

REDEVELOPMENT AGENCY MEETING

August 19, 2021

8:19 p.m.

PRESENT:	Tyler Vincent	Committee Chair
	D. J. Bott	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 <i>via Zoom</i>
	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 June 17, 2021 RDA meeting was made by Member Peterson, seconded by Member Bott, and carried unanimously.

PUBLIC HEARING: Consideration of Resolution Approving FY 2021-22 Final Budget

Mr. Oyler reported no changes were made to the RDA budget since the Mayor's tentative budget was approved.

A motion to open the public hearing was made by Member Olson, seconded by Member Bott and carried unanimously. There were no public comments. A motion to close the public hearing was made by Member Bott, seconded by Member Peterson and carried unanimously.

MOTION: A motion to approve the Resolution for the FY 2021-22 final budget was made by Member Bott and seconded by Member Peterson.

Roll Call:

Member Olson- aye
Member Bott - aye
Member Peterson - aye
Member Troxell - aye

Consideration of Resolution Authorizing the Extension of Collection of Tax Increment for Additional Two Years in the NW EDA Area Due to COVID-19 Emergency

Mr. Larsen explained the Legislature adopted SB 6001 which provided for a two-year extension for project area budgets in situations where there have been COVID impacts. Nucor Building Systems in the NW EDA experienced impacts including delays on a planned expansion that would have created additional tax increment.

Mr. Roberts provided details on an outstanding note for improvements that went into the project area to incentivize Nucor to come into Brigham City in 2007. The contract states that tax increment from the project area would repay the note. The tax increment will be insufficient to repay the total amount. Nucor is aware they will need to make up the difference. Because the expansion project was delayed, less tax increment will be going to the area.

Mr. Long further expanded on the extension stating it would allow the NW EDA to avoid going through the process of a new project area budget or interlocal agreements.

Mr. Roberts stated the Bill requires only the approval from the RDA Board. There is no requirement for approval from all of the taxing entities; however, Mr. Roberts and Mr. Larsen will get information to the taxing entities to keep them up to date.

Member Peterson asked for the financial impact. Mr. Oyler reported for 2021, the tax increment collected by the Brigham City RDA was approximately \$270,000. He estimated Box Elder School District would have received 60%, and 15% would have gone to Brigham City, 17% to Box Elder County, 1% to mosquito abatement, and 1% to Bear River Water Conservancy District.

Mr. Roberts noted the RDA originally asked for a 20-year budget for the project area but was told they could ask for an extension if needed. When that request was made, the School District did not support the change.

Mr. Oyler stated the estimated shortfall through the 15-year increment was approximately \$1.5M. If the extension was approved the shortfall would be \$1.25M. Nucor verbally assured they would pay the shortfall.

MOTION: A motion to approve the Resolution authorizing the extension of collection of tax increment for an additional two years in the NW EDA area due to COVID-19 emergency was made by Member Peterson and seconded by Member Bott.

Roll Call:

Member Peterson - aye

Member Bott - aye

Member Olson - aye

Member Troxell - aye

The meeting adjourned at 8:47 p.m.