

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

JULY 18, 2024 – 5:31 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:

**CLINT DRAKE, TRACY PROBERT, KARL KUEHN,
WENDY BRIMHALL, DAVID PRICE, JOELLEN
GRANDY, MINDY HUNSAKER, ALLEN SWANSON,
STEPHEN JACKSON, CHAD WILKINSON, AND
TORI CAMPBELL**

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

Chair Petro opened the meeting.

MINUTES:

Boardmember Roberts moved to approve the minutes of June 20, 2024, as written. Boardmember Bloxham seconded the motion, which passed unanimously.

AGENDA:

**REIMBURSEMENT AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN THE
REDEVELOPMENT AGENCY OF LAYTON CITY AND DENNYB4 LLC – RDA RESOLUTION
24-09 – APPROXIMATELY 3315 NORTH FAIRFIELD ROAD**

Chad Wilkinson, Community and Economic Development Director, explained the developer, DennyB4 LLC, had requested financial assistance associated with the project. Staff considered the request and determined there was an opportunity to provide some assistance based on the following findings:

- Job creation
- Constraints associated with the topography
- Investment in the area

He announced based on the job creation Staff recommended offering 50% of the tax increment, generated by that particular site, which was consistent with the non-aerospace employers within the area. He pointed out there was a cap of \$75,000 over the life of the EDA (Economic Development Area) which wasn't a significant contribution. Staff recommended adoption of RDA Resolution 24-09 and asked if there were any questions.

Boardmember Roberts inquired what happened to the soil removed from the JL Properties site to facilitate the development and suggested it would be of significant dollar value. Mr. Wilkinson responded Wasatch Integrated had taken possession of a portion of the soil to be used in capping the landfill. Additionally, he explained there was a significant expense associated with removing the soil offsite and indicated private agreements could have been negotiated on behalf of the developer.

Boardmember Smith Edmondson pointed out the requested amount of the reimbursement agreement was significantly less than others brought before the Board and asked if the amount would contribute as much as

anticipated. Mr. Wilkinson responded up to this point, the focus of development in the area was associated with aerospace development/jobs. He mentioned this request was consistent with other agreements similar to others non-aerospace related.

MOTION: Boardmember Roberts moved to approve RDA Resolution 24-09, a Reimbursement Agreement with DennyB4 LLC. Boardmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 5:39 p.m.

Tori Campbell, Secretary