

COMMISSIONERS' MINUTES – DAVIS COUNTY

Work Session Minutes

October 8, 2018

The Board of Davis County Commissioners met for a work session meeting on October 8, 2018, at 11:00 a.m. in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given in accordance with the requirements of UCA § 52-4-202.

In attendance were: Commissioner Randy B. Elliott, Chair; Commissioner P. Bret Millburn, Vice-Chair; Commissioner James E. Smith; Curtis Koch, Davis County Clerk/Auditor; [Mayor] Jim Talbot, Farmington; Brigham Mellor, [Farmington Community & Economic Development]; Neal Geddes, Chief Civil Deputy County Attorney; and Shairise Bills, Deputy Clerk/Auditor.

All documents from this meeting are on file in the Davis County (DC) Clerk/Auditor's office.

AGENDA Review of Farmington City's Community Reinvestment Project Area (CRA) request

OPENING The meeting convened at 11:04 a.m. Brigham led this discussion on Farmington City's CRA request. [This is a continuation of the work session held September 19, 2018.]

WORK SESSION DISCUSSION Since the last meeting, [Farmington City] has made the requested changes. The new, amended budget was presented with those changes. (See Attachments B1-B3.) The tax increment was amended to 70 percent. Brigham has met with two of the taxing entities thus far, the County and the School District. He stated if the School District and the County are agreeable to the 70 percent, the other taxing entities should follow suit. Brigham pointed out and the breakdown in contributions was discussed. [During the presentation, Brigham discovered some of the calculations on the amended itemized budget spreadsheet were inaccurate but he did not articulate, for the record, which ones were not accurate.] Mayor Talbot said, "We will double check that for you and get it over to you, but it is what it is, and whatever those columns are going to be, we'll balance out."

The breakdown in administrative fees was explained. [The details for the breakdown in administration and housing contributions had no footnotes for reference in this presentation. Brigham indicated those tables were pulled over from "the plan."] The Tax increments for CRA 1 and CRA 2 were explained. Both will be at 70 percent tax increment for 20 years. CRA 1 will have a trigger date of no later than 2024 and would cap the increment at \$20.5 million, and CRA 2 will be capped at \$27.2 million. Curtis asked about the proposed cap for CRA 3. Brigham has not calculated those numbers yet but is estimating it to be about \$20 million based on its similarity in size to CRA 1. In CRA 2, 18 acres will be used for a detention basin. It will allow new construction to tie into the storm drain system, which has previously prevented building in the area. It will allow the storm drain access to everything North of Brooke Lane.

Commissioner Millburn asked about the anticipated trigger dates. The trigger date for CRA 1 is contingent on how quickly the infrastructure is built and how eager the Council is. If the Council is willing to give some capital up front, and agree to be paid back through the CRA, the trigger date may be sooner. The reason for the trigger date of 2024 is due to the interchange on the north end that is expected to be completed by 2024. CRA 2 could trigger as early as next year. Mayor Talbot said that CRA 1 depends on Utah Department of Transportation (UDOT). They [Farmington City] are trying to get UDOT to move forward on the West Davis Corridor.

Shawn Beus, Davis County Community and Economic Development, joined the meeting at 11:18 a.m.

Mayor Talbot urged the Commissioners to move on CRA 2 to get the infrastructure in place as quickly as possible. Several businesses have shown interest in occupying some office space. CRA 2 has two projects interested now. One building is being considered with a 30,000 square foot floorplate and three stories. Farmington is trying to get them to build vertical. There's also a hotel that would be part of that deal. Project Mindsight is the largest project and may provide leverage to attract others. The hope is that enough interest will help trigger that date earlier. [There was reference to "the plan" but it was not distributed at this meeting.] CRA 1 is projected to bring 2,800 jobs and 3,400 jobs in CRA 2.

COMMISSIONERS' MINUTES – DAVIS COUNTY

Curtis asked how much of the \$2.5 million budgeted for road acquisition and costs will go toward the 11 acres for the Shephard Lane Interchange in Project Area 1. Brigham answered none because UDOT owns the land from the interchange to the trail.

Commissioner Smith asked what happens if someone decides not to participate. Brigham explained the property owners have no say in the tax increment. Commissioner Smith also asked what the plan is for the housing component. Some discussion was had on the matter. The location and size has not been determined yet, but it will be in the current footprint. Shawn went to a conference in Atlanta and offered some information on required housing components for similar projects in the Atlanta area. Brigham stated that the developers in this area are not interested in building affordable housing and he doesn't think there will be interest in affordable housing tax projects unless there is a local contribution to the project. Brigham expressed interest in seeing the examples Shawn described in greater detail to see if it could be replicated in Davis County. Mayor Talbot says that it [affordable housing] hasn't really been done in this area before but it needs to be explored. Commissioner Smith suggested talking to the folks at Davis County Housing Authority about future projects.

Commissioner Smith reiterated that the spreadsheet for the budget is inaccurate and needs to be revised for the County to review. Shawn asked the Commissioners if they felt comfortable in using the evaluation matrix or if they would like him to do it. They want him to do it as part of his job responsibilities.

The meeting was adjourned at 12:00 p.m.

MEETING
ADJOURNED

All publicly distributed materials associated with this meeting are noted as follows:

- A. Agenda
- B. North Station CRA 1 and CRA 2

Minutes prepared by:
Shairise Bills
Deputy Clerk/Auditor

Minutes approved on: November 6, 2018Appro

Curtis Koch
Davis County Clerk/Auditor

Randy B. Elliott
Commission Chair