



Memo

Date: 14 June 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 4 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, 4 June 2024, 6:00 p.m.
Midway Community Center, City 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 9:45 p.m.

Members Present:

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

Staff Present:

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

Members Excused:

Jeff Drury, Board Member

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

2. Minutes / 21 May 2024 (Secretary – Approximately 5 minutes) – Discuss and possibly not approve, continue, or approve the minutes from the 21 May 2024 CDRA meeting.

Motion: Board Member Orme moved to approve the minutes for the CDRA.

Second: Board Member Payne seconded the motion.

Discussion: None

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

Board Member Drury

Excused from the Meeting

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

3. Tentative FY 2025 Budget / Public Hearing (Secretary – Approximately 10 minutes) – Receive public comment on and discuss the adopted tentative Fiscal Year 2025 Budget.
Public Hearing

Brad Wilson gave a presentation on the adopted tentative budget including possible changes, remaining tax incentives to be paid to the previous operator, and the possible continuation of incentives for the 42 West Main Street Project Area.

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.

The Board and staff attendees discussed the following items:

- One business should not be favored over other businesses when providing tax incentives.
- The new operators of the grocery store had invested a lot into the business.
- The City had an agreement that should be honored with the new operators.
- Many local businesses invested a lot and cared a lot about the community.
- Could the operator transfer the incentives without the consent of the City?
- The Board should know if the previous operator offered to transfer the incentives to the new operator.
- The remaining tax incentives should be paid to the previous operator that fiscal year.
- The new operator was leasing the building from the previous operator who was also the owner. Did the owner of the building or the operator of the business receive the incentives.

4. Adjournment

Motion: Board Member Payne moved to adjourn the meeting.

Second: Board Member Simonsen seconded the motion.

Discussion: None

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

Board Member Drury	Excused from the Meeting
Board Member Orme	Aye
Board Member Payne	Aye

Board Member Simons
Board Member Simonsen

Aye
Aye

The meeting was adjourned at 9:59 p.m.

Celeste Johnson, Chair

Brad Wilson, Secretary

DRAFT