

Approved September 4, 2018

**MINUTES OF THE REDEVELOPMENT AGENCY (RDA) MEETING HELD ON TUESDAY, AUGUST 7, 2018, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH**

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

STAFF PRESENT: David Dobbins, Mike Barker, Rachelle Conner, Scott Cooley, Hazel Dunsmore, Russ Fox, Rhett Ogden, Christina Oliver, and Bob Wylie

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**1.0 Call to Order**

1.1 Chair Michele Weeks called the meeting to order at 7:13 p.m.

**7:13:58 PM**

**2.0 Action Item: Approval of July 17, 2018, RDA Minutes**

**7:13:59 PM**

2.1 Boardmember Walker moved to approve the July 17, 2018, RDA minutes. Boardmember Green seconded the motion.

**7:14:07 PM**

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

**7:14:19 PM**

**3.0 Public Hearing: Resolution #RDA 18-05, Adopting the South Mountain Community Reinvestment (CRA) Project Area Plan and Budget**

**7:14:33 PM**

3.1 David Dobbins, City Manager, stated staff has been working on this project for quite some time. He displayed a map of the area for those present. The action tonight would create the area and adopt the budget for the project area. The City would then work with the affected entities to enter into Interlocal agreements. The budget included funding for additional roads and Highland Drive, if needed.

**7:18:02 PM**

3.2 Bret Barlow introduced himself as an employee of Pluralsight. He presented a video highlighting Pluralsight's accomplishments.

**7:19:16 PM**

3.3 Lindsey Kneuen stated she oversees Pluralsight One. She showed a video to summarize their impact. She introduced how they worked with the communities and reviewed their accolades as a company.

**7:23:58 PM**

3.4 Mark Murdock, developer, thanked the Board and asked for questions.

**7:24:12 PM**

3.5 Boardmember Summerhays asked about other companies in the videos. Ms. Kneuve explained these other organizations were nonprofit organizations.

**7:24:56 PM**

3.6 Chair Weeks asked about the budget. Mr. Dobbins explained everything was posted on the website. He explained the budget showed the investment the company planned on making. They planned on creating tax revenue to return into the area for infrastructure.

There was discussion on making the housing in the area affordable for teachers. Chair Weeks asked if the school district was aware of this decision. Mr. Dobbins said the School Board would make their final decision by the 21<sup>st</sup> of August.

**7:26:36 PM**

3.7 Boardmember Summerhays stated if the company did not make any money they would not have to pay the City. Mr. Dobbins said this was correct, and explained their tax payment was based off their performance.

**7:27:09 PM**

**3.8 Chair Weeks opened the public hearing.**

**7:27:28 PM**

3.9 Daxton Self, resident, commented he had lived in Draper for 16 years. He said he was happy his job would be closer due to the development.

**7:28:13 PM**

3.10 Tony Nelson, resident, said he was happy about the development. He asked how much the City was giving the developer in tax incentives.

**7:28:54 PM**

3.11 Angela Dayton, resident, said she was present to speak about Coyote Trailhead. She was asked to speak later on the subject.

**7:29:28 PM**

3.12 Russell Webster, resident, said he thought Pluralsight was a good company. He asked how this development would impact the traffic.

**7:30:24 PM**

3.13 Mike Allen, resident, said he was concerned about the density. He said he liked the people that worked at Pluralsight.

**7:31:28 PM**

**3.14 Chair Weeks closed the public hearing.**

**7:31:50 PM**

**3.15 Boardmember Walker moved to approved RDA #18-05. Boardmember Green seconded the motion.**

**7:32:04 PM**

3.16 Chair Weeks asked when they would develop. As a frame of reference, Mr. Dobbins explained that they compared the growth with a development close to this one that increased in value by 363 percent in five years. This gave them the projection that this development would increase in value 2000 percent. Their first phase was proposed to be 300,000 square feet.

Mr. Dobbins explained they needed to adopt the plan and the budget to enter into an Interlocal agreement between the City and the RDA. They could then work with other taxing entities and enter into an agreement with Pluralsight once the numbers were finalized. Chair Weeks asked Mr. Dobbins to elaborate on the traffic infrastructure. Mr. Dobbins explained they planned on \$7.5 million for roads. He said they would analyze traffic and pay for improvements with the taxes earned from Pluralsight.

**7:35:36 PM**

3.17 Boardmember Walker thanked Pluralsight for choosing Draper. He thought this was a good deal they had made with the City. He also said this was a good location.

**7:37:53 PM**

3.18 Boardmember Summerhays agreed with Boardmember Walker and said he hoped everything fell into place for this to work. He thanked everyone for their work on this deal.

**7:38:29 PM**

3.19 Boardmember Vawdrey said this was a great opportunity and looked forward to having Pluralsight in the City.

**7:38:45 PM**

3.20 Boardmember Green welcomed Pluralsight to Draper.

**7:38:50 PM**

**3.21 Chair Weeks called for a vote. Boardmembers Green, Lowery, Summerhays, Vawdrey, Walker, and Weeks voted yes. The motion passed unanimously.**

**7:38:58 PM**

**4.0 Action Item: Approving Agreement # RDA 18-02, Interlocal Agreement between the Redevelopment Agency and Draper City Providing for Participation in the South Mountain CRA**

**7:39:34 PM**

4.1 Mr. Dobbins explained this was the next step in the legal process. Now they would enter into an agreement and the City would collect the tax revenue to give back to the RDA. The funds would be used for the plans they adopted.

**7:40:33 PM**

**4.2 Boardmember Walker moved to approve Agreement # RDA 18-05. Boardmember Vawdrey seconded the motion.**

**7:40:54 PM**

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

**7:41:12 PM**

**5.0 Adjourn to a City Council Meeting**

**7:41:14 PM**

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

**7:41:17 PM**

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

**7:41:20 PM**

**5.3 The meeting adjourned at 7:41 p.m.**