

**MINUTES OF THE HOLLADAY  
CITY COUNCIL SPECIAL MEETING**

**Tuesday, January 8, 2008  
5:00 p.m.  
City Hall – Mt. Olympus Room  
4580 S 2300 E  
Holladay, Utah 84117**

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***ATTENDANCE***

Mayor Dennis Webb

City Staff

Council Members

Hugo Diederich  
Grant Orton – by phone  
Lynn Pace  
Steven R. Peterson  
Patricia Pignanelli

Randy Fitts, City Manager  
Stephanie Carlson, City Recorder  
Craig Hall, Attorney  
  
Barry Topham – Council Member-elect  
Jim Palmer – Council Member-elect

**Citizens:** Bob Springmeyer, Laura Pinnock, Mark Hurst, Cathy McKittrick, Scott Kiser, Kathy Olson, Elizabeth Cole, Kris Longson, Susan Mickelson, Pat Jones, Ron Spratling.

**1. Call to Order**

Mayor Webb called the meeting to order at 5:11pm

**2. Discussion on Proposed Mall RDA Project**

Mayor Webb stated the purpose of this meeting is to review and discuss all the letters and misinformation that is out there. The Council has been and is united in this project, so far. He has asked legal counsel, Bob Springmeyer and representatives from General Growth to be here to answer questions and clear up any misperceptions.

Council Member Orton, who participated by phone, feels the Council should respond, in written form to some of the issues raised. The information in Dr. Topham's latest letter is totally inaccurate and needs a response.

The Council agreed that there needs to be a written response, from and signed by all the Council that goes out to anyone that received Dr. Topham's letter. The Council is unified and unanimous in their decision to support the proposed mall project and RDA.

Mayor Webb reported that he met with Howard Stephenson of the Taxpayer's Association and there is just a fundamental difference on RDAs in general. The Council then discussed the letter received from the Association that this is a good project but the housing and commercial will be built somewhere in the State and it will not create new jobs.

Council Member Peterson commented that we want this project in Holladay to keep the taxes and help revitalize the site. This will not help the city or Granite School District if it is built outside the city or the school district. We need to convey in the letter that the “but for” test has been satisfied by the findings.

Kris Longson commented that this project will create new jobs and bring in people from out of state to work in the new stores. It will bring in new stores that may not otherwise come to Utah which means bringing management staff from out of state. This project creates new jobs to the area with just construction alone. Mr. Longson also commented that Genera Growth is willing to have an outside financial consultant look at their books or even Dr. Ronnenkamp and others if they’d like but a confidentiality agreement would need to be signed due to General Growth being a public corporation. We are currently approaching other developers and competitors to review the scope, quantity and cost of the project/work in order to have legitimacy (a confidentiality agreement will be signed by those reviewing the project).

**Lynn Pace arrived and Grant Orton was excused at 5:27pm.**

Bob Springmeyer commented that the Council needs keep the following two things separate. One, the “but for” test is a financial question dealing with the rate of return. Secondly, value. Are the construction estimates accurate and are you getting value for the money. If you do the math this project will create about 4,500 constructions jobs, which is significant.

Council Member Diederich expressed dismay over Dr. Topham’s last letter and is surprised at the accusations. There are accusations made that are damaging to our own integrity and that of the city.

Mayor Webb stated that letters address concerns over height and density. In one of the letters Dr. Topham proposes three options that he would like to discuss and explore. In the latest letter there is a paragraph discussing tax increment financing and has a quote from David Winder. The Mayor would like to address that point to see if this is an accurate statement on his part. Another point is if we as a city can afford this. Have we reviewed and made sure we are on solid ground? Signing non-disclosure agreements is a concern to Dr. Topham as is adequate input and education of the citizens. We need to address these issues and respond with the truth.

Council Member Diederich stated that we have done more than a reasonable amount of education to the citizens.

Jim Palmer, Council Member-elect, commented that the city has put together a list of over 35+ meetings that have been held. There are a lot of uninformed questions being asked still.

Council Member Peterson stated that our response needs to be positive, informational and usable. The letter needs to show the confidence we have in the developer and in ourselves to review this project, rather than a point by point response.

Barry Topham, Council Member-elect, asked when the RDA was formed and when the non-disclosure agreements were signed. This project is just too big and will stick out and people don’t like it. He feels this is a mistake.

Mr. Longson stated that the non-disclosure agreements were signed back in June of 2006 to protect GGP, because they are a public company. This was when General Growth was in the initial stages of developing a plan for the area. This project cannot be called corporate greed when you look at their rate of return.

Mr. Springmeyer addressed the quote from David Winder saying that he knows of 15 RDA's in Utah that were 100% (i.e. Delta Center, the District) and that was the norm until recently. Mr. Winder is flat out wrong with his statement.

Manager Fitts stated he has reviewed and analyzed the numbers and the city's budget and feels comfortable that this can work all around. This project will not require a lot of city services. They will have their own security, snow removal, garbage pick-up, etc.

Mayor Webb took offense to this process being a "scam." This has not been done in a vacuum; there have been over 30 public meetings and articles discussing this project and process.

Larry Pinnock commented that he is a competing developer on this project. The architects that designed this project will increase the value and become a place to be due to the design and quality. GGP has gone out and got the best for this project and it will be used as an example. He is amazed that we are even here and at the shortsightedness. He is excited about the project and what it will bring to this community.

Council Member Pace stated that he respects the different points of view expressed tonight. The concern here tonight is making the taxing entities aware of the factual information and clearing up any misunderstandings. A lot of this is a policy decision and the city has spoken by their vote in support of this project and we need to move on. This letter needs to identify the facts.

Council Member Pace suggested some proposed language for the letter. The Mayor and Council Member-elect Palmer will work on a draft letter to get out to the Council for review.

**3. Adjourn**

There being no further discussion, Council Member Peterson moved to adjourn. Council Member Pace seconded the motion and the meeting adjourned at 6:30pm.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Council Special meeting held Tuesday, January 8, 2008*

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Stephanie N. Carlson, CMC  
Holladay City Recorder

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Dennis R. Webb, Mayor

Minutes Approved: 2-7-08