

City of Washington Terrace

Minutes of a Redevelopment Agency Meeting Held on Tuesday, September 15, 2015
at City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

CHAIR, BOARD, AND STAFF MEMBERS PRESENT

Chair Mark C. Allen
Board Member Blair Brown
Board Member Mary Johnston
Board Member Robert Jensen
Board Member Scott Monsen
Vice-Chair Val Shupe
City Manager Tom Hanson
Secretary Amy Rodriguez

OTHERS PRESENT

Charles and Reba Allen, Ulis Gardiner, Del Kraaima, Angie Dewitt, Aly Dewitt, Mark Slaughter, Brad Langford

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA

3.2 APPROVAL OF MEETING MINUTES FROM JULY 21, 2015

Item 3.1 and 3.2 were approved by general consent.

4. NEW BUSINESS

4.1 DISCUSSION/ACTION: DIRECTION TO BE GIVEN ON A HOTEL STUDY TO BE COMPLETED FOR WASHINGTON TERRACE

Hanson stated that the accessibility to ski resorts, Hill AFB, I-84, and the hospital makes the area a good place to put a hotel. He stated that a hotel may make sense. He has received a proposal from Robert Benton and Associates for a study to see if a hotel would make sense for the city, stating that it may be beneficial for sales tax, lodging tax, and retail and food services. Mayor Allen stated that the study and expenses may be up to \$12500. Board Member Jensen asked if the Pitcher Hotel in South Weber has been successful in the area. Hanson stated that his understanding is that they are doing well and the success of the lodging has motivated him to look into a hotel in the South end of Washington Terrace. Board Member Jensen stated that it would have to be noticed chains to bring people to the hotel so that they can take advantage of multiple stay discounts, etc. Hanson stated that the landowners are interested in a hotel. Board Member Johnston stated that people are looking for convenience. Hanson stated that the RDA could fund the study. Board Member Johnston stated it would be nice if a person looking for the hotel could do the study for the land and present accordingly. Hanson agreed that it would be nice if the person doing the study had connections and can encourage the hotel owners. Board

47 Member Monsen stated that the most common element of successful hotels are that there are
48 food services and facilities surrounding them and wonders if we would be getting the cart before
49 the horse. Board Member Brown stated that he would vote no because of the tollway and no
50 freeway accessibility or restaurants. He agrees that it should be the developer to go after the
51 hotel. He stated that he would rather build up a medical base that could attract restaurants. Mayor
52 Allen agreed that the toll road may hurt us, but sees benefits for people who have medical issues
53 using the facilities. Hanson stated that he does not want to bring in anything that competes with
54 the hospital because they are our anchor. Board Member Shupe stated that its time to look at tax
55 base for the City and not give up prime real estate to medical or retirement home businesses. He
56 also noted that the landowner may give up concessions if a hotel is beneficial to him. Board
57 Member Johnston stated that she would like to see if a hotel would be beneficial and see if
58 landowner could pay for part of the expenses. Hanson stated that spending money in the RDA
59 does not hurt the City general fund. Mayor Allen stated that he would like to go in on the study
60 with someone else, possibly the county economic development department. Board Member
61 Shupe directed Hanson to pursue other sources first and decide from there. Hanson will research
62 with hoteliers.

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64 **5. COMMENTS CONSIDERED**

65 There were no comments considered.

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67 **6. ADJOURNMENT OF MEETING: CHAIR ALLEN**

68 **Chair Allen adjourned the meeting at 7:38 p.m.**

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Date Approved

City Recorder

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