

2 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.

4 Conducting: James A. Dain, Chairperson

6 **PRESENT**

**ABSENT**

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

16  
18 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  
20 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION  
CARRIED.

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

24 **CURRENT BUSINESS** –

- 26  
28 1. **Review and Action** – **A RESOLUTION (#2013-1-RDA) DESIGNATING THE  
PROPOSED LINDON 700 NORTH COMMUNITY DEVELOPMENT  
30 PROJECT AREA, AUTHORIZING THE PREPARATION OF A DRAFT  
COMMUNITY DEVELOPMENT PROJECT AREA PLAN AND BUDGET,  
AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY  
32 THE AGENCY, CONSULTANTS AND COUNSEL.** The Lindon City  
Redevelopment Agency Board members will review and consider for approval a  
34 Resolution to authorize the draft of the 700 North Community Development  
Agreement (CDA) project area, budget, and additional staff action.

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38 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  
40 preparation of a draft Community Development Project Area Plan and Budget, and  
authorizing and directing all necessary action by the agency, consultants and counsel.

42 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,  
44 improvements or incentives. Mr. Cowie noted that the City has a contract with Lewis,  
Young, Robertson & Burningham, Inc., for Financial Consulting Services and have  
46 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

2 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  
4 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  
6 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  
8 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  
10 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.

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

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

22 BOARDMEMBER POWELL AYE  
BOARDMEMBER BEAN AYE  
24 BOARDMEMBER WALKER AYE  
BOARDMEMBER FRAMPTON AYE  
26 BOARDMEMBER ACERSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

28  
30 Chairman Dain called for a motion to adjourn the Lindon City Redevelopment  
Agency meeting and re-convene the meeting of the City Council.

32 **ADJOURN** -

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

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40 Approved – April 16, 2013

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James A. Dain, Chairperson

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Adam Cowie, Executive Secretary