



Memo

Date: 12 July 2024

To:

Cc:

From: Brad Wilson, City Recorder

RE: Minutes of the 18 June 2024 CDRA Meeting

Please note that the following minutes are awaiting formal approval and are in draft or unapproved form.

MINUTES OF THE GOVERNING BOARD OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF MIDWAY CITY

Tuesday, 18 June 2024, 6:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, Midway, Utah

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the Board, Engineer, Attorney, Planning Director, and The Wasatch Wave. The public notice/agenda was published on the Utah State Public Notice Website and Midway City's website. A copy of the public notice/agenda is contained in the supplemental file.

1. Call to Order

Chair Johnson called the meeting to order at 10:56 p.m.

Members Present:

Celeste Johnson, Board Chair/Executive Director
Lisa Orme, Board Member/Vice-Chair
Steve Dougherty, Board Member
Jeff Drury, Board Member
Kevin Payne, Board Member
JC Simonsen, Board Member

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Katie Villani, Planner
Brad Wilson, Secretary

Note: A copy of the meeting roll is contained in the supplemental file.

2. **Minutes / 4 June 2024** (Secretary – Approximately 5 minutes) – Discuss and possibly not approve, continue, or approve the minutes from the 4 June 2023 CDRA meeting.

Motion: Board Member Drury moved to approve the minutes.

Second: Board Member Orme seconded the motion.

Discussion: None

Vote: The motion was approved with the Board voting as follows:

Board Member Drury	Aye
Board Member Orme	Aye
Board Member Payne	Aye
Board Member Simons	Aye

3. Resolution 2024-01 / FY 2024 Budget Amendment (Secretary – Approximately 5 minutes)
– Discuss and possibly deny, continue, or approve Resolution 2024-01 amending the Fiscal Year 2024 Budget for the CDRA. **Public Hearing**

Brad Wilson gave a presentation on the final budget amendment for FY 2024.

Note: A copy of Mr. Wilson's presentation is contained in the supplemental file.

Public Hearing

Board Chair Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

Motion: Board Member Drury moved to adopt Resolution 2024-01 amending the Fiscal Year 2024 Budget.

Second: Board Member Orme seconded the motion.

Discussion: None

Vote: The motion was approved with the Board voting as follows:

Board Member Drury	Aye
Board Member Orme	Aye
Board Member Payne	Aye
Board Member Simons	Aye
Board Member Simonsen	Aye

4. 42 West Main Street Project Area / Tax Incentives (City Attorney – Approximately 15 minutes) – Discuss the tax incentives for the 42 West Main Street Project Area.

Corbin Gordon made the following comments:

- Ridley's Family Markets could assign their tax incentives agreement to the new operator of the grocery store but needed CDRA approval. However, that agreement concluded in 2023.
- He suggested that the CDRA be dissolved now that the incentives were complete.

Council Member Orme reported that he told the new operator to contact Mr. Wilson regarding the incentives.

Council Member Payne said that incentives encouraged a business to start in the City. He added that they were not needed for an existing business.

5. Resolution 2024-02 / FY 2025 Budget (Secretary – Approximately 5 minutes) – Discuss and possibly deny, continue, or approve Resolution 2024-02 adopting the Fiscal Year 2025 Budget.

Brad Wilson gave a presentation on the proposed budget for FY 2025. He added that if any tax incentives had concluded then only \$575 should be budgeted which would be for miscellaneous expenses.

Note: A copy of Mr. Wilson's presentation is contained in the supplemental file.

Motion: Board Member Simonsen moved to approve Resolution 2024-02 adopting a Fiscal Year 2025 Budget with just \$575 for miscellaneous expenses.

Second: Board Member Payne seconded the motion.

Discussion: None

Vote: The motion was approved with the Board voting as follows:

Board Member Drury	Aye
Board Member Orme	Aye
Board Member Payne	Nay
Board Member Simons	Aye
Board Member Simonsen	Aye

6. Adjournment

Motion: Board Member Orme moved to adjourn the meeting.

Second: Board Member Payne seconded the motion.

Discussion: None

Vote: The motion was approved with the Board voting as follows:

Board Member Drury	Aye
Board Member Orme	Aye
Board Member Payne	Aye
Board Member Simons	Aye
Board Member Simonsen	Aye

The meeting was adjourned at 11:07 p.m.

Celeste Johnson, Chair

Brad Wilson, Secretary

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