

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

Thursday, September 10, 2009

5:30 pm

Mt. Olympus Room – City Hall

Board of Directors

Jim Palmer, Chair
Grant Orton, Board Member
Dennis Webb, Board Member
Patricia Pignanelli, Board Member
Barry Topham, Board Member
Lynn Pace, Board Member (arrived at 5:45pm)

Also Present

Randy Fitts, Executive Director
Stephanie Carlson, Secretary
Ryan Bjerke, Legal Counsel
Paul Allred, Community Development Dir

I. *Call to Order*

Chairman Palmer called the meeting to order at 8:31 pm.

II. *Public Comments*

There were none.

III. *Presentation*

Richard Walker and Marci Milligan from Lotus Community Development Institute spoke to the Board regarding housing plans. They would like to work with the city in updating the moderate housing plan and helping the RDA direct and expend the 20% housing funds. They will evaluate the needs of the community with regards to affordability. There are five pilot communities (Vernal, Moab, So. Salt Lake, Logan and a rural community) that they have helped with a research study. Ms. Milligan stated they use a software tool housing analysis model that helps determine number of units and price point, then taking that information and customizing a plan for the city as well as look at the financial market. The State is working on a program through the Olene Walker Housing Plan that rewards communities who have shown initiative in putting together a housing plan with an implementation strategy associated with it. The software tool is free and available to download; it also has a 10 year trending tool.

Chairman Palmer stated that the RDA is just beginning the process. We have an intern who is working on a statistical study of demographics (retrospective and prospective).

Mr. Walker stated that your housing plan should be updated every two years. You could have updated information within two –three days using the software tool.

Board Member Webb asked if this organization has done any fire stations. Ms. Milligan stated that you can do a fire station because it is considered a community facility.

Board Member Topham commented that Holladay has a lot of affordable housing stock in the City.

Mr. Walker stated that over time there will be some needs. There may also be a lot of rehabilitation of single family and multi family homes. With the RDA you can do grants or loans to stabilize the housing we already have. Every city has to have some kind of plan to accommodate moderate income housing or special needs housing. If your study is done right you cannot tell the difference between the moderate housing and existing housing.

IV. Discussion on Prioritization of Housing Opportunities

Based on the previous discussion, Chairman Palmer deferred this time until the matrix could be updated with the information received this evening. The software tool will be very useful for us to use as we begin the process.

Board Member Topham encouraged the Board to go slow on this process. He has been out walking the city and there are many homes in the City that you wouldn't want in your neighborhood.

Chairman Palmer stated it is up to this Board to decide how the funds are allocated into anything that is housing related.

V. Update on Current Status & Financials of RDA

Director Fitts reported that there are no new financials for the RDA. The revenue the city's RDA's receive come in January and final number are available in March.

VI. Approval of Minutes – June 4, 11 and 25, 2009

Board Member Orton moved to approve the minutes of June 4, 11 and 25, 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 Pignanelli moved to go into closed session for the purposes of discussing personnel issues, potential litigation and property acquisition. Board Member Orton seconded the motion. The Board voted in the affirmative and the Board convened in a closed session at 6:10 pm.

Those in attendance at this Closed Session were: Board Members Orton, Pace, Pignanelli, Topham, Palmer and Mayor Webb. Also in attendance were: Randy Fitts, Stephanie Carlson, Ryan Bjerke, Paul Allred, and Clarence Kemp.

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

Board Member Webb moved to adjourn the closed session and reconvene in a City Council work meeting at 6:50pm. Board Member Pignanelli seconded the motion. The Board roll call vote was as follows: Board Members Orton, Pignanelli, Pace, Topham, Webb 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 Webb moved to adjourn the meeting and Board Member Topham seconded. The meeting adjourned at 6:50 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, September 10, 2009.

Stephanie N. Carlson, CMC
RDA Secretary

J. James Palmer, Jr., Chairman

Minutes approved: 11-5-09