



## SPECIAL COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF HERRIMAN CITY MINUTES

**Wednesday, December 11, 2019**  
**Approved July 28, 2020**

The following are the minutes of the Community Development and Renewal Agency of Herriman City. The meeting was held on **Wednesday, December 11, 2019 at 7:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

**Presiding:** Chair David Watts

**Directors Present:** Jared Henderson, Sherrie Ohrn and Clint Smith

**Staff Present:** City Manager Brett geo. Wood, Assistant City Manager Gordon Haight, City Recorder Jackie Nostrom, Director of Administration and Communications Tami Moody, Finance Director Alan Rae, Parks and Recreation Director Wendy Thomas, City Engineer Blake Thomas, Chief of Police Troy Carr, City Planner Michael Maloy, and Communications Specialist Jonathan LaFollette.

**Excused:** Director Nicole Martin

**7:00 PM:** (OR AS SOON AS POSSIBLE THEREAFTER)

### **1. Call to Order**

Chair Watts called meeting to order at 7:08 p.m.

#### **1.1. Motion for review and outline of the finalization process to approve the minutes of December 11, 2019**

*Director Ohrn moved to have the minutes of December 11, 2019 be prepared and distributed to each member of the Community Development and Renewal Agency Board. The Board will have ten days to review the minutes and submit any changes to the secretary, if after ten days, there are no changes, the minutes will stand approved. If there are changes, the process will be followed until all changes are made and the board is in agreement. Director Smith seconded the motion, and all voted aye.*

## 2. Discussion and Action Items

### 2.1. Discussion and consideration of a resolution approving an Interlocal Agreement between Herriman City and the Community Development and Renewal Agency of Herriman City regarding the Herriman North Community Reinvestment Area Sales Tax – John Brems, City Attorney

City Attorney John Brems noted this was an agreement between the City and the Community Development and Renewal Agency. He explained the process on which the sales tax would be distributed to the Herriman 73 Partners and Game Pointe Properties LLC. The agreement would allocate 70-percent of the point of sales tax attributable within the project over 15 years to the developer. This point of sales tax would be newly generated within the designated area.

*Director Ohrn moved to approve Resolution No. R2019-12 approving an Interlocal Cooperative agreement between Herriman City and the Community Development and Renewal Agency of Herriman City regarding the Herriman North Community Reinvestment Area Sales Tax. Director Henderson seconded the motion.*

*The vote is recorded as follows:*

<i>Director Jared Henderson</i>	<i>Aye</i>
<i>Director Nicole Martin</i>	<i>Absent</i>
<i>Director Sherrie Ohrn</i>	<i>Aye</i>
<i>Director Clint Smith</i>	<i>Aye</i>
<i>Chair David Watts</i>	<i>Aye</i>

*The motion passed unanimously with Director Martin being absent.*

### 2.2. Discussion and consideration of a resolution approving a Participation Agreement with Herriman 73 Partners and Game Point Properties LLC in the Herriman North Community Reinvestment Area – John Brems, City Attorney

City Attorney Brems highlighted the Key Points in the Participation Agreement with Game Point Properties LLC and Herriman 73 Partners noting they would receive 100-percent of the sales tax rebate after the City's obligations had been met. Director Smith asked if the agreement contemplated a cap on the amount the participation agreement would consider. City Attorney Brems responded in the negative.

*Director Smith moved to continue the participation agreement with Herriman 73 Partners and Game Point Properties LLC in the Herriman North Community Reinvestment Area. Director Henderson seconded the motion, and all presented voted aye.*

### 2.3. Discussion and consideration of a resolution approving an Interlocal Cooperative Agreement between Herriman City and the Community Development and Renewal Agency of Herriman City regarding the Herriman Innovation District property tax – John Brems, City Attorney

Attorney Brems oriented the Board of the location of the project. The proposed agreement would provide funding assistance to the development of a 40,000 square foot indoor/outdoor amusement facility. The funding mechanism would be through the Herriman North Community Reinvestment Area through sales tax increment. It would provide a 50-percent sales tax rebate incentive not to exceed \$100,000. Director Henderson explained his

understanding there were no incentives in the area. Attorney Brems responded this would be a reimbursement for infrastructure costs. Economic Development Manager Heather Upshaw added the end user would be receiving those reimbursements, and recommended the Board consider providing an incentive for this area. Director Henderson relayed his position to not amend the agreement to allow an incentive to move a business. Attorney Brems recommended the Board continued this item.

*Director Ohrn moved to continue an Interlocal Cooperative Agreement between Herriman City and the Community Development and Renewal Agency of Herriman City regarding the Herriman Innovation District property tax. Director Henderson seconded the motion, and all present voted aye.*

**2.4. Discussion and consideration of a resolution approving a Participation Agreement with Riverbend Management L.C. located in the Herriman Innovation District – John Brems, City Attorney**

Attorney Brems recommended the Council to continue the Participation Agreement.

*Director Ohrn moved to continue a Participation Agreement with Riverbend Management LC located in the Herriman Innovation District. Director Henderson seconded the motion, and all present voted aye.*

**3. Adjournment**

*Director Smith moved to adjourn the Community and Development Renewal Agency meeting at 7:23 p.m. Director Henderson seconded the motion, and all voted aye.*

*I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on December 11, 2019. This document constitutes the official minutes for the Community Development and Renewal Agency Meeting.*



Jackie Nostrom, MMC  
City Recorder