

## REDEVELOPMENT AGENCY BOARD MEETING

Public Notice is hereby given that the South Weber Redevelopment Agency Board will hold a meeting on Tuesday, February 28, 2023, starting at 6:00 p.m., or as soon thereafter as possible, following the City Council Meeting, in the City Council Chambers at 1600 East South Weber Drive.

### ITEMS

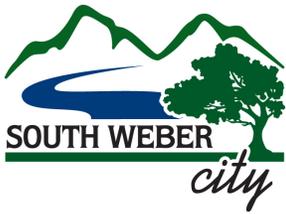
1. Resolution 2023-01: Solicitation of Services to Develop a Community Reinvestment Project Area Plan
2. Adjourn and Return to Council Meeting

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

The undersigned City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office Building, Family Activity Center, City Website <http://southwebercity.com/>, Utah Public Notice website <https://www.utah.gov/pmn/index.html>, RDA Board, and others on the agenda.

DATE: 02-27-2023

CITY RECORDER: Lisa Smith



# REDEVELOPMENT AGENCY MEETING STAFF REPORT

## MEETING DATE

February 28, 2023

## PREPARED BY

Jayne Blakesley

City Attorney

## ITEM TYPE

Administrative

## ATTACHMENTS

N/A

## PRIOR DISCUSSION DATES

N/A

## AGENDA ITEM

RDA Resolution 23-01 – Authorizing Solicitation of Services to Develop a Community Reinvestment Project Area Plan

## PURPOSE

During City Council meeting on February 28, 2023, the South Weber City Council will consider actions furthering the development of a General RV Center (“Project”) to be located at 475 East 6650 South. If approved and constructed, the Project will result in significant economic benefits to the City and its residents.

The initial cost of developing the Project is significant. According to information from the Developer, the Project would not be financially feasible without certain incentives from the City in the form of a property tax exemption, reimbursement for the cost of public improvements on the site, and tax-increment financing. These incentives would not be provided by the City directly, but by the South Weber Redevelopment Agency (“RDA”).

There are statutory procedures the RDA must follow before it may provide the above-listed incentives or request that other taxing entities provide the same. These procedures are outlined at UCA § 17C-5-101 et seq. and begin with the proposal of a Community Reinvestment Project Area (“CRA Area”) and adoption of a Community Reinvestment Project Area Plan (“CRA Area Plan”).

To propose and adopt the CRA Area and CRA Area Plan, the RDA wishes to supplement city staff with specific subject-matter expertise to help the RDA propose, create, and adopt these documents.

## RECOMMENDATION

Staff recommends approval

## BACKGROUND

See above.

## ANALYSIS

See above

## **RDA RESOLUTION 23-01**

### **A RESOLUTION OF THE BOARD OF THE SOUTH WEBER CITY REDEVELOPMENT AGENCY AUTHORIZING SOLICITATION OF SERVICES TO DEVELOP A COMMUNITY REINVESTMENT PROJECT AREA PLAN**

**WHEREAS**, on February 28, 2023, the South Weber City Council approved a Development Agreement between South Weber, LLC (“Developer”) and South Weber City (“City”) to pursue a commercial development known as the General RV Center (“Project”) at approximately 475 East 6650 South in South Weber, Utah; and

**WHEREAS**, the City and Developer acknowledge and agree that development of the Project will result in significant planning and economic benefits to the City and its residents by, among other things, requiring orderly development of the Site, creating automotive and pedestrian connectivity, expanding economic development within the City, creating job growth and vocational training opportunities within the City, and increasing property tax, sales tax, and other revenues to the City; and

**WHEREAS**, the City and Developer acknowledge that except for the availability of certain incentives from the City through its Redevelopment Agency, the Project would not be feasible, and Developer would not be willing to purchase the Site and proceed with development of the Project; and

**WHEREAS**, the City and Developer have cooperated in the preparation of a Development Agreement setting forth their mutual commitments for developing the Site, which commitments include creation of a Community Reinvestment Area, construction and reimbursement for all costs associated with the design, construction, and installation of public improvements on the Site, deferral and eventual waiver of impact fees, generation of sale tax revenue, and exemption from future real estate taxes; and

**WHEREAS**, UCA § 17-C-5-101 et seq. requires the adoption of a survey area resolution and community reinvestment project area plan before the City, through its Redevelopment Agency, may consider certain tax exemptions for the Project; and

**WHEREAS**, the City requires specific expertise to survey a proposed project area and to prepare a proposed project area plan; and

**NOW THEREFORE BE IT RESOLVED** by the Board of the South Weber Redevelopment Agency, as follows:

**Section 1. Authority:** The Board of the South Weber Redevelopment Agency hereby authorizes the City Manager to prepare and advertise a solicitation of services to advise and assist the City in creating a Community Reinvestment Project Area Plan, and related services that may be necessary to prepare and execute such Plan.

**Section 2. Repealer Clause:** All resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**PASSED AND ADOPTED** by the Board of the South Weber Redevelopment Agency on the 28<sup>th</sup> day of February, 2023.

Roll call vote is as follows:		
Board Member Halverson	FOR	AGAINST
Board Member Petty	FOR	AGAINST
Board Member Soderquist	FOR	AGAINST
Board Member Alberts	FOR	AGAINST
Board Member Dills	FOR	AGAINST

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**Rod Westbroek, Board Chair**

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**Attest:** Lisa Smith, Recorder