

SALT LAKE COUNTY

*2001 So. State Street
Salt Lake City, UT 84114
(385) 468-7500 TTY 711*



Meeting Minutes

Tuesday, June 18, 2019

6:09 PM

Council Chambers, N1-110

Redevelopment Agency of Salt Lake County

1. **Call To Order**

Present: Director Aimee Winder Newton
Director Ann Granato
Director Jim Bradley
Director Max Burdick
Director Shireen Ghorbani
Director Richard Snelgrove
Chair Arlyn Bradshaw
Excused: Director Michael Jensen
Call In: Director Steve DeBry

2. **Citizen Public Input**

3. **Board Minutes**

3.1 Approval of Board Minutes for December 4, 2018

[19-773](#)

Attachments: [RDA Minutes 12.4.18](#)

A motion was made by Board Member Burdick, seconded by Board Member Winder Newton, that this agenda item be approved. The motion carried by a unanimous vote.

4. **Election of Chair and Vice Chair**

A motion was made by Board Member Ghorbani, seconded by Board Member Granato, to re-elect Board Member Bradshaw as Chair and Board Member Jensen as Vice Chair of the Redevelopment Agency (RDA). The motion carried by a unanimous vote.

5. **Resolutions**

5.1 Consideration of a Resolution Approving Interlocal Agreement
Between Salt Lake County and the Redevelopment Agency of
Salt Lake County

[19-769](#)

Attachments: [RDA Service Agreement Resolution](#)
[RDA Service Agreement ILA](#)

RESOLUTION NO. 115

A RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY APPROVING AND AUTHORIZING EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY TO PROVIDE PERSONNEL, SERVICES, AND RESOURCES.

The Governing Body of the Redevelopment Agency of Salt Lake County resolves as follows:

WHEREAS, the Utah State Legislature provided under Utah Code Ann. § 11-13-101, et seq., that any two or more public agencies may enter into agreements with one another for joint or cooperative action;

WHEREAS, Salt Lake County and the Redevelopment Agency of Salt Lake County, as local government entities, desire to enter into an Interlocal Cooperation Agreement, attached and incorporated in this Resolution as Exhibit "A", for the County to provide personnel, services and other resources as set forth in Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Salt Lake County that the attached Interlocal Cooperation Agreement, Exhibit "A" between Salt Lake County, and the Redevelopment Agency of Salt Lake County is approved, in substantially the form attached, and the Chair of the Board is authorized to execute the same.

APPROVED and ADOPTED this 18th day of June, 2019.

REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

ATTEST (SEAL)

By /s/ ARLYN BRADSHAW
CHAIR

By /s/ SHERRIE SWENSEN
CLERK OF THE REDEVELOPMENT
AGENCY OF SALT LAKE COUNTY

Mr. Craig Wangsgard, Deputy District Attorney, stated this resolution is to provide the services of County employees for the Redevelopment Agency (RDA), which is a separate legal entity.

A motion was made by Board Member Winder Newton, seconded by Board Member Burdick, that this agenda item be approved. The motion carried by a unanimous vote.

5.2 Consideration of a Resolution of the Redevelopment Agency of 19-768

Salt Lake County Appointing a Chief Administrative Office and an
Executive Director

Attachments: RDA Appointing Resolution 11June2019 AATF

RESOLUTION NO. 116

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SALT
LAKE COUNTY APPOINTING A CHIEF ADMINISTRATIVE OFFICER
AND AN EXECUTIVE DIRECTOR

BACKGROUND

1. Article III, section 2 of the Amended Agency By-Laws, attached hereto as Exhibit A, provides that the powers and duties of the Agency Board of Directors includes the appointment of a Chief Administrative Officer and Executive Director;
2. Article VI, section 5 of the Amended By-Laws provides that the Chief Administrative Officer shall be the duly elected Mayor of Salt Lake County if the Agency uses staff that are employed by Salt Lake County and are under the direction of the Mayor;
3. The Agency uses staff that are employed by Salt Lake County and under the direction of the Mayor; and
4. Article IV, section 6 of the Amended By-Laws provides that the Executive Director shall be appointed by the Board and shall serve the Agency at the pleasure of the Board.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Salt Lake County as follows:

1. The Agency Board of Directors appoints Mayor Jennifer Wilson as the Chief Administrative Officer of the Agency.
2. The Agency Board of Directors appoints Blake Thomas as the Executive Director of the Agency.

APPROVED and ADOPTED this 18th day of June, 2019.

REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

ATTEST (SEAL)

By /s/ ARLYN BRADSHAW
CHAIR

By /s/ SHERRIE SWENSEN
COUNTY CLERK

A motion was made by Board Member Winder Newton, seconded by Board Member Burdick, that this agenda item be approved. The motion carried by a unanimous vote.

- 5.3** Consideration of a Resolution Approving and Authorizing [19-771](#)
Execution of Amendment No. 4 to the Tax Increment
Reimbursement Agreement Between the Redevelopment Agency
of Salt Lake County and Arbor Park Associates, LC

Attachments: [RDA](#)
[ArborParkAmendment4 Resolution 11June2019 AATF](#)
[RDA ArborParkAmendment4 11June2019 AATF](#)

RESOLUTION NO. 117

A RESOLUTION OF THE BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY APPROVING AND AUTHORIZING EXECUTION OF AMENDMENT NO. 4 TO THE TAX INCREMENT REIMBURSEMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY AND ARBOR PARK ASSOCIATES, L.C.

