The Lindon City Redevelopment Agency held a meeting on **Tuesday, January 15, 2013** beginning at approximately 7:24 p.m. in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

Conducting: James A. Dain, Chairperson

**PRESENT**

- James A. Dain, Chairperson
- Mark L. Walker, Boardmember
- Bret Frampton, Boardmember
- Matt Bean, Boardmember
- Randi Powell, Boardmember
- Jeff Acerson, Boardmember
- Adam Cowie, Executive Secretary
- Kathryn Moosman, City Recorder

**ABSENT**

COUNCILMEMBER POWELL MOVED TO ADJOURN THE MEETING OF THE LINDON CITY COUNCIL AND CONVENE THE MEETING OF THE LINDON CITY REDEVELOPMENT AGENCY AT 7:20 P.M. COUNCILMEMBER ACERSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

**MINUTES** – No minutes were reviewed at this meeting.

**CURRENT BUSINESS** –

1. **Review and Action** – A RESOLUTION (#2013-1-RDA) DESIGNATING THE PROPOSED LINDON 700 NORTH COMMUNITY DEVELOPMENT PROJECT AREA, AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN AND BUDGET, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, CONSULTANTS AND COUNSEL. The Lindon City Redevelopment Agency Board members will review and consider for approval a Resolution to authorize the draft of the 700 North Community Development Agreement (CDA) project area, budget, and additional staff action.

   Adam Cowie, City Administrator, explained this action item will allow the Redevelopment Board to review and consider for approval a Resolution designating the proposed Lindon 700 North Community Development Project Area, authorizing the preparation of a draft Community Development Project Area Plan and Budget, and authorizing and directing all necessary action by the agency, consultants and counsel.

   Mr. Cowie further explained that this action will start the process and provide the opportunity to get some tax increment and necessary financing needed for infrastructure, improvements or incentives. Mr. Cowie noted that the City has a contract with Lewis, Young, Robertson & Burningham, Inc., for Financial Consulting Services and have budgeted (approximately $20,000) for moving forward with the contract and this action is the first step with LYRB assisting the City in the process and requirements. He added...
that staff will be meeting again on January 18, 2013 at 8:30 a.m. with Lewis, Young, Robertson & Burningham and will continue to look at the estimates on what types of development can occur and also generate the numbers. Mr. Cowie stated they will basically create a baseline of what the current value is and then what the projections will be once the entire area is built out, and then look at the difference; that is the number that will be taken to the other entities when negotiations begin. Mr. Cowie noted that CDA funds can be used for site improvements, tax breaks, employee incentives, utilities, infrastructure, etc., and as a city we need to narrow the list and look at what will be the best use for the City. Mr. Cowie noted that he personally feels using it for infrastructure would provide the most benefit to the City. There was then some general discussion among the Council regarding this issue.

Chairman Dain called for any further comments from the Board. Hearing none he called for a motion.

BOARDMEMBER POWELL MOVED TO APPROVE RESOLUTION (#2013-1-RDA) DESIGNATING THE PROPOSED LINDON 700 NORTH COMMUNITY DEVELOPMENT PROJECT AREA (CDA), AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN AND BUDGET, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, CONSULTANTS AND COUNSEL. BOARDMEMBER FRAMPTON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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THE MOTION CARRIED UNANIMOUSLY.

Chairman Dain called for a motion to adjourn the Lindon City Redevelopment Agency meeting and re-convene the meeting of the City Council.

ADJOURN -

BOARDMEMBER WALKER MOVED TO ADJOURN THE MEETING OF THE LINDON CITY RDA AND RE-CONVENE THE MEETING OF THE LINDON CITY COUNCIL AT 7:48 P.M. BOARDMEMBER POWELL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – April 16, 2013

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James A. Dain, Chairperson

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Adam Cowie, Executive Secretary