

**WEST BOUNTIFUL
REDEVELOPMENT AGENCY**

JUNE 2, 2015

**Minutes of the West Bountiful Redevelopment Agency Meeting held on June 2, 2015,
held at 550 N 800 West, West Bountiful, Utah.**

Those Present: Chairman Ken Romney; Board members James Ahlstrom, James Bruhn, Kelly Enquist, Debbie McKean; Duane Huffman (Executive Director); Cathy Brightwell (Secretary), Patrice Twitchell, Ben White, Chief Hixson, Steve Maughan, Paul Holden, Brady Tracy, Alan Malan, Andrew Williams, Armand Johansen, Read Hellewell

Mayor Romney called meeting to order at 7:30pm

1. Approval of Minutes from the February 3, 2015 Meeting.

MOTION: James Bruhn moved to approve the minutes from the February 3, 2015 RDA Meeting. James Ahlstrom seconded the motion which passed by unanimous vote of all members present.

2. Public Hearing to Receive Input on the Fiscal Year 2016 Tentative Redevelopment Agency Budget, at 7:35 pm or as soon thereafter as possible.

Duane Huffman introduced the RDA budget which includes the Gateway and the Commons developments, and the Joint Woods Cross Project. The expenditures are comprised of administrative costs, such as salaries of the Board and portions of salaries for Duane Huffman, Todd Hixson, and Patrice Twitchell. There was discussion of the RDA stipend of \$25 per meeting and how it should be reflected in the budget. He added that the significant expenditures include the property tax increment received by developers as part of Gateway and Commons development areas. Tax increment sharing will end in 2017 for Gateway, and we have another 15 years for the Commons

MOTION: Debbie McKean moved to open the public hearing at 7:35 pm. James Bruhn seconded the motion which passed by unanimous vote of all members present.

There was no comment.

MOTION: James Bruhn moved to close the public hearing. Debbie McKean seconded the motion which passed by unanimous vote of all members present.

3. **Presentation by Mr. John Thackeray of the Thackeray Company regarding request to extend the Sales Tax Payment Period of the Participation Agreement for the West Bountiful Commons Redevelopment Project Area Plan.**

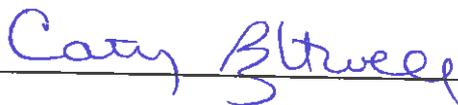
Mayor Romney invited the RDA developers to the podium. Mr. Johansen talked about the success of this project, which included the acquisition of property from twenty-seven property owners, and what a great example it is of public and private cooperation.

He reminded the Board that the Agreement to share tax proceeds was based on an analysis done by Lewis Young Robertson & Burningham, but the sales tax law changed shortly after this happened. Over the past ten year period, the developer has not received the amounts committed in the Development Agreement. He said they are here tonight asking for an extension of ten years so they can get more of what they expected even though it will not be the full amount. Chairman Romney suggested they get together with Duane Huffman to work on numbers and then we can convene a work session. He added we want to be good partners and for everyone to be successful.

6. **Adjourn the RDA meeting.**

MOTION: James Bruhn moved to adjourn the RDA meeting at 7:45 pm. Debbie McKean seconded the motion which passed by unanimous vote of all members present.

The foregoing was approved by the West Bountiful RDA by unanimous vote of all members present on Tuesday, June 16, 2015.



Cathy Brightwell (RDA Secretary)

