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3 **City of Washington Terrace**

4 **Minutes of a Redevelopment Agency Meeting Held on Tuesday, September 17, 2013**  
5 **at City Hall, 5249 South 400 East, Washington Terrace City,**  
6 **County of Weber, State of Utah**  
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8 **CHAIR, BOARD, AND STAFF MEMBERS PRESENT**

9 Chair Mark C. Allen  
10 Board Member Mary Johnston  
11 Board Member Blair Brown  
12 Board Member Robert Jensen  
13 Vice-Chair Scott Monsen - Excused  
14 Board Member Val Shupe  
15 Executive Director Tom Hanson  
16 Secretary Amy Rodriguez  
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18 **OTHERS PRESENT**

19 Charles and Reba Allen, Robyn Christensen, Susie Becker  
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21 **1. ROLL CALL**

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23 **2. INTRODUCTION OF GUESTS**

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25 **3. CONSENT ITEMS**

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27 **3.1 APPROVAL OF AGENDA**

28 **3.2 APPROVAL OF MEETING MINUTES FROM SEPTEMBER 3, 2013**

29 Items 3.1 and 3.2 were approved by general consent.  
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31 **4. PRESENTATION: ZIONS BANK REAGARDING RETAIL/SALES TAX**  
32 **LEAKAGE STUDY**

33 Hanson introduced Susie Becker from Zion's Bank who presenting an overview of the work that  
34 they will be doing for the Retail/Sales Tax Leakage Study. Hanson stated that he had received  
35 two proposals for the study and stated that Zion's Bank was very interested in what the city is  
36 doing. He stated that the intent is to maximize our assets in the city.

37 Becker stated that the purpose of the study is to come up with a visionary, but realistic, plan for  
38 economic development in the city. She outlined the approach and processes that would be used  
39 while compiling the study. She stated that the report will be comprised of GIS maps, Charts, and  
40 Marketing tools. She stated that the study will provide an economic vision for the city and  
41 provide marketing and recruiting information.

42 Board Member Brown stated that he would like to see the study focus on the areas that we  
43 currently have and focus on destination retail. He encouraged Becker to learn more of who we  
44 are as a city and our limitations and strengths. Hanson stated that the city is looking for  
45 information from UDOT and traffic studies on how the traffic count would change if there were  
46 no longer a toll road on Adams Avenue. Hanson stated that who the city is now may not always

47 be who the city would be in ten to fifteen years. Board Member Jensen stated that he feels that  
48 this study will open the vision for the city and is excited about seeing the outcome of this  
49 investigation.  
50 Hanson stated that there will be a presentation at the retreat in November with the findings of the  
51 study.

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53 **5. COMMENTS CONSIDERED**

54 Hanson asked for direction from the Board on whether they would like the study to be  
55 conducted. The Board discussed and agreed that the study should be conducted.

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

58 **Chair Allen adjourned the meeting at 7:04 p.m.**

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Date Approved

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City Recorder

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