

**MINUTES OF THE MEETING OF
THE REDEVELOPMENT AGENCY
OF LAYTON CITY**

MARCH 7, 2024 – 5:30 P.M.

**BOARDMEMBERS AND
OFFICERS PRESENT:**

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

PARTICIPATING ELECTRONICALLY: TYSON ROBERTS

STAFF PRESENT:

**CLINT DRAKE, CHAD WILKINSON, STEPHEN
JACKSON, DAVID PRICE, JOELLEN GRANDY,
ISABEL LIMON, 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 Smith Edmondson moved to approve the minutes of January 18, 2024, as written. Boardmember Bloxham seconded the motion, which passed unanimously.

AGENDA:

**INTERLOCAL AGREEMENT BETWEEN LAYTON CITY REDEVELOPMENT AGENCY AND
DAVIS SCHOOL DISTRICT TO EXTEND THE TAX INCREMENT COLLECTION PERIOD
AND DAVIS SCHOOL DISTRICT PARTICIPATION AT 90% CONTRIBUTION FROM
JANUARY 1, 2026 UNTIL DECEMBER 31, 2035 IN THE EAST GATE ECONOMIC
DEVELOPMENT PROJECT AREA PLAN AND BUDGET – RDA RESOLUTION 24-03**

Chad Wilkinson, Community and Economic Development Director, reminded the Board of approvals which had already taken place regarding the agenda item thus far, and stated there were a lot of steps required to formalize previous actions, and this was one of those. He explained the City was required to enter into an Interlocal Agreement with the School District to memorialize its continued participation in the East Gate Economic Development Area (EDA) of the RDA. He reminded the Council the School District agreed to extend its participation for the entire length of the EDA collection period in 2035 at a rate of 90%. The Davis School Board had already approved its portion of the Agreement and Staff recommended approval.

Boardmember Smith Edmondson requested clarification of the amount of tax increment the School District would receive.

Alex Jensen, Executive Director, informed the Board, the City had purchased the option property which would need to be annexed into Layton City. Mr. Wilkinson explained an annexation process would take place via the City Council for the option property adjacent to the East Gate Development. He indicated the annexation and rezone would follow the normal process and would come before the City Council within the next few meetings. He also explained Staff had planned for a public hearing to amend the EDA budget; however, due to a noticing error, it would take place during a meeting scheduled for Thursday, April 4, 2024.

A discussion took place regarding the East Gate Economic Development Project Plan (EDPP) Budget and Mr. Wilkinson clarified there was no identified increment cap and the Board would be approving the budget

during the meeting on April 4, 2024 in conjunction with the public hearing. He added this action would formalize the School District's agreement for continued participation.

MOTION: Boardmember Bloxham moved to approve the Interlocal Agreement between Layton City Redevelopment Agency and Davis School District to Extend the Tax Increment Collection Period and Davis School District Participation at 90% Contribution from January 1, 2026 until December 31, 2035 in the East Gate Economic Development Project Area Plan and Budget, Resolution 24-03. Boardmember Thomas seconded the motion, which passed unanimously.

Mr. Jensen pointed out once the property had been annexed and rezoned, the ownership would transfer to the RDA for the purpose of development. He mentioned the importance of putting the entitlements in place to ensure consistency and certainty associated with the development and reported the City had received aggressive interest for possible development of the parcel. He expressed appreciation to the RDA Board for its support. Mr. Wilkinson added that adjacent existing property owners had also expressed continued interest for possible development.

The meeting adjourned at 5:38 p.m.

Kimberly S Read, Secretary