

Approved June 19, 2018

**MINUTES OF THE REDEVELOPMENT AGENCY (RDA) MEETING HELD ON TUESDAY, JUNE 5, 2018, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH**

PRESENT: Chairman Michele Weeks, Boardmembers Mike Green, Tasha Lowery, Alan Summerhays, Marsha Vawdrey, and Troy Walker

STAFF PRESENT: David Dobbins, Mike Barker, Rachelle Conner, Scott Cooley, Hazel Dunsmore, John Eining, Russ Fox, Rhett Ogden, Glade Robbins, Clint Smith, and Bob Wylie

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**1.0 Call to Order**

1.1 Chair Weeks called the meeting to order at 9:11 p.m.

**2.0 Action Item: Approval of May 1, 2018, RDA Minutes**

2.1 **Boardmember Summerhays moved to approve the May 1, 2018, RDA minutes. Boardmember Green seconded the motion.**

2.2 **A roll call vote was taken with Boardmembers Green, Lowery, Summerhays, Vawdrey, Weeks, and Walker voting yes. The motion passed unanimously.**

**3.0 Public Hearing: Fiscal Year 2018-19 RDA Tentative Budget**

3.1 Bob Wylie, Finance Director, indicated there are five project areas in the RDA. The total budget for these project areas is \$8,862,445. The money comes from the tax increment in these project areas. The majority of the expenses come from the agreements within each of the project areas, and there is also a bond obligation.

3.2 **Chair Weeks opened the public hearing. No one came forward to speak, so Chair Weeks closed the public hearing.**

**4.0 Discussion: South Mountain CRA Plan and Budget**

4.1 David Dobbins, City Manager, noted the City has had discussions with Pluralsight to locate in this project. They have talked about the possibility of providing incentives to them through property tax. Salt Lake County has been working with the City. They have put together a plan and budget for the Community Reinvestment Project Area. They have included Highland Drive up to Bangerter Parkway, so they can use the tax increment from this project to help fund improvements to Highland Drive. If Pluralsight locates here, there will be road improvements that need to be made, and they can use that tax increment to pay for it. The plan has been put together, and there is a proposed budget. It is preliminary at this time. Pluralsight is looking to invest a lot of money in this project. The County is supportive of the project, but the School District wants to see more information. By

incentivizing this, the City will get more property tax because it requires Pluralsight to hit certain deadlines. They have to make a certain amount of investment and create a certain property tax value in order to get any incentive back. If they do not meet the deadline, they do not get the incentive. Essentially, they are guaranteeing they get that return, and at the end of the incentive period, all of the taxing entities get 100 percent of the tax. They are still going through the process, and it will be brought back to the City Council for approval. There is no action needed at this time.

4.2 Councilmember Weeks asked what the conditions of the agreement were when they entered into this with the County and asked whether the City would just have to accept the County's recommendation. Mr. Dobbins stated they City has complete control of this process. There is no commitment or requirement to comply with anything else.

4.3 Councilmember Summerhays asked what the City's participation would be. Mr. Dobbins explained they are looking at seventy percent max at this time, but the Council could go lower than that.

Councilmember Summerhays asked how many years this would be in effect. Mr. Dobbins replied it would be twenty years. The City has run the calculations. If they let it develop on its own like the property to the south, they could expect to get the same property tax growth on the north side as they do on the south. If they incentivize it, they guarantee it. That is the tradeoff.

Councilmember Summerhays asked whether Pluralsight has made indications that for sure they are coming to Draper. Mr. Dobbins replied they will if this goes through. They would then be required to hit their deadlines in terms of what they set in terms of growth. Essentially, they plan to develop out the campus over about a ten-year period.

## **5.0 Adjourn to a City Council Meeting**

**5.1 Boardmember Summerhays moved to adjourn to a City Council meeting. Boardmember Walker seconded the motion.**

**5.2 A roll call vote was taken with Boardmembers Green, Lowery, Summerhays, Vawdrey, Weeks, and Walker voting yes. The motion passed unanimously.**

5.3 The meeting adjourned at 9:18 p.m.