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3 **City of Washington Terrace**

4 **Minutes of a Redevelopment Agency Meeting Held on Tuesday, September 3, 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 Public Works Director Steve Harris  
16 Executive Director Tom Hanson  
17 Secretary Amy Rodriguez  
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19 **OTHERS PRESENT**

20 Charles and Reba Allen, Dell Kraaima  
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22 **1. ROLL CALL**

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24 **2. INTRODUCTION OF GUESTS**

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26 **3. CONSENT ITEMS**

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28 **3.1 APPROVAL OF AGENDA**

29 **3.2 APPROVAL OF MEETING MINUTES FROM JULY 2, 2013**

30 Items 3.1 and 3.2 approved by general consent.  
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32 **4. DISCUSSION: RETAIL/SALES TAX LEAKAGE STUDY**

33 Hanson stated that he has learned that the state of California has decided to shut down RDA's  
34 and he stated that he is making it a priority to have residents understand the good that the RDA is  
35 doing in our city.

36 Hanson stated that he is receiving proposals from 3 firms for a Retail/Sales Tax Leakage Study.  
37 He anticipates a budget of around \$8000-\$10000.

38 Hanson stated that the study may help identify the potential weaknesses that we have in our  
39 system to support the region. He stated that the study may pinpoint what the city could be doing  
40 within the region to help cover "soft spots" and help map out a strategic plan for the city. Hanson  
41 stated that having a streamlined process for businesses and having the infrastructure in place are  
42 some things that the city can do to entice businesses to come into the city.

43 Hanson would like to be able to bring the proposals to the Board at the next meeting for  
44 approval. Board Member Brown stated that he would like to talk more about zoning. He also  
45 stated that he would like more discussions with Mr. Stephens. Hanson stated that he has  
46 extended invitations to Mr. Stephens; however Mr. Stephens has not been very receptive to

47 meeting with him. Council Member Brown asked for an update on the progress on the lighting,  
48 banners, and signage for “Old Town”. Hanson stated that staff has not been able to separate the  
49 records for funding, but will be completing this task shortly.

50 Board Member Jensen asked if companies look at the other side of our study with the  
51 understanding that our residents spend a lot of money outside the city. He wondered if that  
52 would be enticing for franchises or businesses to come into our city. Hanson stated the intent is  
53 to look at the regional impact of businesses and how often our residents go elsewhere for  
54 services. He stated that the study may pinpoint what services can be met by our city that aren’t  
55 being met elsewhere.

56 Board Member Brown stated that when franchises look at places to build, they use people counts  
57 and traffic areas and he stated that he does not see anything in the city changing unless there is a  
58 traffic shortcut through our city. He stated that he is against spending money on a firm until we  
59 are willing to rezone and make some changes, stating that there is no commercial area in the city  
60 that will attract businesses. He stated that it is possible that the citizens may not want this, noting  
61 that this is a bedroom community. Hanson stated that the study will be trying to identify a  
62 destination product and other potentials for the city. Hanson stated that the southern zone not  
63 having a free access is a stumbling block.

64 Chair Allen stated that the city once courted Costco as a destination product, but the location  
65 proved to be too hard.

66 Hanson stated that the study will be fine-tuned to see what is available and what is not being  
67 served in the region. The study will identify specific target markets that we may be able to  
68 capture and in so doing set us up for strategic and general planning. The approach is broad-based  
69 to teach us about the area. Chair Allen noted that it would be interesting to see if the study tells  
70 us that we need to put in a business corridor. He also wondered if this is something that is wanted  
71 within the city. Board Member Brown stated that the residents may not want to see anything  
72 changed. Hanson we are not set up to be the next Riverdale City but he would like to figure out a  
73 good destination product that is sales tax generating.

74 Chair Allen stated that the city already has a destination product, which is a healthcare mecca;  
75 however it is not sales tax generating. Board Member Shupe stated that he feels that the city was  
76 in a hurry to get revenue into the city and the store failed because the process was done  
77 incorrectly. He stated that the process must be done correctly and cannot be ill conceived. Board  
78 Member Shupe stated that the homework must be done to see what businesses people will  
79 support and visit in order to be successful. Hanson stated that the study is a good baseline to take  
80 to businesses and trigger discussions through the data.

81 The direction from the Board was to move forward with the study. Chair Allen stated that the  
82 companies submitting proposals have worked with the city before and should be able to supply  
83 good information about our area.

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85 **5. COMMENTS CONSIDERED**

86 There were no other comments.

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

88 Chair Allen adjourned the meeting at 6:50 p.m.

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Date Approved

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City Recorder

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