

Approved 5.3.2017

MINUTES OF THE REDEVELOPMENT AGENCY MEETING HELD ON TUESDAY, DECEMBER 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, Rachele Conner, Hazel Dunsmore, Russ Fox, Keith Morey, Rhett Ogden, Glade Robbins, Bryan Roberts, and Bob Wylie

[9:12:02 PM](#)

1.0 Call to Order

1.1 Chairman Colbert called the meeting to order at 9:12 p.m.

[9:12:56 PM](#)

2.0 Action Item: Approval of September 15, 2015, Minutes

[9:13:01 PM](#)

2.1 Boardmember Walker moved to approve the September 15, 2015, minutes. Boardmember Rappleye seconded the motion.

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

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3.0 Action Item: Adopting the November 1st Annual Report

[9:13:33 PM](#)

3.1 Bob Wylie introduced Jason Burningham from Lewis, Young, Robertson, and Burningham.

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3.2 Mr. Burningham indicated it is a requirement to file this report each November. This report goes to the School District, the County, and each of the taxing entities that levy a tax within the project areas. All of the project areas have been extremely successful. The purpose tonight is to give a highlight of the successes relative to the RDA project areas. The project areas and tax increment to be paid are as follows:

- West Freeway
 - \$0
- Sand Hills
 - \$563,528

- Crescent
 - \$1,307,083
- East Bangerter
 - \$1,015,733
- Gateway
 - \$254,963
- FrontRunner
 - \$906,231
- Total Tax Increment
 - \$3,790,426

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3.3 Boardmember Walker moved to adopt the November 1st Annual Report. Boardmember Rappleye seconded the motion.

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

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4.0 Presentation: Capital Facilities Financial Plan (CFFP)

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4.1 Mr. Burningham indicated the purpose of the plan is to assist the RDA with allocating their current and future tax increment fund balance. The capital projects in this plan are critical and necessary to spur economic development within the current project areas that have fund balances. The types of capital facilities include:

- Public Works and Utilities
 - Roads
 - Signalization
 - Intersection improvements
- Economic Development Revitalization
 - Site remediation and beautification
- Parks
 - Trails

Mr. Burningham then reviewed the master priorities list as follows:

- West Freeway
 - 12200 South Road Extension
 - New Water Tank (5 million gallon)
 - Salt Lake City Canal Trail (Lone Peak Parkway)
- Sand Hills
 - Kmart Repurposing
 - Draper Canal Trail (122nd to Draper Parkway)
 - Porter Rockwell Trail
 - Roundabout on Pioneer and 1300 East

- Pioneer Streetscaping
- Draper Canal Trail (Pioneer roundabout to Draper Parkway)
- Crescent
 - 11950 South Extension
 - Project area revitalization (State Street)
 - 11950 South Signalization
 - Detention Basin (Lone Peak Hospital)
- East Bangerter
 - 13800 South and Bangerter Road Improvements

Mr. Burningham recommended the RDA Board adopt this plan so the various taxing entities understand there is an actual plan in place.

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4.2 Boardmember Stenquist questioned whether there are other projects that did not make this list. Mr. Burningham replied there are a few that were identified. The City might also want to look at reserving a portion of the funds for tenant improvements.

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4.3 Boardmember Colbert noted it would be helpful to know what the restrictions are for the funds. Mr. Burningham indicated the only restrictions in place right now are municipal buildings. They cannot build a City Hall or a fire department, but the funds could be used for a parking garage.

Boardmember Colbert questioned whether the funds could be used for a “Green” Bicycle Program. Mr. Burningham replied it would qualify.

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5.0 Adjourn to a City Council Meeting

[9:46:09 PM](#)

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

5.3 The meeting adjourned at 9:46 p.m.