Minutes of The Price Redevelopment Agency
City Hall: Price, Utah
August 28, 2002, 6:40 p.m.

Present:

Chairman Joe L. Piccolo	Nick Tatton, Executive Director
Councilmembers:	Joanne Lessar
Betty P. Wheeler	Pat Larsen
Stephen L. Denison	Nick Sampinos
Richard Tatton	Gary Sonntag
Elizabeth H. Kourianos	Keight Wight
Don G. Reaveley, Jr.	Aleck Shilaos

Others Present:

DeLynn Fielding	Robert J. Fenn III

1. MINUTES - July 23, 2002

MOTION. Boardmember Tatton moved that the minutes of the July 23, 2002 meeting be approved as written. Motion seconded by Boardmember Wheeler and carried.

2. PRESENTATION OF DRAFT PLAN AND DRAFT BUDGET

Nick Tatton presented the draft plan and draft budget of the proposed Redevelopment Project Area. It consists of background information, describes the boundaries of the area, social consideration, economic conditions and impacts, physical conditions, results of the blight study, goals, participation, standards, the purpose and interaction of private developers, eminent domain issues, oversight, financial analysis, use of agency funds for economic incentives, relocation issues, community benefits, individual project participation, goal achievement, uses of tax increment and historical structures within the area. The proposed budget totals $1.6 million over 12 years. There are no funds budgeted for land acquisition at this time. The costs are broken down as follows: public infrastructure 43%; 10% construction costs, 10% incentives, 10% landscaping, 5% demolition and removal, 12% structure renovation, 5% parking lots, 5% administrative, and 20% low income housing. The taxing entity committee and previous RDA meetings approved by statues that when more than $100,000 per year is collected in the RDA, it goes to low income housing.

3. PUBLIC HEARING - Draft Plan and Budget

Chairman Piccolo opened the Public Hearing at 6:44 p.m. to receive public comments on the draft plan and budget. **MOTION.** There being no comments, Boardmember Tatton moved that the Public Hearing be closed. Motion seconded by Boardmember Wheeler and carried. The Public Hearing closed at 6:45 p.m.

4. RESOLUTION #2002-08R - Modifications To The Draft Redevelopment Plan For The East Price
Redevelopment Project - Struck

Nick Tatton reported that Resolution #2002-08R is not necessary as there were not any last minute modifications to the draft plan. **MOTION.** Boardmember Denison moved that Resolution #2002-08R be struck. Motion seconded by Boardmember Reaveley and carried.

5. RESOLUTION #2002-09R - Adopting The Report And Recommendations Of The Planning Commission

Nick Tatton presented Resolution #2002-09R, adopting the report and recommendations of the Planning Commission. **MOTION.** Boardmember Tatton moved that Resolution #2002-09R be adopted and that the Chairman and Deputy Executive Director be authorized to sign the resolution Motion seconded by Boardmember Wheeler and carried.

6. RESOLUTION #2002-10R - Passing Upon and Overruling Objections To The Draft Redevelopment Plan For The East Price Redevelopment Project Area Except Insofar As Such Objections Are The Basis For Modifications Of The Plan

Nick Tatton presented Resolution #2002-10R, passing upon and overruling the objections to the Draft Redevelopment Plan for the East Price Redevelopment Project Area except insofar as such

objections are the basis for modifications of the plan. **MOTION.** Boardmember Wheeler moved that Resolution #2002-10R be adopted and that the Chairman and Deputy Executive Director be authorized to execute the resolution. Motion seconded by Boardmember Denison and carried.

7. RESOLUTION #2002-11R - Determining The Level Of Opposition To The Draft Redevelopment Plan For The East Price Redevelopment Project Area.

Nick Tatton presented Resolution #2002-11R, determining the level of opposition to the Draft Redevelopment Plan for the East Price Redevelopment Project Area. **MOTION.** Boardmember Denison moved that Resolution #2002-11R be adopted and that the Chairman and Deputy Executive Director be authorized to sign the resolution. Motion seconded by Boardmember Tatton and carried.

8. RESOLUTION #2002-12R - Approving and Adopting The Draft East Price Redevelopment Project Area Plan As The Official Plan For The East Price Redevelopment Project Area

Nick Tatton presented Resolution #2002-12R, approving and adopting the Draft East Price Redevelopment Project Area Plan as the official plan for the East Price Redevelopment Project Area. **MOTION.** Boardmember Denison moved that Resolution #2002-12R be adopted and that the Chairman and Deputy Executive Director be authorized to sign the resolution. Motion seconded by Boardmember Tatton and carried.

9. RESOLUTION #2002-13R - Adopting The Draft East Price Redevelopment Project Area Budget As The Project Area Budget For The East Price Redevelopment Project Area

Nick Tatton presented Resolution #2002-13R, adopting the Draft East Price Redevelopment Project Area Budget as the Project Area Budget for the East Price Redevelopment Project

Area. **MOTION.** Boardmember Wheeler moved that Resolution #2002-13R be adopted and that the Chairman and Deputy Executive Director be authorized to execute the resolution. Motion seconded by Boardmember Kourianos and carried.

10. PROPOSED RDA EXPENDITURES - Placed On Next Agenda

Nick Tatton presented a list of upcoming projects. **MOTION.** Boardmember Denison moved that the list be placed on the next agenda. Motion seconded by Boardmember Tatton and carried.

MOTION. Boardmember Denison moved that the meeting adjourn and that the Council Meeting reconvene. Motion seconded by Boardmember Wheeler and carried.

Meeting adjourned at 6:57 p.m.

APPROVED:

ATTEST: Joe L. Piccolo, Chairman

Joanne Lessar, Deputy Exec. Dir.