

Approved 12.15.2015

**MINUTES OF THE REDEVELOPMENT AGENCY MEETING HELD ON TUESDAY, SEPTEMBER 15, 2015, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH**

PRESENT: Chairman Bill Colbert, Boardmembers Bill Rappleye, Alan Summerhays, Jeff Stenquist, Marsha Vawdrey, and Troy Walker

STAFF PRESENT: David Dobbins, Mike Barker, Rachelle Conner, Russ Fox, Keith Morey, Rhett Ogden, Glade Robbins, and Bob Wylie

---

**Call to Order**

[8:21:35 PM](#)

Chairman Colbert called the meeting to order at 8:21 p.m.

[8:21:38 PM](#)

**1.0 Action Item: Approval of July 21, 2015, Minutes**

[8:21:44 PM](#)

**1.1 Boardmember Rappleye moved to approve the July 21, 2015, minutes. Boardmember Vawdrey seconded the motion.**

[8:21:57 PM](#)

**1.2 A vote was taken with Boardmembers Colbert, Rappleye, Summerhays, Stenquist, Vawdrey, and Walker voting yes. The motion passed unanimously.**

[8:22:11 PM](#)

**2.0 Action Item: Approval of Resolution #RDA 15-05, Approval of a Parameters Resolution for Sale Tax Revenue Bonds, Series 2015**

[8:22:28 PM](#)

**2.1 Bob Wylie, Finance Director, stated the City Council approved this agreement earlier in the meeting. This action is the Redeveloping Agency approving the parameters resolution for the bonds.**

[8:22:58 PM](#)

**2.2 Boardmember Walker moved to approve Resolution #RDA 15-05. Boardmember Vawdrey seconded the motion.**

[8:23:12 PM](#)

**2.3 A vote was taken with Boardmembers Colbert, Rappleye, Summerhays, Stenquist, Vawdrey, and Walker voting yes. The motion passed unanimously.**

[8:23:29 PM](#)

**3.0 Action Item: Interlocal Agreement with Salt Lake County Housing Authority**

[8:23:37 PM](#)

3.1 David Dobbins, City Manager, indicated as Carlton Christensen stated earlier, the Salt Lake County Housing Authority has approached the City to use the RDA funds they have received from the East Bangerter RDA for a countywide housing project that meets the qualifications under the RDA. The RDA currently has \$1.1 million that can be used for this use. These funds came from the various taxing entities, so the City is not giving up any City funds for this. Salt Lake County will be able to develop a project that will help individuals countywide.

[8:25:06 PM](#)

3.2 Boardmember Summerhays asked whether the County is looking at Draper at all for the low-income housing project. Mr. Dobbins explained they are looking at options but one of the biggest criteria is the cost of property. He stated that limits the south end of valley, so it will probably be located in the northwest area of the county.

[8:26:10 PM](#)

3.3 Boardmember Walker stated he has worked with Mayor McAdams on this issue, and the County has come up with some great plans that will really make a difference.

[8:26:53 PM](#)

**3.4 Boardmember Walker moved to approve the Interlocal agreement with the Salt Lake Housing Authority. Boardmember Rappleye seconded the motion.**

[8:27:03 PM](#)

**3.5 A vote was taken with Boardmembers Colbert, Rappleye, Summerhays, Stenquist, Vawdrey, and Walker voting yes. The motion passed unanimously.**

[8:27:15 PM](#)

**4.0 Discussion: Thackery Company Community Development Area (CDA) Proposal**

[8:27:23 PM](#)

4.1 Mr. Dobbins stated when the City did an agreement with Cinemark, they had a CDA agreement. The ownership of the mall has changed to the Thackery Company, and they asked that the CDA be extended for an additional ten years. Mr. Dobbins has explained to them that he does not think the school district or the County would be willing to extend the CDA. The Thackery Company is asking that the City extend this with just their portion of property and sales tax. Tonight is an opportunity for the applicant to present their proposal to the RDA Board.

[8:28:34 PM](#)

4.2 Dean Smith, applicant, thanked the RDA Board for the opportunity to speak with them. He indicated the previous owner struggled with this property, and a few years ago they were at risk of losing it to the bank. His company became involved and acquired the center at that time. They have made significant progress in turning it around. He asked the Board to consider their request of \$500,000 from incremental revenues generated by

the center to assist with the costs of completing the development of the center. This will also provide a significant benefit to the City. If approved, the \$500,000 will be used to reimburse a portion of the site improvement costs, which will total approximately \$1,240,000. The improvements include the upgraded sign, newly painted roof, enhancements to the project entrance including new pavement, curbing and sidewalks, landscaping, and lighting. This will make this very visible center more attractive and appealing to customers and the community in general. In addition to the site improvements, they plan to add new businesses such as Floor and Décor and the Black Bear Diner. These new components will add new property tax and sales tax revenues for the City. They are asking the City to extend the City's current participation in the Gateway Community Development Project Area for an additional ten years and entering into a sales tax agreement, which would allocate thirty-five percent of the sales tax generated by the development to Thackery Company during that fourteen year period. Lewis Young prepared a cost benefit analysis for the Council. It showed this proposal would generate enough property tax increment to cover the CDAs currently projected shortfall of \$294,000 and generate a net sales tax benefit of \$735,000. He expressed his belief that this is a win-win proposal that would bring considerable benefits to the City and the Thackery Company. He asked the City Council to consider this as an action item at the next meeting.

[8:31:16 PM](#)

4.3 Mr. Dobbins indicated staff can provide more information to the Board if they are interested.

[8:31:35 PM](#)

4.4 Boardmember Rappleye noted he would like to get some solid retail information. One of the things he is concerned about is that this center has gone away from the retail and has more service oriented things in there.

[8:32:12 PM](#)

**5.0 Adjourn to a City Council Meeting**

[8:32:20 PM](#)

**5.1 A motion to adjourn was made by Boardmember Summerhays and seconded by Boardmember Walker.**

[8:32:22 PM](#)

**5.2 A vote was taken with Boardmembers Colbert, Rappleye, Summerhays, Stenquist, Vawdrey, and Walker voting yes. The motion passed unanimously.**

5.3 The meeting adjourned at 8:32 p.m.