MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY OF LAYTON CITY — **OCTOBER 6, 2022 – 5:35 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, TERRY COBURN, DAVID PRICE, ALLEN SWANSON, 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.

AGENDA:

REIMBURSEMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF LAYTON CITY AND BOULDER RANCH L.C., BOULDER RANCH L.L.C., 159 S MAIN L.L.C., NORTH UTAH HOLDINGS L.L.C., AND WINKEL ROCK, LLC – RDA RESOLUTION 22-02

Chad Wilkinson, Community and Economic Development Director, explained the agreement with the identified groups was in relation to the relocation of some residents within the Cedarwood Mobile Home Park for Phase I. He stated as part of the RDA (Redevelopment Agency) funds had been set aside, as required, for affordable housing type uses. He indicated a percentage of the tax increment was required to go toward affordable housing and the City had received a request for financial reimbursement costs associated with the relocation of residents in the mobile home park. He indicated the City had worked closely with the developer's team and the amount identified, and agreed to on behalf of the City was $23,400. He stated proof of payment would be required prior to reimbursement to the parties. A discussion took place regarding the reimbursement and Chair Petro clarified proof of performance was required prior to reimbursement for the 15 residents.

Alex Jensen, Executive Director, clarified this was not the total amount paid to residents. He stated this was the portion established by sitting down with the developer and reviewing circumstances and situations. He mentioned the City provided input and this amount represented some increases from what was originally proposed. He suggested more funding was justified in certain situations and negotiated and he believed this was a result as a matter of fairness associated with those residents. Mr. Wilkinson pointed out this amount wasn't all that had been reimbursed to the residents and the discussion continued. Boardmember Smith Edmondson expressed her desire for a smooth and expeditious process for the remaining phases for relocation of residents. Mr. Jensen explained the respective viewpoint for the owner and the developer, which wasn't always the same, as it related to relocation and reimbursement for the remaining Cedarwood residents. He also explained the City's frustration and involvement with identifying the dollar amount for reimbursement and the City's contribution to the residents.

Vice Chair Morris inquired how the reimbursement amount was determined and Mr. Jensen reviewed that process pointing out the City did provide direction, when it believed was necessary, based on residents' circumstances. He commented the mediator had done a thorough job in trying to assess residents' needs and approach in working with the City. Mr. Wilkinson emphasized the use of RDA Fund Balance, set aside for this purpose, was not only allowed, but it was called out in the Statute. He indicated the Fund Balance could accommodate this request.

Mr. Jensen clarified the Tax Increment generated from the Project would remain within the RDA to be used for future projects and the discussion continued. Mr. Wilkinson pointed out it was the owner and developer's responsibility to take care of these type of expenses. He also pointed out every resident's situation pertaining to an agreement was different with the mobile home park owner; however, the City recognized an opportunity that enough wasn't being done with respect to the residents and once the reimbursement approach on behalf of the City, was presented, it allowed a seat at the table to facilitate some fairness. Mr. Wilkinson stressed the importance with the owner and/or developer proving the funding was being used for reimbursement purposes. Mr. Jensen further explained how these funds were generally used to provide low to moderate income housing associated with the RDA project.

Boardmember Smith Edmondson expressed her desire the City seek affordable housing initiatives within the City. Vice Chair Morris expressed his concern this Reimbursement Agreement could set precedent with the owner and/or developer being less willing to contribute relocation costs with future phases. Mr. Jensen responded the results of the discussions were driven by City Staff and didn't accommodate the owner and/or developer's requests and the discussion continued.

MOTION: Boardmember Smith Edmondson moved to approve the Reimbursement Agreement with Boulder Ranch L.C., Boulder Ranch L.L.C., 159 S Main L.L.C., North Utah Holdings L.L.C., and Winkel Rock, LLC, RDA Resolution 22-02. Boardmember Roberts seconded the motion. The motion passed with the following vote; **Voting AYE – Boardmembers Roberts, Thomas, and Smith Edmondson, Voting NO – Boardmembers Bloxham and Morris**.

The meeting adjourned at 6:11 p.m.

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Kimberly S Read, Secretary