

PERRY CITY REDEVELOPMENT AGENCY MEETING  
PERRY CITY OFFICES  
June 22, 2023

6:31 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Board Member Toby Wright, Board Member Blake Ostler (at 6:45 p.m.), Board Member Tueller, Board Member Dave Walker, and Board Member Ashley Young

OFFICIALS ABSENT: None

CITY STAFF PRESENT: Robert Barnhill, City Administrator, Shanna Johnson, City Recorder

OTHERS PRESENT:

**ITEM 1: Welcome to Order and Welcome**

Mayor Jeppsen called the meeting to order.

**ACTION ITEM 2:**

**A. Resolution 2023-01 Adopting a Final Fiscal Year 2023-2024 Budget for Perry City Redevelopment Agency**

Ms. Johnson reviewed a few follow-up items from the prior meeting and changes in the updated budget. She indicated that she adjusted the property and sale tax increment to match the draft RDA Annual Report that was put together by Lewis, Robinson, and Burningham. Their report includes a compiled estimate on the taxes and there was a few thousand-dollar difference from our budget. Ms. Johnson remarked that she adjusted the numbers on the budget to match their report. She said she also removed the Fund Balance to be appropriated because it does not need to be on the report unless they plan to spend it. She then explained the expenditures for administration which were to Lewis, Robinson, and Burningham for their services, and contributing the balance of the property and sales tax back to Perry City to pay back (reimburse) the city for SID (special improvement district) bond payments made as a result of a developer's defaulted loan. She mentioned that there was still a lot to be reimbursed to make the city whole and mentioned that it can be done over the next three years. She also noted that tax increment will be collected through fiscal year 2029 from Perry City and Box Elder County.

Board Member Walker said it looks like it would only take two years to fully reimburse the city. Ms. Johnson noted that the report she had sent to the board had an error. She provided the correct data stating that the RDA had reimbursed the city just over \$766,225 of the \$1,386,819 that was due to the city, leaving a balance of \$620,594. Board Member Walker also asked if the city was able to factor in the time value of money in this pay back to make the city whole. Ms. Johnson responded that this time or interest had not been included in the reimbursement but if the board wants to factor it in, they are justified to do so. She informed the board that the land sales at Point Perry were not counted in this payment reimbursement process. Board Member Walker clarified that the RDA was collecting taxes to give incentives for development and instead of incentives, the agency has chosen

to reimburse the city for payments made on the bond. He remarked that they might want to collect interest because the RDA might find itself not as helpful with less money to give as development incentives. Ms. Johnson responded that it depends on what the board wants to approve. She explained that the city would have to find out what the interest loss is and then the board could decide if the RDA wanted to reimburse the city or use those funds as incentives to increase development.

She advised the board that they might want to consider the up-coming growth on 1100 South and the infrastructure involved. She said they will need a baseline study of the property value to build a new property tax increment. She explained that the board may need to revisit the budget because she had not included the cost of a study to determine the baseline tax value in it. She noted that both Point Perry and 1100 South community development areas are the responsibility of the Redevelopment Agency board members.

As a side note she reminded the board members that to collect the 1100 South community development increments that they will need to establish agreements with Perry City, Box Elder County and Box Elder School District. Mr. Barnhill asked the RDA members to consider what they would do with the increments collected from the agencies. He asked them to consider what projects need to be done that have not been done and what are the barriers causing this development from happening. Ms. Johnson commented that the study might also show this information and that she wants the board to keep these plans in mind as they review the budget. Mayor Jeppsen asked if the consultants (doing the study) would be able to evaluate the interest concerns expressed by Board Member Walker. Ms. Johnson responded that during the study they build projections of growth, property, tax increment, and what that would total out to be. She said that the study would suggest project areas along with improvements the city might want to bring to further develop it, in addition, they will also build the project budget.

**MOTION:** Board Member Tueller made a motion to approve Resolution 2023-01 Adopting a Final Fiscal Year (2023-2024) Budget for Redevelopment Agency. Board Member Walker seconded the motion.

**ROLL CALL:** Board Member Wright, Yes  
Board Member Ostler, Yes  
Board Member Tueller, Yes  
Board Member Walker, Yes  
Board Member Young, Yes

**Motion Approved.** 5 Yes, 0 No

**B. Approval of Consent Items:**

A. May 11, 2023 RDA Meeting Minutes

**MOTION:** Board Member Wright made a motion to approve May 11, 2023 RDA Meeting Minutes. Board Member Walker seconded the motion.

**All in Favor**

**ADJOURNMENT**

**MOTION:** Board Member Wright motioned to adjourn the meeting.

**Motion Approved.** All Board Members were in favor.

The meeting adjourned at 6:47 p.m.

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Shanna Johnson, City Recorder

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Kevin Jepps, Mayor

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Anita Nicholas, Deputy Recorder