

**TREMONTON CITY CORPORATION**  
**REDEVELOPMENT AGENCY**  
**August 3, 2010**

Board Members Present:

Roger Fridal, Chairman

David Deakin

Diana Doutre

Lyle Holmgren

Jeff Reese

Shawn Warnke, Executive Director

Darlene Hess, Executive Secretary

Chairman Fridal called the Tremonton Redevelopment Agency Meeting to order at 9:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Fridal, Board Members Deakin, Doutre, Reese, and Holmgren, Executive Director Warnke, Paul Fulgham, Public Works Director, David Nance, Police Chief, Steve Bench, Tremonton Planning and Zoning, Dustin Ericson, Tremonton City Attorney, and Executive Secretary Hess. Also in attendance were Roger Jones, Brian Carver and Jeff Kearl of Bear River Association of Governments. Board Member Wood was excused from the meeting.

1. Approval of agenda:

**Motion by Board Member Deakin to approve the August 3, 2010 Agenda.** Motion seconded by Board Member Reese. Vote: Board Member Deakin - aye, Board Member Doutre - aye, Board Member Reese - aye, and Board Member Holmgren - aye. Motion approved.

2. Approval of minutes – June 15, 2010

**Motion by Board Member Reese to approve the minutes of June 15, 2010.** Motion seconded by Board Member Deakin. Vote: Board Member Deakin - aye, Board Member Doutre - aye, Board Member Reese - aye, and Board Member Holmgren - aye. Motion approved.

3. Public Hearing

Chairman Fridal called the Public Hearing to order at 9:05 p.m. with six people in attendance to discuss the following:

- a. To consider amending the proposed budget entitled “The Redevelopment Agency of Tremonton City Annual Implementation Budget 2010-2011 for Tremonton West Liberty Foods EDA 172, Tremonton Tenth North RDA (Malt-O-Meal EDA) 196, and Tremonton Freeway and Garland Cem (RDA #3) 197”, for the period commencing

July 1, 2010 and ending June 30, 2011

Executive Director Warnke told the Board that he proposed moving \$75,000 out of the fund balance in the Tremonton Freeway and Garland Cem (RDA #3) 197 tax increment to the RDA budget to pay a portion of the bonds associated with UTOPIA.

Mayor Fridal asked if there were any questions from the Board. There were none. He called for input from the audience. There was none. Due to the fact that further discussion is necessary on the budget, The Public Hearing was not closed. This item will be placed on the August 17, 2010 City Council Agenda for action.

4. New Business:

a. Discussion on amending the City's Affordable Housing Plan through Bear River Association of Governments

Executive Director Warnke told the Board that essentially there are two housing plans. The first plan is the City's general affordable housing plan required by state code. This plan has not been adjusted since 2002. The second housing plan is related specifically to how the RDA spends the 20% of the tax increment from the West Liberty Foods EDA. The EDA is to generate tax increment for ten years and thus far tax increment generated for affordable housing has been \$180,725 in 2008 and \$272,342 in 2009. It is anticipated that over the life of the West Liberty EDA, there will be approximately \$2.6 million generated.

Mr. Warnke told the Board that Bear River Association of Government representatives, Roger Jones, Brain Carver and Jeff Kearl were in attendance this evening along with Tremonton City Attorney, Dustin Ericson, to answer any questions they may have on this issue.

Mr. Warnke told the Board that the staff proposes that the City update the general affordable housing plan then the City/RDA would authorize BRAG to use the funds from the tax increment to pay the costs association with the work. The RDA should consider amending its housing plan that dictates how the 20% tax increment should be used based in part upon the findings of the updated Tremonton City Affordable Housing Plan.

Roger Jones distributed and reviewed a report on affordable housing in three counties and the scope of work from BRAG on the general affordable housing plan. He told the Board that they feel good about the Crown Home Project in Tremonton City. The amount of funds collected and how it could be spent was discussed.

Mr. Warnke told the Board that Tremonton City is meeting the requirements of the State Code relating to affordable housing plans. Beyond the requirements or the state law, he would like for the City's general affordable housing plan to include goals and objectives aimed at improving the City's existing affordable housing stock

and the City's infrastructure in these neighborhoods. Based on the RDA's decision, he will work with the City Council, RDA, Planning Commission and BRAG to finalize a scope of work, timelines and contract.

A timeline, cost, and total budget were discussed. He told the Board that we need a plan in place so that the City can spend money. Every two years the City is to review the plan that we are working on dealing with affordable housing.

- b. Discussion of the need of a possible technical advisor for the Redevelopment Agency and Redevelopment Project.

Item was tabled.

5. **Closed session to discuss the purchase, exchange, or lease of real property when Public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms**

**Motion by Board Member Reese to move to a closed session at 9:18 p.m. to discuss the purchase, exchange, or lease of real property.** Second by Board Member Holmgren. Vote: Board Member Deakin – aye, Board Member Doutre – aye, Board Member Holmgren – aye and Board member Reese -aye. Motion approved.

**Motion by Board Member Deakin to return to open session.** Second by Board Member Doutre. Vote: Board Member Deakin – aye, Board Member Doutre – aye, Board Member Holmgren – aye and Board member Reese -aye. Motion approved.

6. Adjournment

**Motion by Board Member Deakin to adjourn the meeting.** Motion seconded by Board Members Doutre. Board Member Deakin - aye, Board Member Doutre - aye, Board Member Reese - aye, and Board Member Holmgren - aye. Motion approved. The meeting adjourned at 9:48 p.m.

The undersigned duly acting and appointed Executive Secretary for Tremonton City Corporation Redevelopment Agency hereby certifies that the foregoing is a true and correct copy of the minutes for the RDA Meeting held on the above referenced date. Minutes were taken by Norene Rawlings.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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Darlene Hess, Executive Secretary