

**MINUTES OF THE BOARD OF DIRECTORS  
OF THE REDEVELOPMENT AGENCY OF THE  
CITY OF HOLLADAY**

**Thursday, August 16, 2007**

**5:45 pm**

**City Hall - 4580 S 2300 E**

**Board of Directors**

Grant Orton, Chair  
Hugo Diederich, Board Member  
Steven R. Peterson, Board Member - excused  
Lynn Pace, Board Member  
Dennis Webb, Board Member  
Patricia Pignanelli, Board Member

**Also Present**

Randy Fitts, Executive Director  
Stephanie Carlson, Secretary  
Randy Feil, RDA Counsel

**Citizens :**

**I. *Call to Order***

Chairman Orton called the meeting to order at 7:50pm.

**II. *Discussion on Proposed Project Area Boundaries***

The Board discussed the options for the boundary project area. There was opposition at the last meeting from owners on the north and the very south side about being included in the boundaries which is what lead to this discussion item. The owners to the north (Spratlings) want to be in the RDA but fear the use of eminent domain. General Growth has expressed that eminent domain is one of the tools they would like to have available.

Board Member Diederich commented on leaving the boundaries as is, but take eminent domain off the table for those properties where there is objection.

Mr. Feil responded that you cannot pick and choose but those property owners who have concerns have the option of entering into some type of participation agreement.

Board Member Webb commented that by a larger boundary on the north and west side, would give additional increment to help with infrastructure for the mall or flexibility to develop a bigger project. He is interested in money perspective and flexibility for the mall owners. The mall is the project and need the increment to make it work.

The Board discussed the options of doing Phases in the project area. If you do in phases it helps with the eminent domain issue and percentages needed to petition the agency to use eminent domain.

A final decision is not needed until after the plan and budget hearing is held. In order to prepare the budget the attorney and consultant would like some direction. Chairman Orton will meet with the owners of the Garden Spot and Board Member Pace will meet with Ron Spratling to discuss the plan, benefits etc of being in the project area and report back to the board. At this point the Board would like to keep the boundaries and do phases on the north, that way the increment stays with the phases. The mall would be one phase, north of Murray-Holladay would be another, etc.

### **III. Discussion on Scope of Agency Financed Improvements**

Bob Springmeyer reviewed what the Mall Urban Renewal budget may look like and what it would entail.

### **IV. Review & Discussion of Timeline**

The Board felt that more correct and viable information was needed before going to the Taxing Entity Committee. There is still some time and would like to move a bit slower in order to get the information and have opportunities to visit and present members of the committee with viable information.

### **V. Adjourn**

Board Member Webb moved to adjourn the RDA and reconvene as the City Council in a work meeting. Board Member Pace seconded and the meeting adjourned at 9:06pm.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Redevelopment Agency meeting held Thursday, August 16, 2007*

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Stephanie N. Carlson, CMC  
RDA Secretary

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Grant Orton, Chairman

Minutes approved: 12-13-07

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