

**MINUTES
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
ENOCH CITY OFFICE
900 E. MIDVALLEY ROAD
SEPTEMBER 18, 2019
DURING A REGULAR CITY COUNCIL MEETING**

1. **CALL MEETING TO ORDER-By Chairman Chesnut at 6:25 PM.**
 - a. **APPROVE CDRA AGENDA FOR SEPTEMBER 18, 2019-Board Member Harris made a motion to approve the agenda. Motion was seconded by Board Member Owens and all voted in favor.**
 - b. **APPROVE MINUTES OF CDRA MEETING FOR AUGUST 21, 2019-Board Member Harris made motion to approve the minutes. Motion was seconded by Board Member Ross and all voted in favor.**

2. **PUBLIC HEARING REGARDING ADOPTING THE REVISION TO THE COMMUNITY DEVELOPMENT PROJECT AREA KNOWN AS THE ENOCH VALLEY CROSSING**

Board Member Harris made a motion to go into the public hearing. Motion was seconded by Board Member Ross and all voted in favor.

Chairman Chesnut invited public comments.

Bryant Foster said he wanted to comment about the tax rebate on the Enoch Valley Crossing. His family is developing this business venture and they are doing their best to bring commodities and convenience to Enoch. Taxes are an expense to them. His sister has moved to Enoch and other family is moving here too. They want to be a part of Enoch. They hope to be here to help out the community. There were no other comments.

Board Member Harris made a motion to close the public hearing and return to the regular CDRA meeting. The motion was seconded by Board Member Stoor and all voted in favor.

3. **RESOLUTION NO. 2019-08-21-E A RESOLUTION APPROVING THE COMMUNITY DEVELOPMENT PLAN FOR THE ENOCH VALLEY CROSSING COMMUNITY DEVELOPMENT PROJECT AREA**

Chairman Chesnut asked for questions. Board Member Owens said this is exciting to move forward. City Manager Dotson said there a couple of things that need attention. Basically a CDRA is put together by State code and allows this body to rebate taxes back to a business entity. It requires a plan for a project area. When originally formed in 2007 the project was this southwest corner as one parcel. It has now been subdivided into three parcels totaling 22 acres. That area was designated because it will see the most commercial development. The CDRA can offer to rebate a percentage of the property tax they pay. In 2018 they paid \$1,168 in taxes for vacant land. That number will be the base number we use next year. For ten years after development is done, the increase in the property tax is the tax increment that can be rebated back to the developer. We previously discussed rebating 100% for the first five years from pre-development to post development which will be given back to the developer. After that it will be 10 % reduction each year for the next five years. The idea in the plan is to help businesses who come in first and start business development. They had a million in costs before they even started digging. We are following through with this because that was what we intended to do when the CDRA was created. We don't know what the property tax will be after the business is built but it will be exponentially more. This is a way for Enoch to assist businesses who are taking the first steps. It is not raising anyone's taxes. It is rebating some back to them for their investment. This is a tool many communities use. One other change is to section 13 on page 11. It should say Enoch Valley Crossing instead of Enoch Station. We are not discussing rebating sales tax. That is a tax they collect from the consumer and Enoch needs the sales tax

money to maintain services to that area. The property tax and sales tax are two different things so we need to take the second sentence out. City Manager Dotson read it adding that was an option but we are not doing that. Board Member Owens clarified we will rebate 100% of the property tax for five years and then five years of incremental decreases. This is standard practice, City Manager Dotson said. Board Member Harris said the percentage will be filled in on the document. One is the plan and then the agreement between them and City Council and the next agreement is between the CDRA and Fosters, City Manager Dotson said.

Board Member Harris made a motion to approve Resolution No. 2019-08-21-E, a resolution approving the Community Development Plan for the Enoch Valley Crossing Community Development project area with the changes as discussed. The motion was seconded by Board Member Owens and a roll call vote was held as follows:

Board Member Harris-Yes	Board Member Stoor-Yes
Board Member Ross-Yes	Board Member Owens-Yes
Board Member Lee-Yes	Motion passed unanimously

4. RESOLUTION NO. 2019-09-18-G INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN THE ENOCH CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AND ENOCH CITY FOR THE ENOCH VALLEY CROSSING COMMUNITY DEVELOPMENT PROJECT AREA

City Manager Dotson said there are changes. The agreement for the tax increment blank space in the document will be 100% for the City's tax income and rebate to Fosters. We will calculate that increment and Ashley and will send it to the CDRA. This is for the land improvements that increase the taxes to the developer. Board Member Harris said that is in two places in the agreement. The CDRA collects the tax and then rebates it back.

Board Member Harris made a motion to approve Resolution 2019-09-18-G, an Interlocal Cooperation Agreement by and between the Enoch City Community Development and Renewal Agency and Enoch City for the Enoch Valley Crossing Community Development Project Area with the changes as discussed with 100% and ten years inserted where applicable. The motion was seconded by Board Member Ross and a roll call vote was held as follows:

Board Member Harris-Yes	Board Member Stoor-Yes
Board Member Ross-Yes	Board Member Owens-Yes
Board Member Lee-Yes	Motion passed unanimously

5. RESOLUTION NO. 2019-09-18-F FOSTERS MARKET PARTICIPATION AGREEMENT BY AND BETWEEN THE ENOCH CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AND ENOCH VALLEY CROSSING COMMUNITY DEVELOPMENT PROJECT AREA

City Manager Dotson said this is the agreement between this body and Fosters for the specific project they are working on now. He gave details of what is contained. It gives them the opportunity to request the tax increment from the CDRA. In section 2 on page 4 it says the plan is the tax increment share for ten years and will be received under this agreement. Fosters acknowledges they can receive 100% and agency will retain 3% for administrative costs. We have to pay an attorney so they get 97% of the total amount collected by the CDRA. We need to add in Section 15 from the previous agreement we just passed. He will cut and paste that into this document word for word. He noted this document was borrowed from Iron County where they made references to solar plants and our situation is different so we need to revise that some wording. Legal counsel has reviewed these documents.


Board Member Harris made a motion to approve Resolution No. 2019-09-18-F, Foster's Market Participation Agreement by and between the Enoch City Community Development and Renewal Agency and Enoch Valley Crossing Community Development Project Area with changes

as discussed regarding the 3% retention amount. The motion was seconded by Board Member Owens and a roll call vote was held as follows:

Board Member Harris-Yes	Board Member Stoor-Yes
Board Member Ross-Yes	Board Member Owens-Yes
Board Member Lee-Yes	Motion passed unanimously

6. **ADJOURN CDRA MEETING AND RETURN TO REGULAR CITY COUNCIL MEETING**

Board Member Harris made a motion to adjourn the CDRA meeting and return to the regular City Council meeting. Motion was seconded by Board Member Owens and all voted in favor.

 2-3-21
Julie Watson, Recorder Date