

REDEVELOPMENT AGENCY MEETING

May 20, 2021

7:57 p.m.

PRESENT:	Tyler Vincent	Committee Chair
	D. J. Bott	Committee Member
	Alden Farr	Committee Member
	Joe Olson	Committee Member
	Tom Peterson	Committee Member
	Robin Troxell	Committee Member
ALSO PRESENT:	Christina Boss	City Recorder
	Mike Christiansen	City Attorney
	Paul Larsen	RDA Executive Director
	Adam Long	Agency Legal Counsel <i>via Zoom</i>
	Mike Nelsen	Police Chief
	Derek Oyler	Finance Director
	Jason Roberts	City Administrator

Approval of Minutes

A motion to approve the minutes of the April 1, 2021 RDA meeting was made by Member Bott, seconded by Member Olson, and carried unanimously.

Consideration of Assignment of the Brigham Crossing Participation Agreement to Nilson Land Development LLC

Mr. Larsen explained that the RDA entered into a Participation Agreement with NJR Brigham City LLC for the Brigham Crossing 1100 South project. The proposed Assignment and Assumption Agreement will allow Nilson Land Development to take the place of NJR. All terms of the Participation Agreement would remain the same. Mr. Larsen stated the Nilson Group is well capable, well-funded, and is working on wetland delineations.

Mr. Long explained the RDA's role was consent of the assignment.

Bryan Bayles with Nilson Land Development joined the meeting via Zoom and stated they have been doing a significant amount of market research, preparatory engineering work, and working with the Army Corp of Engineers regarding the wetlands. He feels they are 2-3 weeks out from obtaining permits for the crossings. They will then start with detailed engineering design and proceed to the first phase of the project. Nilson hopes to break ground as early as Fall 2021 or, at the latest, Spring 2022.

Mr. Larsen noted the master plan concept is similar to the original project but would be reconfigured. A new exhibit replacing the general development plan will be added to the development agreement which will be brought to the RDA for approval.

MOTION: A motion to approve the reassignment of the Brigham Crossing Participation Agreement to Nilson Land Development LLC was made by Member Bott and seconded by Member Olson. Member Peterson asked for clarification regarding the date of the Participation Agreement. Mr. Larsen explained that the Agreement with Brigham Crossing was approved by the RDA on November 5, 2020. The Agreement needed to be fully executed in order for it to be re-assigned.

Roll Call:

Member Troxell - aye

Member Olson - aye

Member Peterson - aye

Member Bott- aye

Member Farr - aye

The meeting adjourned at 8:11 p.m.