

1 City of Washington Terrace

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3 Minutes of a Redevelopment Meeting
4 Held on November 5, 2019
5 following the Regular City Council Meeting
6 City Hall, 5249 South 400 East, Washington Terrace City,
7 County of Weber, State of Utah
8

9 **CHAIR, BOARD, AND STAFF MEMBERS PRESENT**

- 10 Chair Allen
11 Board Member Monsen
12 Board Member Brown
13 Board Member Weir
14 Vice- Chair Barker
15 Board Member West – excused
16 Finance Director Shari’ Garrett
17 Public Works Director Jake Meibos
18 Operations Supervisor Denzil Remington
19 City Manager Tom Hanson
20 City Recorder Amy Rodriguez

21 **Others Present**

22 Charles and Reba Allen
23

24 **1. ROLL CALL**

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26 **2. INTRODUCTION OF GUESTS**

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28 **3. CONSENT ITEMS**

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30 **3.1 APPROVAL OF AGENDA**

31 **3.2 APPROVAL OF MEETING MINUTES FROM OCTOBER 15, 2019**

32 Items 3.1 and 3.2 were approved by general consent
33

34 **4. SPECIAL ORDER**

35 **4.1 PUBLIC HEARING: TO HEAR COMMENT ON AMENDING THE**
36 **FISCAL YEAR 2020 BUDGET**

37 Garrett stated that part of the adjustment includes the rolling over of funds from last fiscal year
38 so that project may get completed. Garrett stated that a new project that will be funded is the
39 Adams Avenue Lighting Project and the Reconstruction Project.

40 Garrett stated that we have received 2.6 million dollars to further the effort with the Southeast
41 RDA are. She stated that the Central Business area has an investment of \$300,000.

42 Garrett stated that the investment proceeds come from all our taxing entities.

43 Hanson stated that he is working with the Playhouse on trying to update the Central Business
44 Area.

45 **Chair Allen opened the public hearing at 6:57 p.m.**

46 There were no citizen comments.

47 **Chair Allen closed the public hearing at 6:58 p.m.**

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49 **5. NEW BUSINESS**

50 **5.1 RESOLUTION 19-31: RESOLUTION ADOPTING THE FISCAL YEAR**
51 **2020 AMENDED BUDGET**

52 **Motion by Board Member Barker**

53 **Seconded by Board Member Mosen**

54 **To approve Resolution 19-31**

55 **Adopting the FY 2020 Amended Budget**

56 **Approved unanimously (4-0)**

57 **Roll Call Vote**

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59 **5.2 DISCUSSION/ACTION: SALE OF COMMERCIAL PROPERTY ON**
60 **ADAMS AVENUE**

61 Hanson stated that the RDA will be wrapping up in 2025. He stated that the property south of the
62 library is owned by the City. He stated that it was always slated to be sold as a retail property.

63 Hanson stated that staff has recognized that multi-story business offices are a great component
64 for growth. He stated that he would like to pursue on getting an appraisal of the land and some
65 marketing to incentivize the purchasing of the property. He stated that it would have be
66 purchased with the agreement that it would have to be built on within a certain amount of time.
67 The goal is to get the area generating a tax base.

68

69 Hanson stated that the area also includes the “L” shape land behind the library. The land would
70 also include the parking lot. Hanson stated that the land is 1.1 acres.

71 He stated that he will ask the appraiser to separate out the parcels to see the valuation on the
72 property behind the library.

73 Garrett stated that the proceeds from the sale of the land would go back into the General Fund.

74 Hanson stated that the library does not pay property tax, and therefore we would probably not
75 want to sell the land to the library. He stated that he is checking into legal constraints with the
76 property. He stated that there are no legal encumbrances on the land behind the library, but he is
77 still researching on the parking lot.

78 Hanson stated that he is researching the document with the library.

79 **Motion by Board Member Weir**

80 **Seconded by Board Member Brown**

81 **To allow staff to do an appraisal on the land**

82 **Approved unanimously (4-0)**

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84 **6. COMMENTS CONSIDERED**

85 There were no comments considered.

86 **7. ADJOURNMENT OF MEETING: CHAIR ALLEN**

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88 **Chair Allen adjourned the meeting at 7:17 p.m.**

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Date Approved

_____ **City Recorder**

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