

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

**Thursday, March 21, 2013  
7:00 pm  
Council Chambers**

**Board of Directors**

Jim Palmer, Chair  
Sabrina Petersen, Board Member  
Dennis Webb, Board Member  
Patricia Pignanelli, Board Member  
Steven Gunn, Board Member  
Lynn Pace, Board Member

**Also Present**

Randy Fitts, Executive Director  
Stephanie Carlson, Secretary  
Craig Hall, City Attorney

**1. *Call to Order***

Chairman Palmer called the meeting to order at 7:01 pm.

**2. *Public Comments***

There were none.

**3. *Consideration of Resolution RDA 2013-01 Appointing a Chair and Vice Chair of the RDA***  
Board Member Pace moved to appoint Sabrina Petersen as Chair and Dennis Webb as Vice Chair and to approve Resolution RDA 2013-01. Board Member Pignanelli seconded the motion. The Board roll call vote was as follows: Board Members Pace, Petersen, Gunn, Pignanelli, Webb and Chairman Palmer in favor. Resolution RDA 2013-01 was adopted by a unanimous vote.

**4. *Approval of Minutes – December 6, 2012***

Board Member Petersen moved to approve the minutes as presented. Board Member Pignanelli seconded the motion. The Board voted in the affirmative and the motion to approve carried. Minutes stood approved.

**5. *Discussion on Millrock Development and Previous Real Estate Transactions with the Redevelopment Agency***

Mr. Hall reviewed the history of the project. In 2004 both the City and RDA entered into development agreements with Millrock Technology Center. At that time there was interest expressed in obtaining a parcel of real property to consider the building of a fire station. In 2006 there was a real estate transaction with the city paying a sum of money. It was the intent to purchase one acre and a 53 foot right of way upon which the City could get access to the parcel. The legal description reflects the entire two acres, not just the one acre. It appears the legal description that was attached to the deed was in error. Thus that transaction needs to be redone with the RDA conveying back to Millrock the one acre.

Council Member Palmer would like the RDA to look at all the following issues:

1. RDA needs to convey the one acre back to Millrock by deed.
2. Determine the first right of refusal on the one acre and the terms.

3. Back taxes from 2006 on the parcel to be paid by Millrock.
4. In the Development agreement we need to check the public easement for use of Lion Lane.

*Steve Peterson, Millrock.* He noted that the ADL has the correct legal description but when it was recorded they just took the Lot 5 legal description on the plat instead of the legal description in the ADL, so it was a miss on the Title Companies part. Millrock wants to purchase the one acre of land back from the City subject to one or two items. There were discussions on the option to purchase the land back if the City did not build a fire station. So they have the first right of refusal at fair market value. The other issue in site plan allows for five buildings. We have a full park and we are generating about a million dollars in tax revenue to the city through the EDA. We have a major tenant, CHG, that needs to expand or we could lose them and they occupy 150,000sq (almost 1/3 of the park). We also have three other major tenants that need to expand. The proposal is to build a three level parking structure that will be built into the ground on the City's one acre parcel and build a fifth building.

Mr. Peterson continued that they are asking two things:

1. if the city will sell back the one acre back to Millrock at the appraised value subject to amending the development agreement to allow for additional square footage (from 490,000 sq ft to 625,000 sq ft)
2. approve a modified site plan.

This would benefit Holladay by receiving extra revenue for the sale of the property and the EDA would receive an additional \$250,000 in property taxes from the new building.

**6. *Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition (if needed)***

**7. Other Business**

**8. Adjourn RDA Meeting and Reconvene to a City Council Work Meeting**

There being no further business, Board Member Pace moved to adjourn and reconvene in a City Council work meeting. Board Member Pignanelli seconded the motion. The Board voted in the affirmative and the meeting adjourned at 7:33 pm.

*I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Redevelopment Agency meeting held Thursday, March 21, 2013.*

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Stephanie N. Carlson, MMC  
RDA Secretary

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Sabrina Petersen, Chair

Minutes approved: