

**MINUTES
OF THE SOUTH OGDEN CITY
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING**

Held Tuesday, June 2, 2015 in the Council Chambers of City Hall

BOARD MEMBERS PRESENT

Chair James F. Minster, Board Members Wayne Smith, Sallee Orr, Brent Strate and Russell Porter

BOARD MEMBERS EXCUSED

Bryan Benard

STAFF MEMBERS PRESENT

City Manager Matthew Dixon, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Deputy Fire Chief Rick Rasmussen, Finance Director Steve Liebersbach and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce, Marva Heaton, Cruz Stuart, Adam Hensley, Craig Hanni, Tyler Camp, Jeremy Chavez, Lane Chavez, Warren Sellers, Daniel Sellers

(Motion from city council meeting to enter CDRA Board Meeting):

Council Member Orr moved to recess City Council Meeting and convene as the CDRA Board. The motion was seconded by Council Member Smith. The vote was unanimous in favor of the motion.

I. CALL TO ORDER

Chairman James Minster called the Board Meeting to order at 6:39 pm and moved to the next item on the agenda.

II. CONSENT AGENDA

A. Approval of May 19, 2015 CDRA Board Minutes

The chairman asked if there were any questions concerning the minutes. There were no comments. The chairman called for a motion.

Board Member Porter moved to approve the consent agenda. The motion was followed by a second from Board Member Smith. The vote was unanimous from the Board to approve the minutes.

Chairman Minster then said it was time to open a public hearing and called for a motion to leave the public meeting and convene in a public hearing to receive and consider comments on the FY2016 CDRA Budget.

Board Member Smith so moved. The motion was then seconded by Board Member Porter. All members of the Board present voted in favor of the motion.

III. PUBLIC HEARING

A. To Receive and Consider Comments on the Proposed FY2016 CDRA Budget

Chairman Minster invited Finance Director Steve Liebersbach to give an overview of the CDRA budget. Mr. Liebersbach informed the Board there were four CDRA project areas. The Washington Boulevard and 36th Street Project Areas did not have a lot of activity planned in the FY2016 year. The Northwest Project Area, which included Costco and some of the surrounding properties, was a more active project area as far as the budget was concerned. This Area had several participation agreements. The Hinckley Project Area, on Harrison Boulevard, was a smaller area, but did generate some tax increment. The City had met its obligation in the participation agreement for the Hinckley Project Area. This Area also had a housing component connected with it; this meant that 20% of the tax increment generated was earmarked to be used for housing.

Mr. Liebersbach said he and City Manager Dixon had met with CDRA Attorney Craig and a representative from the County to discuss the various project areas and get some questions answered. He felt the meeting was very informative. He explained how the tax increment worked and what happened when a project area expired.

Finance Director Liebersbach informed the Council that when he had begun working for the City, there were loans on the books the City had made to some of the Project Areas; the loans were from the general fund, and water and sewer funds. In 2005, the City wrote the loans off, assuming that the project areas would never generate enough tax increment to pay the City back; however, there was now some tax increment money available. They had asked Attorney Craig Smith if the project areas could still make good on the loans, even though the city had written them off. Mr. Smith was looking into the matter and would get back with them, although his initial response was he thought that it would be possible. The total amount of the loans came to just over one million dollars.

Chairman Minster asked if there was anyone from the audience who would like to come forward to comment on the FY2016 CDRA budget. No one came forward. The chair then called for a motion to leave the public hearing.

Board Member Porter moved to conclude the public hearing on the CDRA budget and reconvene the CDRA Board Meeting. Board Member Orr seconded the motion. The voice vote was unanimous to close the public hearing.

IV. DISCUSSION/ACTION ITEMS

A. Discussion of FY2016 CDRA Budget

Board Member Orr asked if the monies would go back into the same funds they were taken out of if the loans were repaid. Mr. Liebersbach indicated they would.

City Manager Dixon said staff was looking for direction as to whether the Board would like staff to build the repayment of the loans into the FY2016 budget now. Mr. Liebersbach pointed out not all of the money could be worked into the budget as some of the project areas still had a few years left before they expired, so not all the money was available yet. Mr. Dixon again asked for direction from the Board as to when they should figure the repayment of the loans into the budget.

The board discussed the matter and determined staff should not work repayment of the loan into the FY2016 budget. They would prefer to do a budget amendment later after staff found out for certain if the loans from the City could still be repaid.

There was no more discussion. Chairman Minster called for a motion to adjourn.

V. **ADJOURN**

Board Member Smith moved to adjourn the CDRA meeting and reconvene as the South Ogden City Council, followed by a second from Board Member Orr. Board Members Orr, Strate, Smith and Porter all voted aye in favor of the motion.

The meeting adjourned at 7:00 pm.

I hereby certify that the forgoing is a true, accurate and complete record of the South Ogden City Community Development and Renewal Agency Board Meeting held Tuesday, June 2, 2015.



Leesa Kapetanov, Board Secretary

Date approved by the CDRA Board _____ June 16, 2015 _____