

City of Washington Terrace

Minutes of a Redevelopment Meeting
Held on March 6, 2018
Immediately following the Regular City Council Meeting
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of

CHAIR, BOARD, AND STAFF MEMBERS PRESENT

Chair Allen
Board Member Monsen
Board Member Brown
Board Member Weir
Vice- Chair Barker
Board Member West
Public Works Director Steve Harris
City Manager Tom Hanson
Secretary Amy Rodriguez

Others Present

Charles and Reva Allen, Ulis Gardiner, Mike Lawrence, Dawn Lawrence

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA

3.2 APPROVAL OF MEETING MINUTES FROM JULY 18, 2017

Items 3.1 and 3.2 approved by general consent.

4. NEW BUSINESS

4.1 DISCUSSION: STRATEGY SESSION FOR DEVELOPMENT OF LAND WITHIN THE RDA AREAS

Hanson explained that the Redevelopment Agency is a separate Board that is tasked to get better and best use of economic areas. Hanson stated that the taxes were brought back into the RDA project to help with the development of the commercial area. He stated that the school district, along with other taxing entities, gave us some of their taxes to help us improve our tax base. He stated that the RDA looks for opportunities to help build the land and get taxing entities onto the property, which therein helps all the surrounding taxing entities.

Hanson stated that if we could use RDA funding to help rebuild the trailer storage area, it could increase the tax base of that area. He stated that it is possible to use the RDA money to relocate the storage area so that the land could be used for a different purpose. Hanson stated that we are held accountable for the use of the RDA funds. He stated that staff strategically aligns the funding used in appropriate ways in the RDA.

Hanson stated that there are several RDA districts. There is a central business district (by the Terrace Playhouse), and then the South East area around City Hall.

Hanson stated that there is a challenge in the location in the central business district, however, there is still money available in the RDA for that area.

Hanson stated that he realizes that there are things to be done to help increase the value around the South East area.

Hanson stated that he has not had any one on one discussions with the Boyer Company. He stated that he has had conversations with the property owner concerning the trailer storage unit. Hanson stated that the South East RDA area is generally from 5000 South with some cut-outs. It extends to Maverick and past the water tower. He stated that it stops at 5700 South and does not extend to the river.

Hanson stated that the goal is to enhance projects that encourage growth. He stated that goal is to get buildings built.

Council Member noted that the other entities want buildings for property taxes, while we would like retail so we can get the sales taxes.

Hanson stated that this is a different funding source from General Government activities.

Hanson stated that the goal is to get a three story building.

Hanson asked if the Board would be comfortable with this conversation. Chair Allen asked Hanson to send out a map of the RDA areas. Hanson stated that we have had a successful history with the RDA. Hanson stated that the new RDA has been in effect for 3 years, with 7 years left.

Hanson stated that he will be bringing RDA information back for budget discussions.

Chair Allen thanked Harris and his crew for taking care of the water main leak.

5. COMMENTS CONSIDERED

There were no comments considered.

6. ADJOURNMENT OF MEETING: CHAIR ALLEN

Chair Allen adjourned the meeting at 7:39 p.m.

Date Approved

City Recorder