

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 *via Zoom*
Adam Long Agency Legal Counsel *via Zoom*
Mike Nelsen Police Chief
Derek Oyler Finance Director
Jason Roberts City Administrator

1 **Approval of Minutes**

2 A motion to approve the minutes of the June 17, 2021 RDA meeting was made by Member
3 Peterson, seconded by Member Bott, and carried unanimously.
4

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

6 Mr. Oyler reported no changes were made to the RDA budget since the Mayor's tentative
7 budget was approved.
8

9 A motion to open the public hearing was made by Member Olson, seconded by Member
10 Bott and carried unanimously. There were no public comments. A motion to close the
11 public hearing was made by Member Bott, seconded by Member Peterson and carried
12 unanimously.
13

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

16 **Roll Call:**

17 Member Olson- aye
18 Member Bott - aye
19 Member Peterson - aye
20 Member Troxell - aye
21

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

24 Mr. Larsen explained the Legislature adopted SB 6001 which provided for a two-year
25 extension for project area budgets in situations where there have been COVID impacts.
26 Nucor Building Systems in the NW EDA experienced impacts including delays on a
27 planned expansion that would have created additional tax increment.
28

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

35

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

38

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

42

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

48

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

52

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

56

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

61 **Roll Call:**

62 Member Peterson - aye

63 Member Bott - aye

64 Member Olson - aye

65 Member Troxell - aye

66

67 The meeting adjourned at 8:47 p.m.