

SOUTH WEBER CITY REDEVELOPMENT AGENCY BOARD MEETING

DATE OF MEETING: 28 February 2023

TIME COMMENCED: 7:35 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: CHAIRMAN

Rod Westbroek

BOARD MEMBERS:

**Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist**

CITY MANAGER:

David Larson

COMMUNITY SERVICES DIR:

Trevor Cahoon

CITY ENGINEER:

Brandon Jones

CITY ATTORNEY:

Jayne Blakesley

CITY RECORDER:

Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, Jessica Rancin, and Kevin Shonscheck.

Resolution 2023-01: Solicitation of Services to Develop a Community Reinvestment Project

Area Plan: As a background to Resolution 2023-02, it is necessary for the City Council to take actions furthering the development of a General RV Center (“Project”) to be located at 475 East 6650 South. If approved and constructed, the project will result in significant economic benefits to the City and its residents. The initial cost of developing the project is significant. According to information from the developer, the project would not be financially feasible without certain incentives from the City in the form of a property tax exemption, reimbursement for the cost of public improvements on the site, and tax-increment financing. These incentives would not be provided by the City directly, but by the South Weber Redevelopment Agency (RDA). David Larson acknowledged the RDA is a separate legal entity who is authorized to do these types of tax incentives. Ultimately, the actual reimbursement of the property taxes will go through the RDA. The City will have an agreement with the RDA that will allow the City’s property tax portion to be paid to the developer. The RDA will have individual agreements with all the other taxing entities.

There are statutory procedures the RDA must follow before it may provide the incentives or request that other taxing entities provide the same. These procedures are outlined at UCA § 17C-5-101 et seq. and begin with the proposal of a Community Reinvestment Project Area (CRA Area) and adoption of a Community Reinvestment Project Area Plan (CRA Area Plan). To propose and adopt the CRA Area and CRA Area Plan, the RDA wishes to supplement city staff with specific subject-matter expertise to help the RDA propose, create, and adopt these documents. In order to make that happen, the RDA needs to authorize a consultant that can do the specific details of the CRA Area for the bid process. Currently, there is no RDA money right now or project area that has been established. As a result, the City will need to front the money and the RDA will pay that money back. Once bids are received the City can bring that information back to the RDA Board.

Councilman Halverson moved to approve Resolution 2023-01: Solicitation of Services to Develop a Community Reinvestment Project Area Plan. Councilwoman Alberts seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

ADJOURN: Councilwoman Petty moved to adjourn the meeting at 7:39 p.m. and reconvene the City Council Meeting. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED: _____ **Date**
Mayor: Rod Westbrook

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith