



REGULAR AGENDA
SPRINGVILLE REDEVELOPMENT AGENCY
OCTOBER 20, 2020 AT 6:30 P.M.
City Council Chambers
110 South Main Street
Springville, Utah 84663

CALL TO ORDER

REGULAR AGENDA

1. Consideration of a Participation Agreement for the Frontage Road RDA - Troy Fitzgerald, City Administrator

MOTION FOR REVIEW AND FINALIZATION OF THE OCTOBER 13, 2020 MINUTES

ADJOURNMENT

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 10/16/2020

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings. s/s - Kim Crane, CMC, City Recorder





STAFF REPORT

DATE: October 14, 2020
TO: Members of the RDA Board
FROM: Troy Fitzgerald, City Administrator
SUBJECT: TENNIS FACILITY

RECOMMENDED MOTION

A Motion to DENY the request for RDA Funding.

BACKGROUND

Doug Fowkes, owner of Infomercials Inc., is planning to build a tennis facility on his property within the RDA area on the west side of the City, and he is asking for the City to participate in the construction costs of the tennis facility. Mr. Fowkes reasoning for asking for the City to participate is because (1) he feels that the facility will be a great amenity for the City, and (2) his property is in a redevelopment agency project area in which the City has been collecting property tax increment generated by increased value of the property. His arguments are attached.

The proposed tennis court facilities, Mr. Fowkes' proposal, and the redevelopment project area are discussed below.

Tennis Court Facilities

Mr. Fowkes owns Infomercials Inc. located west of I-15. He also developed and owns the Sam Dexty Subdivision, which is the subdivision where Infomercials Inc. is located. Below is a map that shows the location of the subdivision.



The lot highlighted in yellow is the lot on which Mr. Fowkes' is planning to build his tennis facility. Below are design concepts of what the facility will look like.



Mr. Fowkes' Proposal

Mr. Fowkes current request is unclear as to the amount of the request. In the past, Mr. Fowkes is asking the City to pay the following towards the tennis facility:

- Pay \$500k towards construction. (Total construction costs amount to \$5,200,000.)
- Install the parking lot and landscaping, which amounts to approximately \$85,000.

- Waive fees and permits. This will be a considerable amount of money, especially if impact fees are waived.
- Continue to provide RDA tax increment until the increment ends in 2024 and help to see if School District will be willing to continue with the tax increment.

Mr. Fowkes past proposed rates for people to use the tennis facilities were as follows:

- Membership Initiation Fee - \$199
- Monthly Fee:
 - Individual - \$65
 - Family - \$125
- Guest Fee - \$10/person

In return for the City helping to pay for the facility, Springville residents would not have to pay the membership initiation fee.

Redevelopment Agency Project Area

Mr. Fowkes' property is located in a redevelopment agency project area ("RDA") that was put into place in 2000. The RDA was set up to collect 100% of property tax increment, meaning increase of property tax generated by increased value in property overtime based on property development. The RDA was slow to develop and started to collect tax increment in or around 2013. The RDA has collected between \$300,000 and \$350,000 in tax increment associated with Mr. Fowkes' property that could be put towards the tennis facility.

The purpose of the tax increment generated by the RDA is to enhance the project area and help develop property within the project area. The RDA is set up to collect tax increment through 2024.

Staff Recommendation

Staff's recommendation has been against helping to fund the project, especially above any amount of tax increment generated by Mr. Fowkes' property. We can find little return to citizens for the investment.

If the Council is inclined to grant RDA funds to the project, we would need to enter into an agreement concerning the project at a future meeting. Direction as to the Board's intention with regard to award should be as clear as possible.

Troy K. Fitzgerald
Troy K. Fitzgerald
City Administrator

SPRINGVILLE TENNIS & PICKLEBALL CENTER

We are seeking RDA Property Tax Relief



Features 10 Tennis Courts and 8 Pickleball Courts—with additional crossover lines for up to 24 Pickleball Courts! Usage is flexible based on demand. 45,000 Sq ft.



I-----OUTDOOR COURTS-----I-----INDOOR COURTS-----I

FUNDING EFFORTS:

The estimated construction cost of this facility is \$5,200,000.00. It will be 100% privately funded. However, we are seeking RDA property tax relief to aid in the ongoing operational costs. In this document, you will see that RDA property tax relief will assist in providing a host of benefits to Springville City, including but not limited to, lower hourly usage fees; creation of local jobs; more business for Springville restaurants, hotels, and stores; a new and valuable resource for exercise, health, and fitness; and ultimately will draw more residents and surrounding businesses into Springville City, thereby increasing the tax base.

LOCATION MAP:

ADDRESS: 2069 West 1150 North, Springville Utah 84663. Freeway Frontage
RDA DESIGNATED LAND Sam Dexy Properties - Parcel # 66:582:0004



HIGHLIGHTS and BENEFITS to the COMMUNITY:

- **COMMUNITY CENTERED PROJECT:** Tennis and Pickleball programs offered at this facility will bring hundreds of people from our community together each day. These people will interact, socialize, and develop lasting relationships.
- **PROMOTES HEALTH, EXERCISE, and FITNESS:** Exercise is important for good health. People choose to get their exercise in different ways. Many people are choosing Tennis and Pickleball as a fun way to get their exercise.
- **YOUTH PROGRAMS:** There will be junior programs for youth, to teach them these valuable sports. These are sports they can play their entire lives. Learning and excelling at a sport can create confidence and self-worth in our youth. We need to keep our youth engaged in positive, productive activities like these.
- **ADULT PROGRAMS:** USTA TENNIS and USAPA PICKLEBALL clubs will be based out of this facility, including the current USTA National Championship Tennis team.
- **TOURNAMENTS:** Local, state, and regional tournaments hosted at this facility will bring in people from all over...both from inside and outside of the state. These people will frequent Springville restaurants, hotels, and stores.
- **LOCAL COMMUNITY JOB OPPORTUNITIES:** Teachers, Trainers, Coaches, Management, and Staff will be needed to run the facility.

PROPERTY TAX RELIEF NEEDED:

Our research indicates that by offering both Tennis AND Pickleball, this business will be profitable—but the margins are slim. Property Tax Relief—especially in the beginning “growth” years—is crucial for us! By granting RDA property tax relief, we can charge lower fees. By helping us to make this business successful, you will be doing a great service to hundreds of people from our community on a daily basis.

NO IMPACT TO SPRINGVILLE TAX PAYERS

My Springville based company, Sam Dexy Properties, pays significant property taxes. \$69,000+ annually. The taxes paid by my company alone are more than enough to cover the RDA property tax reimbursement to the Tennis and Pickleball center. No other Springville tax payers will be affected.

NEBO SCHOOL DISTRICT SUPPORT

Nebo School district is the largest benefactor of local property taxes. We are currently seeking the support of Nebo School District. We believe we will get this support, as numerous students from the 6 Nebo High Schools will benefit directly. Junior programs offered at our facility will create a huge difference in the performance level of these young high school tennis players--creating more confidence and self esteem. Students who have access to junior programs like these, are more likely to earn college tennis scholarships. It is also a sport they can play their entire lives, for health, exercise, and enjoyment.

POSITIVE BENEFITS TO SPRINGVILLE CITY

Consider the Springville Clyde Rec Center. It is a huge ongoing taxpayer expense. How does Springville justify this massive expense? Springville recognizes that its residents place a high value on health, exercise, and enjoyment. The Clyde Rec Center provides that. It is also an important economic draw for those debating whether or not to move into the community and become Springville residents. The Springville Clyde Rec Center offers swimming, running, basketball, and weightlifting. However, the Springville Rec Center is missing 2 major fitness activities: Tennis and Pickleball. Pickleball is currently exploding and is possibly more popular than any of the activities offered by the Clyde Rec Center. Our proposed Springville Tennis and Pickleball Center will cover the gap, by offering both indoor and outdoor Pickleball and Tennis. Like the Clyde Rec Center, our facility will service the health and exercise needs of hundreds of people within our local community. It will also draw more residents and surrounding businesses into Springville City, and increase the tax base. In addition, this facility will draw people in from all over the valley. Tournaments will even bring people in from out of state. They will frequent Springville restaurants, hotels, and stores. Attached to the end of this document are letters of support. After reading those letters—you will have no doubt of the benefits. I encourage you to take the time to read them.

ARE MEMBERSHIP FEES PROHIBITIVE?

There will be a membership fee of \$65 dollars a month. Non-members may use the facility for a \$10 dollar guest fee per visit. Membership fees are necessary to pay back the huge privately funded construction costs of the facility. People will join for health, exercise, and enjoyment. If you don't have your health—you have nothing. People see the value of \$65 per month when it comes to their health. Outdoor court fees will be FREE to all members. Indoor courts will have a small fee to cover operational expenses: For Pickleball doubles, \$1.50 per hour per person. For Tennis doubles, \$4.50 per hour per person. We have lowered our fees to make this affordable for most people—but we need the RDA property tax relief to help offset our lower rates! RDA property tax relief will directly benefit the people by keeping fees low! Memberships ARE NOT required to play in tournaments at this facility.

IS THERE A NEED?

There are now a few thousand Pickleball players in the area. Cities, including Springville, are scrambling to build outdoor courts. Spanish Fork recently built 16 Pickleball courts and they are always crowded. Springville is building 4 outdoor courts, but it won't be enough, based on the overcrowding in Spanish Fork. And...none of these outdoor courts will be useful during the winter months. Indoor facilities are needed. That's where we fill a HUGE need for the community. Even the Springville Clyde Rec Center is making an attempt to modify a basketball court to get 1, or maybe 2 Pickleball courts for the Winter months. It won't be enough to satisfy the demand. Also—with these outdoor municipal Pickleball courts—you can't reserve court time. It's very frustrating to get there and wait in line to play! At our Tennis and Pickleball facility, you can go online and reserve the courts in advance. This is a huge benefit to both Pickleball and Tennis players in our community.

RDA MISSION

I have carefully reviewed the original RDA documents which lay out the mission and purpose of the RDA. These can be summarized into 2 categories:

- 1.) Material improvement of blighted areas along the I-15 Freeway.
- 2.) Economic Growth.

Response to Item #1: Improvement of blighted areas along I-15 Freeway.

- A.) This is an attractive building with beautiful landscaping. The RDA clearly states how blighted the land was at the time the RDA was adopted. The addition of this new Tennis and Pickleball Center will clearly satisfy this portion of the RDA mission and purpose.
- B.) The facility and surrounding improvements elicit a positive emotional response from the community—not just for its beauty--but for what it represents: Health, exercise, and enjoyment. The goals of the RDA are not only met visually...but also emotionally.

Response to Item #2: Economic Growth

- A.) This facility will create jobs for Teachers, Trainers, Coaches, Management, and Staff for both Pickleball and Tennis.
- B.) This facility will draw people in from all over the valley. Tournaments will also bring people in from out of state. These people will frequent Springville restaurants, hotels, and stores. (Refer to letters of support below.)
- C.) This facility will draw more residents into Springville and increase the tax base. It will cast Springville in a positive light, as a progressive and community-centered city.
- D.) It is a positive draw for other businesses looking to purchase the surrounding land. I have spoken to many prospective buyers of the surrounding land—and when I mention the future addition of the Tennis and Pickleball Center, it always elicits a positive reaction. They know that it will attract hundreds of people daily, giving their business more visibility. They also know that it will keep surrounding property values high.

CONCLUSION:

Please grant RDA property tax relief for this project. The project will be completed and become operational by summer 2021. This project fulfills the mission and purpose of the RDA—and provides a great service to the community. In light of the ongoing interest in tennis, and the huge overwhelming boom in Pickleball, the granting of this RDA property tax relief is a strong show of support for the local community. Thank You!

CONTACT INFO:

Doug Fowkes

Cell: (801) 830 1444

Email: MovieManfwks@yahoo.com

Letters of Support to follow:

LETTERS OF SUPPORT

798 N 475 E
Springville, UT 84663

June 1, 2020

Springville City Council
110 S Main Street
Springville, UT 84663

Dear City Council Members,

I understand that a proposal has been submitted for a city tennis and pickle ball center. I write to offer my support for such a project. At age 66 I have found pickle ball to be an opportunity for exercise in a competitive (if only mildly so) sport that is gaining popularity across age groups.

Tennis is well known but you may not have heard much about pickle ball. The name doesn't exactly grab your attention. Nevertheless, it is a fast growing sport. For independent confirmation of that I refer you to this NBC News website: <https://www.nbcnews.com/better/lifestyle/pickleball-fastest-growing-sport-you-ve-never-heard-ncna992106>. That webpage states that the sport has grown by 650% in the past 6 years.

I recognize that it is your responsibility to spend city funds in a responsible manner, benefitting as many as possible. I voted for the proposal allowing Springville to build and operate the Clyde Recreation Center. I supported it because I knew that others in the community, mostly younger, would benefit from that expenditure. I never use the Clyde Recreation Center but I travel to Spanish Fork about twice a week to play on the public courts that they have constructed. I travel that distance because I have been unable to find suitable facilities in our city. If you still question the interest within the community for such a project then I invite you to contact your counterparts in Spanish Fork and ask their views on the utilization of the facility and the value it brings to their community.

I know these are financially challenging times. I further understand that you have a proposal for such a project that doesn't require an expenditure of city funds, but does ask for a break on property taxes. I support such a project and ask you to seriously consider it, even if you personally are not familiar with this new and increasingly popular sport.

Thank you for your thoughtful consideration.

Sincerely,



Steven L. Baxter

Hello Springville City Council!

My name is Kim and I have been playing pickleball for almost 2 years. I developed a quick love for it and immediately got my family and friends involved in the sport as well.

It is crazy how quickly the sport has grown in recent years. Over the last couple months, I've seen most courts fill up with people waiting all morning and evening. In fact, Cedar Hills opened 6 new courts a few weeks ago. I drive by often and courts are always packed, especially in the evening with probably 50 people hanging around waiting to play on 6 courts. I happened to be there this morning at 6 am to get a court with my friends but by 7 am, all 6 courts were filled. I watched as people came and left to find other courts. While Cedar Hills has a rotation implemented so everyone could have played, people still left to find other courts because of how packed the courts were and I'm positive the other courts they tried nearby were also filled to capacity and more.

I've seen in the last year many friends putting in their own pickleball courts into their own backyards because going to a local park and getting a court is harder to come by. Kids, teenagers, and all ages of adults are flooding to the courts.

A friend in Ogden built an indoor pickleball court facility and he has been surprised that his courts are being used year round, no matter the weather. Plenty of us from Utah County have driven the hour plus up to his facility to use it because of the need of more courts, especially some you can reserve and be guaranteed a court instead of what most of us do which is drive around to multiple local courts or play at really odd hours to hopefully guarantee us a court.

This is long-winded and I apologize, however, I hope that I can help influence you to understand how grateful the pickleball community would be for a dedicated indoor/outdoor pickleball facility in Utah County. More of these types of establishments will be popping up, but Springville would be lucky to have this type of facility. I know cities in Northern Utah County have talked about adding in larger pickleball facilities and more courts and drawing a larger crowd. One city has realized the economic impact drawing pickleball crowds would have - dining at restaurants and staying in nearby hotels for larger tournaments. While this may not be entirely true of this facility, I know that after a couple hours of pickleball, my friends and I are looking to eat and a few of my favorite restaurants happen to be in Springville so I know we'd be stopping there often after playing pickleball.

Thank you for your time and consideration. I look forward to seeing this new pickleball facility become a reality!

Kim Corrigan

May 31, 2020

To Whom It May Concern:

I am a big fan of tennis and Pickleball and wish we had more facilities for these activities here in Springville.

I grew up in Springville and learned to play tennis on the old courts by the former Jr. High. My friends and I had a lot of fun getting together playing tennis. It provided a wholesome activity, that enlarged our circle of friends.

I encouraged the students I taught in P.E. at Westside and Brookside schools over the years to learn how to play tennis, by collecting a bunch of racquets and tennis balls and teaching kids how to hit the balls.

I have encouraged children to learn sports they can play in small groups, like tennis and Pickleball because they can be lifelong activities.

Now that I am getting a little older, I have discovered Pickleball. I love it. Anyone who hasn't played, should try it. We started with four of us, about a year ago, and the group is growing to where we have games during the day and some younger groups are playing in the evenings every week.

We have tried to play at the Provo Rec Center, but it is hard to get a court, because they are all taken. We also like the outdoor courts at Spanish Fork. They are usually also filled with people, young and old.

I think it would be a wonderful thing if we could get more tennis and Pickleball courts in Springville, especially indoor courts that can be used all year.

Exercise is good for children of all ages.

Kerry D. Bird

Hi,

Pickleball is the fastest growing sport in America! And probably the world! People of all ages can play and either be competitive or recreational. It brings together all people of all ages! Orem cut back from 8 to 6 because residents were against building the courts. Now crime has been reduced in that area by at least 25%! We will be attending this new facility, eating out in Springville AND shopping in Springville! Please support the building of this facility, and we will be supporting Springville!! Talk with other cities who have built pickleball courts. They are always crowded and the sport of pickleball is still growing!

I support this group! More courts are needed! Exercise like this keeps people healthy, no matter what age!!

Thank you for your time.
Lorraine Rupper

Me and my family moved to Springville 3 years ago and we love everything about Springville. We lived in American Fork before, and even though we didn't hate it there, we prefer Springville.

Pickleball and its popularity is growing fast here in Utah. I don't have any data to support that but I do know that I play pickleball 1 to 2 times per week and every time we go to a park it is very busy. Lately we only really try to play as early as 6:00AM because all other times of the day are too busy.

Go check out these pickleball parks throughout Utah county. There are some great parks in Orem and Spanish Fork, no matter the time of day I promise there will be people playing and likely the courts will be full.

Utahns are filling each and every pickleball court every day and nearly every hour of the day. It would be used by so many of Springville's residents and if you can't see that then you really need to evaluate Pickleball's popularity a little better.

Please allow for the construction of this facility as it will be something me, my family, and so many other Springville residents will use on a weekly basis.

Thanks for your consideration,

Mike Jensen
435 749 9824
1519 Renaissance Way Springville Utah 84663

Norm Chambers <norm@chambers.org>

To: moviemanfwks@yahoo.com

Wed, Jun 24 at 10:15 AM

Any city councilor who doesn't realize that pickleball is THE big upcoming social activity / recreational sport is showing how out of touch they are.

Make it easy for Springville and nearby residents to stay healthy while having fun - give a serious look at supporting this unique all-season, two-sport facility.

Hi Doug,

I am in full support of this and have been in discussion with a few different groups looking to do a big pickleball facility in Utah County. I have been playing for nearly 7 years and have played pro for 5 of those. I have also been a certified teaching pro for 2 years and coach a lot of players in both Utah and Salt Lake counties. My feedback for you is this:

The demand for pickleball courts far exceeds the demand for tennis courts. The 16 courts that Spanish Fork put in (outdoor) are packed with groups waiting every morning and evening.

I do know the two guys in the rec department that we have worked with over the years trying to get pickleball to be a thing here in Springville. The problem is that the "test run" things they have set up to see the demand were limited so they didn't get accurate info. Honestly, my belief after the years we have spent trying to get Springville on board is that they aren't interested.

Thanks,

Suzee Anderson
801.400.7494

Good morning Fowkes Family!

My husband Matthew Webster & I absolutely believe in the project of a facility for tennis and pickleball in Springville, Utah!

Matt was raised in Springville and after we got married we bought our first house in Springville. The one thing we wish the city had was Pickleball Courts. For a city known for its parks and rec, it was a shame that Springville fell behind Spanish Fork.

Spanish Fork built 16 pickleball courts, and these courts are non-stop busy every day of the week. It's great for families, and the land has never had better or more consistent use. As great as baseball and soccer fields are, you can't compare the use and benefit to the community.

Pickleball is a sport for all ages, skills, abilities and unites backgrounds and socioeconomic communities. I know moving from Haiti, I never felt a close sense of community in Utah than when I started playing Pickleball.

I now play the sport professionally and travel around the country to showcase the sport and also promote community wellness.

I ask the City of Springville to not only consider the courts, but to encourage the furthering of social/physical activities that benefit all ages, skill sets and abilities.

Regards,

Shellton JeanBaptiste-Webster

To whom it may concern,

I would love to see an indoor pickleball facility be built. I live in Orem and have my own pickleball court in my backyard but I would still frequent a facility like this weekly. It opens the door for league play, tournament play, and larger recreational play. I would use it year round, not just in the winter. On a hot summer day it would be great to have somewhere indoors to be able to play. In my experience, the public pickleball courts are always full with people waiting. Even the 16 pickleball courts in Spanish Fork have been frequently known to fill up, with people waiting. This sport is growing at a very fast pace.

Thank you,

Megan Maughan

I was a tennis player until about a year and a half ago when I started playing pickleball also.

Within a few months I'd completely switched to pickleball. I'm older (73) so pickleball is not as strenuous. Also, pickleball is much more social and older players can hold their own against much younger players, which means that pickup games are more likely in pickleball.

In Cedar Hills, Harvey Park opened about a month ago with, among other things, 6 pickleball courts. I've been by there many times in the last month and pickleball courts are always busy.

I hope this makes sense and is helpful.

Jim Broussard