

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

**JULY 17, 2025 – 5:30 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, WESTON APPLONIE, BRAD  
MCILRATH, LON CROWELL, STEPHEN  
JACKSON, SCOTT MAUGHAN, 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 June 5, 2025 and June 19, 2025, as written. Boardmember Roberts seconded the motion, which passed unanimously.

**AGENDA:**

**APPROVE AND ENTER INTO AN OPTION TO PURCHASE AGREEMENT FOR TWO  
PARCELS OF REAL PROPERTY BETWEEN THE REDEVELOPMENT AGENCY OF LAYTON  
CITY AND JL VENTURES, LLC – RDA RESOLUTION 25-02 – APPROXIMATELY 3925 AND  
3945 NORTH FAIRFIELD ROAD**

Lon Crowell, Community and Economic Development Deputy Director, shared a visual presentation and explained the Resolution would approve an option agreement with JL Ventures LLC for the purchase of two significant parcels of real property. He reminded the Board the City Council approved Resolution 25-05 to convey these parcels to the RDA during its meeting on Thursday, May 15, 2025 and the RDA accepted the conveyance during its meeting on Thursday, June 5, 2025. He reviewed highlights of the option agreement:

- Five-year term
- Agency agrees to sell and JL Ventures agrees to purchase property for \$8,000,000, equal to \$7.50 per square foot
- Separate purchase agreement will be required at time of sale
- Agency agrees to provide City with proceeds of sale, minus closing costs, title insurance, and any other costs associated with the sale by title company
- Sale is contingent upon a tenant who is considered one of the top five prime defense contractors
- Sale is contingent upon an amendment to the current development agreement with JL Ventures
- Separate agreement to construct an extension to Fairfield Road will take place at a later date

A discussion took place regarding the top five prime defense contractors and the potential increase in the sale of the property should there be a delay beyond three years.

**MOTION:** Boardmember Bloxham moved to approve the Option to Purchase Agreement for two parcels of Real Property with JL Ventures, LLC, Resolution 25-02. Vice-Chair Morris seconded the motion, which passed unanimously.

**The meeting adjourned at 5:38 p.m.**

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Kimberly S Read, Secretary