

MINUTES OF THE REDEVELOPMENT AGENCY MEETING HELD ON TUESDAY, OCTOBER 23, 2012, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH.

“This document, along with the digital recording, shall constitute the complete meeting minutes for this City Council meeting.”

PRESENT: Chairman Bill Rappleye, Boardmembers Bill Colbert, Jeff Stenquist, Alan Summerhays, and Troy Walker. Darrell Smith was excused.

STAFF PRESENT: David Dobbins, Doug Ahlstrom, Danyce Steck, Tracy Norr,

1.0 Call to Order

[6:49:13 PM](#)

1.1 The meeting was called to order by Chairman Rappleye.

2.0 Draper Gateway CDA Agreement with Draper City

[6:50:01 PM](#)

2.1 David Dobbins explained that when the Draper Gateway CDA was approved, the RDA neglected to have the city enter into an agreement with the RDA for sharing of the tax increment financing. It was an oversight. Doug Ahlstrom said this agreement was called to our attention by the county assessor and they are waiting for the agreement.

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2.2 **A motion to approve the agreement with Draper City for the Draper Gateway CDA was made by Boardmember Walker and seconded by Boardmember Summerhays. A roll call vote was taken with Boardmembers Colbert, Summerhays, Walker, Stenquist and Rappleye voting in favor. The motion carried.**

[6:50:57 PM](#)

3.0 Public Hearing: Resolution #RDA12-05, Creating the RC Willey Community Development Area

[6:51:21 PM](#)

3.1 Ed James explained the RDA first needs to adopt a resolution to create the community development plan area, then a separate resolution to adopt the plan. The area is just west of IKEA. David Dobbins noted that the recruitment of RC Willey included a sales tax reimbursement, which should be done under a Community Development Area (CDA). That is the only reason for the CDA. The CDA is very limited and very small in geographic area. The city is the only taxing entity involved.

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3.2 The public hearing was opened. There were no comments and the public hearing was closed.

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3.3 **A motion was made by Boardmember Stenquist to adopt the resolution creating the RC Willey Community Development Area (CDA). The motion was seconded by Boardmember Walker.**

3.4 **A roll call vote was taken with Boardmembers Stenquist, Walker, Summerhays, Colbert and Rappleye voting in favor. The motion carried**

4.0 **Public Hearing: Resolution #RDA 12-06, Adopting the RC Willey Community Development Area Plan**

[6:54:50 PM](#)

4.1 Ed James said a draft plan has been prepared by the staff. He said this CDA utilizes only a portion of the anticipated sales tax that goes to the city and does not involve any other taxing entity. He reviewed the area of the plan. The site is 3.94 acres and contains three parcels which are all owned by IKEA. He said Draper City's anticipated share of the sales tax is \$250,000 per year. Up to \$750,000 of the tax increment funds will be used towards infrastructure. He reviewed the formula for the payments, noting that at no time would more than half of the anticipated new sales tax revenues to the city be used in this CDA.

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4.2 David Dobbins noted that IKEA is selling the property to R.C. Willey. They think it will boost their sales. IKEA did ask that the boundaries of the area include a piece of property on the north that is not being sold to R.C. Willey and would like to limit the participation to those improvements and the tax revenue generated by the property owners. He asked the board to add a finding that any tax increment financing would be limited to what is generated by the property owner.

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4.3 **The public hearing was opened. There were no comments and the public hearing was closed.**

[7:00:45 PM](#)

4.4 **A motion was made by Boardmember Colbert to adopt Resolution RDA #12-06, including a finding that any tax increment financing would be limited to what is generated by the property owner. The motion was seconded by Boardmember Summerhays.**

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4.5 A roll call vote was taken with Boardmembers Colbert, Summerhays, Walker, Stenquist and Rappleye voting in favor. The motion carried.

5.0 Motion to Approve Minutes of October 23, 2012

[7:01:57 PM](#)

5.1 A motion was made by Boardmember Summerhays that the minutes be prepared and mailed to each member of the Redevelopment Agency Board. The Board will have ten days to review the minutes and submit any changes to the secretary. If after ten days, there are no changes the minutes will stand approved. If there are changes, the process will be followed until all changes are made and the Board is in agreement. The motion was seconded by Boardmember Walker and carried unanimously.

6.0 Adjournment

[7:02:44 PM](#)

6.1 A motion to adjourn was made by Boardmember Colbert and seconded by Boardmember Walker. The motion carried unanimously.