

Minutes of the Salem RDA Meeting held on August 17, 2011 in the Salem City Council Chambers.

MEETING CONVENED AT: 9:30 p.m.

CONDUCTING: Chairman Jonathan F. Cope

COUNCIL PRESENT:

Chairman Jonathan F. Cope
Board Member Lynn Durrant
Board Member Todd R. Gordon
Board Member Sterling Rees
Board Member Terry A. Ficklin
Board Member Sid Jorgensen

STAFF PRESENT:

Jeffrey Nielson, RDA Secretary
Chief Brad James, Police Chief
Junior Baker, City Attorney
David Johnson, Building Dept
Bruce Ward, Public Works/Engineer

OTHERS PRESENT

See Council Meeting Notes on August 17, 2011 for names of those present.

1. RATIFY ASSIGNMENT OF LEASE FROM CRISPS TO KEYSTONE/WYATT

Attorney Junior Baker explained the RDA and the lease agreement the RDA had with Crisps Grocery Store. Since Crisps closed this last year a new owner has recently purchased the store. Because of the lease agreement with Crisps, we have to do a new agreement with the new owners. The first item we need to do is ratify the mayor's signature on the Assignment of Lease from Crisps to Keystone/Wyatt. This item needed to be signed before the building could be sold. The new owners were anxious to purchase the building so the mayor needed to sign the document.

MOTION BY: Board Member Terry Ficklin to approve the ratification of the mayor's signature on the Assignment of Lease from Crisps to Keystone/Wyatt

SECONDED BY: Board Member Lynn Durrant.

VOTE: All Affirmative (5-0).

2. CANCEL LEASE AGREEMENT WITH KEYSTONE/WYATT

3. ENTER NEW LEASE AGREEMENT WITH KEYSTONE/WYATT

Attorney Junior Baker explained items 2 and 3 together. He stated that when Crisps closed they became default on the lease and the RDA needs to cancel the lease with Crisps and recognize the new owners as Keystone/Wyatt. The new owners of the building will be leasing the building to John Stokes. Attorney Baker wondered if the new owners had any comments.

David Price, who is the owner of Keystone Investment Group, LLC and who will also represent Wyatt Rental Properties, LLC, tonight. David stated they have acquired the Crisps building and in behalf of Keystone/Wyatt he acknowledges the cancelation of the lease agreement the RDA had with the Crisp's. David stated that they are excited and ready to go to work on the new store.

John Stokes, who will be managing the store, is excited to have a business in Salem. He is a 3rd generation of grocery store owners. He talked about the history of their store in Idaho and have done very well there, now they are looking forward to doing business in Salem. He stated he has got a great team together to help run the store. He introduced Dave Thomas who will be over the produce for the store.

Dave Thomas stated he used to live here in Salem for a while. He has worked at Payson Market in their produce and then went to Reams in Springville and was over their produce. He is excited to work here in Salem.

MOTION BY: Board Member Terry Ficklin to acknowledge the lease cancellation with Crisps and enter into a new lease agreement with Keystone/Wyatt.

SECONDED BY: Board Member Sterling Rees.

VOTE: All Affirmative (5-0).

4. APPROVAL FOR REVIEW AND FINALIZATION OF THE AUGUST 17, 2011 MINUTES

MOTION BY: Board Member Todd Gordon that the minutes be prepared and mailed to each member of the Redevelopment Agency Board, and that each member will confirm with the secretary that they did receive the minutes. The Board will have ten days to review the minutes and submit any changes to the secretary. If after ten days, there are no changes the minutes will stand approved. If there are changes, the process will be followed until all changes are made and the Board is in agreement.

SECONDED BY: Board Member Lynn Durrant.

VOTE: All Affirmative (5-0).

5. ADJOURN

MOTION BY: Board Member Sid Jorgensen to adjourn the RDA Meeting and enter back into the city council meeting.

SECONDED BY: Board Member Sterling Rees.

VOTE: All Affirmative (5-0).