

# COMMISSIONERS' MINUTES – DAVIS COUNTY

## WORK SESSION MINUTES

July 6, 2021

The Board of Davis County Commissioners met for a Work Session at 2:45 p.m. on July 6, 2021, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of UCA §52-4-202.

**ATTENDEES** Davis County Commissioners in attendance: Bob J Stevenson, Chair; Randy B. Elliott, Vice-Chair; and Lorene Miner Kamalu.

Davis County Staff in attendance: Heidi Voordeckers, Chief Deputy Clerk/Auditor; Shairise Bills, Deputy Clerk/Auditor; Kent Andersen, Community and Economic Development Director; Rob Sant, Economic Development Division Director; Shauna Brady, Commission Office; and Chris Bone, Human Resources Director.

Members of the public in attendance: Brigham Mellor, Assistant City Manager, Farmington City.

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**AGENDA AS POSTED** 2:45 p.m. Rob Sant, Economic Development Division Director, presenting: Farmington CRA #3 Discussion

**Closed Session for reasons permitted under §UCA 52-4-205**

**DISCLAIMER** The meeting was an open dialogue. Critical points in the discussion have only been briefly summarized. The reader may refer to the audio recording and the publicly distributed materials for further clarification of content. Timestamps have been noted in the minutes to aid in locating points of discussion in the audio record. The audio recording for this meeting is available based upon the County's current retention schedule.

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

The meeting commenced at 2:45 p.m.

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**WORK SESSION DISCUSSION** **Farmington CRA #3**—Presented by Rob Sant, Economic Development Division Director (*Minute 1:04*)

Kent Andersen invited Brigham Mellor to present the Farmington Station CRA #3 request on behalf of Farmington City. CRA#3 covers 65.1 acres, and they currently pay \$10.25 annually for property taxes, excluding Utah First Credit Union. The Boyer Company will be coming, and a Boyer Office Complex will be built, including two 150,000 square foot buildings. Castle Creek has plans to build two three-story office buildings. The idea is not to compete with anything Station Park is doing but complementing them. There will be 700 housing units slated to go in, of which ten percent will have an affordable housing component. Tax Increment Finance (TIF) participation is 70 percent over 20 years with a cap of \$23.8 million. Tax increment collection would trigger in 2027. Rob said he ran this through their new matrix system, and it scored 82 out of 100, so they would qualify for what they are asking. This CRA is proposed for adoption and is on the Commission Meeting agenda following this Work Session today.

Brigham said this item is also on the School District's Work Session agenda next week, but it probably won't be approved until August.

(See Attachments A1-A9)

**Closed Session (Minute 28:03)** — The Commission planned to go into a closed session to discuss HR issues, but Chris Bone, Human Resource Director, said the discussion did not warrant a closed session, so it was discussed here.

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**HR UPDATE:** Chris gave an update on the IDC Grant on the Commission Meeting agenda today. He said they spend \$2.4 million on the IDC program, and this grant provides an additional \$155,000 to the program. The money will be used for hiring an administrative support person for the County Legal Defense Attorney, a Data Statistics Analyst to evaluate the Legal Defenders program performance and one additional defense attorney. They are looking at ARPA funding to help in the justice services tsunami discussed at length in a prior Budget Committee Meeting. The Treasury Department stated that ARPA funds could help address the backlog in the justice system.

They have hired Terri DeVries as the new County Risk Management Analyst.

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**MEETING  
ADJOURNED**

The meeting adjourned at 3:21 p.m.

**MATERIALS  
PRESENTED**

All publicly distributed materials associated with this meeting are noted as the following attachments:

A1-A9            North Farmington Station CRA#3

Minutes prepared by:  
Shairise Bills  
Deputy Clerk/Auditor

Minutes approved on: 07/20/2021

/s/ Curtis Koch  
Curtis Koch  
Davis County Clerk/Auditor

/s/ Bob J Stevenson  
Bob J Stevenson  
Commission Chair