified properties, with the exception of the Maverik parcel; however, efforts were being made to also acquire that parcel to make for a more comprehensive development. The Agreement was also contingent upon the developer providing a Development Plan which would be part of an Agreement for Development of Land (ADL) prior to the sale and closing of the property. The request proposed to grant an additional year to the Agreement and Staff recommended approval. He asked if there were any questions.

Boardmember Smith Edmondson clarified the extension only allowed additional time to negotiate with adjacent property owners and Mr. Wilkinson responded in the affirmative and explained the benefit in having a large cohesive development as opposed to a piece-meal development. A discussion took place regarding the general success with negotiations with some of the adjacent property owners.

Chair Petro inquired if the one year extension was a reasonable request and Mr. Wilkinson expressed his opinion this was reasonable. A discussion took place specific to the unstable market conditions and the property values of parcels for the redevelopment project. Vice Chair Morris inquired if the parcel was compliant with the Station Area Planning requirements of recently adopted State Legislation and Mr. Wilkinson responded in the affirmative. Gary Crane, City Attorney, clarified this was compliant.

D R A F T

There were no other questions from the Board.

MOTION: Boardmember Thomas moved to amend the terms under the Real Estate Option Agreement between the Redevelopment Agency (RDA) of Layton City and J.F. Development, LLC – RDA Resolution 22-05. Boardmember Bloxham seconded the motion, which passed unanimously.

The meeting adjourned at 5:42 p.m.

____
Kimberly S Read, Secretary