

**WOODS CROSS REDEVELOPMENT AGENCY MEETING  
SEPTEMBER 6, 2011**

The minutes of the Woods Cross Redevelopment Agency Meeting held September 6, 2011 at 8:45 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**CONDUCTING:**

Kent Parry, Chairman

**BOARD MEMBERS PRESENT:**

Kent Parry, Chairman  
Tamra Dayley  
Rick Earnshaw

Jill Evans  
David C. Hill  
Ryan Westergard

**STAFF PRESENT:**

Gary Uresk, RDA Director  
Alan Low, City Recorder

**VISITORS:**

Brett Sutherland  
Don Schrader  
Lois Schrader  
Pat Blackley  
LeGrande Blackley

The Chairman welcomed those in attendance and stated this is a regularly scheduled meeting, notice of time place and agenda of the meeting was sent to local newspapers, and provided to each of the Redevelopment Agency members prior to the meeting.

**APPROVAL OF MINUTES**

The Board reviewed the RDA minutes from June 21, 2011 meeting. Mr. Earnshaw motioned for approval of the RDA Board minutes as written. Mr. Westergard seconded the motion and all voted for the motion through a roll call vote.

**CONSIDERATION TO ADOPT RESOLUTION 2011-067 A RESOLUTION ADOPTING THE AMENDED 500 WEST REDEVELOPMENT PROJECT AREA BUDGET**

The Chairman gave the floor to the RDA Director who explained the following to the Board:

“This resolution was actually adopted back on the 21<sup>st</sup> of December 2010. However, Randy Feil has indicated we needed to send copies of this budget to the Taxing Entities as well as the Olene Walker Housing Fund ninety days after adoption of the resolution.

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These copies were not sent out and we need to re-adopt the budget so we can meet the ninety day requirement. This resolution is identical to the one adopted in December.”

Following the explanation by the RDA Director the floor was given to Mr. Earnshaw who motioned the RDA adopt Resolution 2011-067, a resolution adopting the amended 500 West redevelopment project area budget. Mr. Westergard seconded the motion and all voted for the motion through a roll call vote.

**REQUEST FOR TAX INCREMENT FINANCING TO FACILITATE IMPROVEMENTS AT THE APPLE FOODSTORE LOCATED AT 1504 SOUTH 800 WEST**

The RDA Director continued with the floor and went over the following information concerning this request with the RDA Board:

“Mr. Push Walia, owner of the Apple Foodstore, has requested the City provide tax increment financing to fund remodeling of the interior of the Apple Foodstore. We have had discussions in the past with previous owners of the Apple Foodstore regarding improvements on the site. These discussions have revolved mainly around improvements to the exterior and not improvements inside the store. I told Mr. Walia typically we don’t get involved in interior improvements within the buildings, however, we would look at possibly funding improvements outside.

“I have asked Mr. Walia to submit a letter requesting the financing and submit drawings showing what he plans to do. These drawings and a bid to do the work have been given to the Board.

“Given to the Board are some drawings that the Community Development Director has put together addressing the exterior of the store, landscaping and signage. I suggest we have a discussion with Mr. Walia and after we get a better idea of what he plans on doing, the Community Development Director and I can further discuss the issues with him.”

After the information was presented by the RDA Director the floor was then given to Mr. Walia who through the use of a power point presentation presented to the RDA Board his plans for improving the exterior and interior of his Apple Foodstore.

The RDA Board asked the RDA Director to put together some figures of tax increment that would be receive from the project so they might compare it to the money that is being request by Mr. Walia for the improvements.

The RDA Board also said they would be willing to help with the outside improvements such as landscaping and curbing but at this time they would be reluctant to contribute

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money for improvements on the interior of the store which should be the responsibility of the owner.

The RDA Director said he and his Staff would put together the tax increment numbers and proposals and bring this item back to the RDA Board at a future meeting.

Mr. Walia thanked the RDA Board for their consideration and asked them if they would please support his project.

**ADJOURNMENT**

At 9:10 P.M. Mr. Earnshaw motioned the Board adjourn the RDA Meeting. Mr. Westergard seconded the motion and all voted for the motion through a roll call vote.

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Kent Parry, Chairman

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Alan T. Low, Recorder