

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

Thursday, November 5, 2009

7:50 pm

Mt. Olympus Room – City Hall

Board of Directors

Jim Palmer, Chair
Grant Orton, Board Member
Dennis Webb, Board Member - excused
Patricia Pignanelli, Board Member
Barry Topham, Board Member
Lynn Pace, Board Member

Also Present

Randy Fitts, Executive Director
Stephanie Carlson, Secretary
Craig Hall, City Attorney
Paul Allred, Community Development Dir

I. Call to Order

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

II. Public Comments

Chairman Jim Palmer stated that Board Member Topham had asked for a referendum on projects that this body oversees – Cottonwood Mall, Olympus EDA (Millrock) and the Village Center. You have talked to just about everyone in the City and you have said things that are not correct. I would like to correct your facts. You have said that we have relieved GGP of an RDA requirement to have 20% of the condos affordable. There never was any such requirement and that was explained to you several times, yet you continued. You have said we have informally agreed, we have a formal written contract that was unanimously approved by the City Council that did that. You have said that citizens are usually allowed to vote on bond issues. That is true of general obligation bonds of which we have none, we have sales tax obligation bonds. I do believe some of the things you said are not true and I would say given the results of the election I would challenge you to try to get on board with these projects or get out of the way.

Board Member Topham replied that it was hard running against not only Mayor Webb, but the City Council, Sheriff Winder and other County and State officials. I felt I did ok. Things also came out from the city during this time and Jim you probably wrote that lengthy analysis on the Village Center and Mall. I spent \$10,000 on this campaign. I never said that bonds have to be voted on, but I think in this case the citizens were very poorly informed that bonds were being taken out. There were no bonds when Mayor Webb came into office and now there are over \$23 million. The bit about \$1.1 million going back to Dan Lofgren is an underestimate. He has asked staff for these figures and they are unable to find them.

Council Member Palmer replied that those figures do not exist yet and that will be discussed later during the closed session.

Board Member Topham then asked how he could be faulted for things that were said in oral communication. The money for GGP is in writing in a TEC agreement that the city provide affordable housing units. The County would not come on board without the housing element.

Council Member Palmer stated that they are not connected. There is no RDA requirement for 20%

housing. There is a separate agreement that we entered into to provide affordable housing, unrelated to GGP. He passed out the median family income statistics for Salt Lake County which is \$68,000 and Holladay is \$82,868.

Board Member Topham asked about the statement that “no money has been given to Cottonwood Mall”. City expenditures are probably in the several thousand dollar range with Randy Feil, Bonneville Research and the trip Mr. Fitts and the Mayor took. He was told directly from Diane Burandt, Finance Director for the city that GGP paid for the trip. After further questions, it was resolved that the City paid for that trip.

Board Member Pace commented that no money has been spent on the Cottonwood Mall project. The cost associated with setting up the RDA (Feil, Bonneville Research) and getting approved is not cost spent on the project. As far as the project is concerned the only money the city spent was on the stoplight on Highland Drive which we have been reimbursed for in total.

III. Discussion on Housing – tax increment funding set aside

Chairman Palmer passed out the November reporting for the RDA.

V. Approval of Minutes – September 10

Board Member Orton moved to approve the minutes of September 10, 2009. Board Member Pignanelli seconded the motion. The Board voted in the affirmative and the motion carried.

VII. Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition

Board Member Pace moved to go into closed session for the purposes of discussing personnel issues, potential litigation and property acquisition. Board Member Pignanelli seconded the motion. The Board voted in the affirmative and the Board convened in a closed session at 8:07 pm.

Those in attendance at this Closed Session were: Board Members Orton, Pace, Pignanelli, Topham and Palmer. Also in attendance were: Randy Fitts, Stephanie Carlson, Craig Hall and Clarence Kemp. Board Member Webb was excused.

Minutes for the closed session were taken and are now on file as a Protected Record.

Board Member Orton moved to adjourn the closed session and reconvene in a City Council work meeting at 8:24pm. Board Member Pignanelli seconded the motion. The Board roll call vote was as follows: Board Members Orton, Pignanelli, Pace, Topham and Chairman Palmer in favor. The motion to adjourn and reconvene in the work meeting passed by a unanimous vote.

VIII. Other Business

There was none.

IX. Adjourn

There being no further business, Board Member Orton moved to adjourn the meeting and Board Member Topham seconded. The meeting adjourned at 8:26 pm by unanimous vote.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Redevelopment Agency meeting held Thursday, November 5, 2009.

Stephanie N. Carlson, MMC
RDA Secretary

J. James Palmer, Jr., Chairman

Minutes approved: 11-19-09