



MINUTES
Springville City Redevelopment Agency Meeting – May 03, 2016

MINUTES OF THE REGULAR MEETING OF THE REDEVELOPMENT AGENCY HELD ON TUESDAY, MAY 03, 2016, AT 6:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Chair Wilford W. Clyde presided. In addition to Chair Clyde, the following were present: Director Rick Child, Director Christopher Creer, Director Craig Conover, Director Jason Miller, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder Kim Rayburn. Excused from the meeting; Director Chris Sorensen.

CALL TO ORDER

Chair Clyde welcomed everyone and called the meeting to order at 6:30 p.m.

REGULAR AGENDA

- 1. Presentation and discussion of the Redevelopment Agency tentative budget for Fiscal Year 2016-2017, and a request to schedule a Public Hearing date and time for formal adoption of the Final Budget on June 07, 2016 – Bruce Riddle, Assistant City Administrator/Finance Director**

Finance Director Bruce Riddle presented the Springville City Redevelopment Agency (RDA) tentative budget for Fiscal Year 2016-2017. Director Riddle explained the budget for the RDA is comprised of tax increment payments associated with the RDA area and associated projects established when the zone was created. He noted this is the third budget year with tax increment revenue. Director Riddle commented as new agreements occur an amendment of the budget may be necessary. He will address any of these before the final budget and sales tax revenue received into the General Fund will need to be amended into the RDA.

DIRECTOR CONOVER MOVED TO APPROVE **RESOLUTION #2016-01R**, BY THE REDEVELOPMENT AGENCY OF THE CITY OF SPRINGVILLE, UTAH TO ADOPT THE TENTATIVE BUDGET FOR FISCAL YEAR 2016-2017 AND SET A PUBLIC HEARING FOR ADOPTION OF THE FINAL BUDGET ON JUNE 7, 2016, AT 6:50 P.M.

DIRECTOR MILLER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

DIRECTOR CHILD	AYE
DIRECTOR CONOVER	AYE
DIRECTOR CREER	AYE
DIRECTOR MILLER	AYE
DIRECTOR SORENSEN	ABSENT

THE MOTION CARRIED UNANIMOUSLY **RESOLUTION #2016-01R** ADOPTED

2. Consideration of a resolution that approves an Interlocal Agreement between Springville City and the Springville City Redevelopment Agency regarding the Springville North Community Development Project Area.

Assistant City Administrator/City Attorney John Penrod reported HWP Properties, Inc. is currently developing a Mitsubishi new and used car dealership within the Springville North Community Development Project Area. In November 2015, the Agency adopted the Plan for the Project Area. One of the stated purposes of the Plan is to provide sales tax incentives to the Mitsubishi dealership in order to encourage the dealership to locate in the Project Area. Attorney Penrod explained the Interlocal Agreement provides the City's approval of providing a portion of the sales tax revenues generated from the Mitsubishi and Tracker boat dealerships to the Agency. In return, the Agency will be permitted to enter into a participation agreement to provide sales tax incentives to HWP Properties, Inc., which owns both the Mitsubishi and Tracker dealerships. Attorney Penrod explained the provisions of the interlocal agreement.

DIRECTOR CONOVER MOVED TO APPROVE **RESOLUTION #2016-02R** THAT APPROVES AN INTERLOCAL AGREEMENT BETWEEN THE AGENCY AND SPRINGVILLE CITY WHEREIN THE CITY CONSENTS TO THE AGENCY RECEIVING A PORTION OF SALES TAX REVENUES GENERATED BY SALES WITHIN THE SPRINGVILLE NORTH COMMUNITY DEVELOPMENT PROJECT AREA.

DIRECTOR CREER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

DIRECTOR CHILD	AYE
DIRECTOR CONOVER	AYE
DIRECTOR CREER	AYE
DIRECTOR MILLER	AYE
DIRECTOR SORENSEN	ABSENT

THE MOTION CARRIED UNANIMOUSLY **RESOLUTION #2016-02R** ADOPTED

3. Consideration of a resolution that approves a participation agreement between the Springville City Redevelopment Agency and HWP Properties, Inc., for development within the Springville North Community Development Project Area – John Penrod, City Assistant Administrator/City Attorney

Attorney Penrod explained the purpose of the agreement is to help carry out the Springville North Community Development Project Area Plan, by providing sales tax incentives to HWP Properties in order to encourage the development and operation of an auto dealership. Attorney Penrod noted nothing in the agreement limits HWP Properties from selling the properties on which the dealerships are located. However, HWP Properties cannot assign the agreement to someone else without the prior written consent of the Agency. The incentive will start on the date that Mitsubishi sells its first vehicle and run for five years from that date.

DIRECTOR CREER MOVED TO APPROVE **RESOLUTION #2016-03R** THAT APPROVES THE AGENCY ENTERING INTO A PARTICIPATION AGREEMENT WITH HWP PROPERTIES, INC. FOR INCENTIVES TO ENCOURAGE THE DEVELOPMENT AND OPERATION OF AUTO AND BOAT DEALERSHIPS.

DIRECTOR CONOVER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

DIRECTOR CHILD	AYE
DIRECTOR CONOVER	AYE
DIRECTOR CREER	AYE
DIRECTOR MILLER	AYE
DIRECTOR SORENSEN	ABSENT

THE MOTION CARRIED UNANIMOUSLY RESOLUTION #2016-03R ADOPTED

4. Motion for review and finalization of the May 03, 2016 minutes.

DIRECTOR CREER MOVED TO APPROVE THE MINUTES FROM MAY 03, 2016 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.

DIRECTOR CONOVER SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

ADJOURNMENT

DIRECTOR CONOVER MOVED TO ADJOURN THE REDEVELOPMENT AGENCY MEETING AT 6:44 P.M. DIRECTOR MILLER SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

This document constitutes the official minutes for the Redevelopment Agency of Springville City meeting held on Tuesday, May 03, 2016.

I, Kim Rayburn, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, May 03, 2016.



Kim Rayburn, CMC
City Recorder