BACKGROUND

1. The Redevelopment Agency of Salt Lake County (“Agency”) was created to transact business and exercise powers provided in Utah law:
2. The Agency adopted the “Magna/Arbor Park Project Area Urban Renewal Plan” on June 16, 2009, for the geographic area described therein and located in Magna, Utah;

3. The Agency and Arbor Park Associates, L.C. (the "Owner") entered into a Tax Increment Reimbursement Agreement dated October 9, 2012, with respect to the development of the Project Area;
4. The Agency and the Owner have entered into three previous amendments to the Agreement on April 20, 2017 for Amendment No. 1, September 12, 2017 for Amendment No. 2, and May 15, 2018 for Amendment No. 3; and
5. The Agency and Owner now want to further amend the Reimbursement Agreement to clarify the calculation of the Owner's Tax Increment Share under the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Salt Lake County as follows:

1. The Amendment No. 4 between the Agency and the Owner is approved in the form attached hereto as Attachment A, and that the Chair of the Board is authorized to execute the Agreement; and
2. The Amendment No. 4 will become effective as stated therein.

APPROVED and ADOPTED this 18th day of June, 2019.

REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

ATTEST (SEAL)

By /s/ ARLYN BRADSHAW
CHAIR, BOARD OF DIRECTORS

By /s/ SHERRIE SWENSEN
COUNTY CLERK

A motion was made by Board Member Winder Newton, seconded by Board Member Burdick, that this agenda item be approved. The motion carried by a unanimous vote.

6. Annual Meeting Schedule

6.1 2019 Annual Meeting Schedule

19-770

Attachments: RDA 2019 Meeting Schedule

A motion was made by Board Member Granato, seconded by Board Member Ghorbani, that this agenda item be approved. The motion carried by a unanimous vote.

7. Public Hearing and Board Consideration of Resolution Approving and Adopting Adjustments to the Agency's Budget for Fiscal Year 2019

A motion was made by Board Member Bradley, seconded by Board Member Winder Newton, to open the public hearing. The motion carried by a unanimous vote.

- 7.1 Public Hearing and Board Consideration of Resolution Approving and Adopting Adjustments to the Agency's Budget for Fiscal Year 2019 19-772

Attachments: RDA Mid-Year Proposed Budget Resolution (7.18.19)

RESOLUTION NO. 118

FISCAL YEAR 2019 BUDGET AMENDMENTS

A RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY APPROVING AND ADOPTING ADJUSTMENTS TO THE REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2019

WHEREAS:

- A. The Governing Board of the Redevelopment Agency of Salt Lake County desires to make adjustments and transfers that reflect the new revenue and expenditure projections anticipated for fiscal year 2019 as set forth in Attachment "A" attached hereto and incorporated herein;
- B. Adjustments or transfers in any of the several budgetary funds of the Agency must be adopted and approved by the Board; and
- C. The adoption of these budgetary adjustments has been duly noticed in accordance with the Utah Open and Public Meetings Act and Utah Code Ann. 17C-1-605.

NOW, THEREFORE, the Governing Board of the Redevelopment Agency of Salt Lake County, Utah, resolves as follows:

1. The adjustments in the several budgets of the Agency for fiscal year 2019, as set forth in Attachment "A", are hereby approved and adopted;
2. This Resolution shall take effect upon approval and adoption by the Board and will be filed and recorded in the official minutes and records of the Board for this meeting.

APPROVED and ADOPTED this 18th day of June, 2019.

REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

ATTEST (SEAL)

By /s/ ARLYN BRADSHAW
CHAIR, GOVERNING BOARD
OF DIRECTORS

By /s/ SHERRIE SWENSEN
COUNTY CLERK

Mr. Steve Van Maren asked if there would be a presentation on the RDA budget. He wanted to know where the spending was going.

Board Member Bradshaw stated the RDA budget only included true ups. Previously approved projects were all on track.

Mr. Darrin Casper, Deputy Mayor of Finance & Administration, stated the RDA budget has one previously approved interim budget adjustment and some technical true ups.

Mr. Van Maren asked about the line item for "other professional fees."

Mr. Blake Thomas, Executive Director, RDA, stated other professional fees are funds being set aside for the West Millcreek Urban Renewal Area (URA). Next month he will be asking the Board for a budget adjustment to transfer those funds to Millcreek.

A motion was made by Board Member Bradley, seconded by Board Member Winder Newton, to close the public hearing and approve the resolution. The

motion carried by a unanimous vote.

8. Adjournment

THERE BEING NO FURTHER BUSINESS to come before the Governing Board of Directors at this time, the meeting was adjourned at 6:15 P.M.

SHERRIE SWENSEN, COUNTY CLERK

By _____
DEPUTY CLERK

By _____
CHAIR, GOVERNING BOARD OF DIRECTORS