

**Adopted Minutes
Taxing Entity Committee for the
Redevelopment Agency of Spanish Fork
December 18, 2007**

The meeting of the Taxing Entity Committee was called to order at 4:06 p.m. in the Spanish Fork City Council Chambers, 40 South Main Street, Spanish Fork.

Taxing Agency Committee Members Present: Joe L Thomas, Spanish Fork City Mayor; Seth Sorensen, Spanish Fork City Councilmember; Larry Ellertson, Utah County; Steve White, Utah County; Tracy Olsen, Nebo School District; Cathy Dudley, Utah State Board of Education; Larry Newton, Utah State School Board; and Randy Brailsford, Remaining Taxing Entity Representative(Special Service Districts).

Others Present: David A. Oyler, Spanish Fork City Manager; Kent R. Clark, Spanish Fork City Finance Director; S. Junior Baker, Spanish Fork City Attorney; Shawn Beecher, Spanish Fork City GIS Specialist; Kimberly Robinson, Spanish Fork City Deputy Recorder; and Marlo Smith, Spanish Fork City Engineering Secretary.

Welcome

Mr. Oyler welcomed everyone to the meeting.

Roll Call

A roll call was taken of all representation present.

Review of status of project areas for which a project area budget has been adopted and is still in effect:

Mr. Oyler reviewed the different RDA and CDA areas.

Mr. Ellerston commented that Spanish Fork City is one of the few cities that has had an economic development finished within the 10 year period and has turned the money back to the school district and other taxing entities.

Mr. Oyler reviewed the two projects that have been completed, Fingerhut (Spanish Fork Canyon) and Gateway Commerce EDA's.

Mr. Oyler discussed that the Gateway Commerce EDA contracts were terminated and the funds are going back to the taxing entities. The criteria were never met in this area and therefore they do not receive the tax break.

Mr. White discussed that Orem City has used the EDA money for recreation projects.

Mr. Oyler said Spanish Fork City has typically requested an EDA for Economic Projects, land buyout and infrastructure, etc. He feels this helps gain confidence from the

community and member of the entity that when asked for participation in other projects.

Mr. Oyler reviewed the Swenson EDA next to Kirby. It was created in 1996. The budget of \$25,000 was planned for the creation of the EDA.

Front Mountain EDA

***Larry Newton arrived at 4:22 p.m.*

Mr. Oyler discussed the EDA located at the mouth of the canyon. Vitakost was interested in this location. Ms. Walker did an analysis that projected to be feasible, but another state was able to offer Vitakost more incentive. The challenge is learning how much to bargain without giving away too much.

***Joe Thomas arrived at 4:24 p.m.*

North Airport EDA

Mr. Oyler discussed that there was a lot of hope for Rocky Mountain Composites until a test jet crashed killing two pilots. Rocky Mountain Composites is still aggressively pursuing and has recently finished building a structure to the East. With the campus location they are still hoping to mass produce business jets. A budget was presented as to what Rocky Mountain Composites was hoping to do and the TEC reviewed and approved. In regards to the crash that happened, the three year time frame may need to be extended. There is still a lot of hope with this project. If the budget and infrastructure cannot be met the money will go back to the taxing agencies.

North Park CDA

Mr. Oyler said that the taxing entity is not involved with CDA's.

The North Park CDA retail project was discussed. The city is working with the developer using sales tax revenue as incentives.

Wasatch Wind CDA

Wasatch Wind CDA is a unique project located at the mouth of the canyon. There is really no good access into the area. Due to this access problem it was realized it would not be a good location for a major industrial development.

Mr. Thomas said this is an excellent use for windmills with a substantial tax base. The company is promoting the project to other entities such as the County, School District, etc.

Discussion took place that regarding the wind farm. The windmills stand 407 feet tall. This is the first wind farm in the State of Utah.

Mr. Oyler said the North Park and Wasatch Wind CDA's are retail projects. He doesn't feel that they match the criteria for an EDA.

Mr. Thomas discussed that there are other projects in the works that will probably be done through CDA's.

Mr. Thomas thanked the school district for their support in regards to the windmills.

Discuss schedule for future annual TEC meetings

Discussion took place regarding the TEC Meeting for next year.

It was decided that December 8, 2009 would be the date for next year's meeting.

Other Matters of Business

Discussion took place that Ms. Robinson would be the new secretary for the Taxing Entity Committee.

Discussion took place as to if she needed to be appointed at this time. It was decided that an appointment didn't need to be done.

Mr. Thomas welcomed Ms. Robinson.

Adjournment

Mr. Brailsford made a **motion** to adjourn the meeting of the Taxing Entity for the Redevelopment Agency of Spanish Fork at 4:41 p.m. Mr. Sorensen **seconded**, and the motion **passed** with a unanimous vote.