

Minutes: REGULAR CITY COUNCIL MEETING, July 18, 1983
Page 5

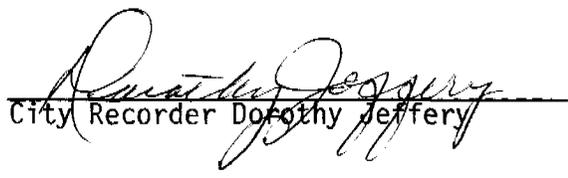
City Attorney Peterson stated that the headgate may comply with IPP funding because it is part of the improvement made in the Improvement District.

Councilman Bennett made a MOTION to pay for the headgate and 50% of the outlet and their installation out of fundings from the Sewer Improvement Project Phase II, in the amount of \$893.46. Councilman Bird SECONDED the motion, which passed unanimously.

City Administrator Bishop stated that Bill Oswald had agreed to meet with the Receptelment Agency on Tuesday at 7:00 p.m. to discuss the organization and the advantages and disadvantages.

Councilman Bird made a MOTION, and Councilman Bennett SECONDED the motion to adjourn. After a unanimous vote, the Mayor adjourned the meeting at 11:24 p.m.


Mayor Grant S. Nielson


City Recorder Dorothy Jeffery

MINUTES OF A REDEVELOPMENT MEETING HELD JULY 26, 1983

PRESENT

Grant Nielson	Mayor
Ruth Hansen	Redevelopment Agency Member
Willis Morrison	Redevelopment Agency Member

ABSENT

Max Bennett	Redevelopment Agency Member
Don Bird	Redevelopment Agency Member
Don Dafoe	Redevelopment Agency Member

OTHERS PRESENT

Vance Bishop	City Administrator
Dorothy Jeffery	Recorder-Redevelopment Secretary
Warren Peterson	City Attorney
Sherri Terrell	City Secretary
Bill Oswald	
Keith Taylor	
Robert Law	
Art Jeffery	

Minutes: REDEVELOPMENT MEETING, July 26, 1983
Page 2

Mayor Nielson called the meeting to order at 7:08 p.m. and stated that notice of the time, place and agenda of the meeting had been mailed to the Millard County Chronicle, the Millard County Gazette, the local radio station, KNAK, and to each member of the governing body, postage prepaid.

Mayor Nielson called the roll. He stated because there was not a full quorum that no official action could be taken, but because Mr. Oswald had traveled a long way and had important information that was pertinent for a redevelopment district, he would still make his presentation.

Bill Oswald stated that redevelopment could be used as an economic tool. The object of a Redevelopment District is to remove the blighted buildings or structures and to have new buildings or structures built so that there would be an increase in property value, thus increasing the property tax.

Mr. Oswald stated that in prior redevelopment projects \$5.00 of private money was spent to every \$1.00 of public money. Some of the original tenants have even torn down their blighted buildings and built a new building.

Mayor Nielson asked Mr. Oswald who would pay the taxes while under construction.

Mr. Oswald stated that the agency should have a buyer in mind before the land is purchased; therefore, the agency would not own the land for more than a year. When the agency buys land they are tax exempt.

Mr. Oswald stated that a Redevelopment Agency needs to incur debt before they can receive the excess of the tax above the base tax. As of May 1983 each development district can be no more than 100 acres of privately owned property. He stated that tax monies incurred by the property over the assessed value would go back into the same redevelopment district including paying back bonds; however, a number of different districts can be formed.

Mr. Oswald suggested that if the Redevelopment Agency only intends to improve sidewalks and streets, they should not have a redevelopment agency.

City Administrator Bishop recommended to hire Jim Edwards to acquire a legal description and map of the Redevelopment District that could be attached to the resolution.

City Attorney Peterson recommended that the boundaries be redefined and research as to whether or not proper procedures were performed to organize a Redevelopment Agency.

Mr. Oswald recommended that the Mayor be made the Chairman of the Redevelopment Agency who would only vote in the case of a tie and he would have the deciding vote.

Minutes: REDEVELOPMENT MEETING, July 26, 1983¹⁹⁸³
 Page 3

Councilman Morrison made a motion to adjourn the meeting until August 1, at which time a full quorum could meet. Council Member Hansen seconded the motion.

The Mayor adjourned the meeting at 9:06 p.m.


 Mayor Grant S. Nielson

City Recorder Dorothy Jeffery

MINUTES OF A REDEVELOPMENT MEETING HELD AUGUST 1, 1983

PRESENT

Grant S. Nielson	Mayor
Max Bennett	Redevelopment Agency Member
Don Bird	Redevelopment Agency Member
Don Dafoe	Redevelopment Agency Member
Ruth Hansen	Redevelopment Agency Member

ABSENT

Willis Morrison	Redevelopment Agency Member
-----------------	-----------------------------

OTHERS PRESENT

Vance Bishop	City Administrator
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
Sherri Terrell	City Secretary
Steve Pace	
Mitch Myers	
Robert Law	

Mayor Nielson called the meeting to order at 7:30 p.m. and stated that notice of the time, place and agenda of the meeting had been mailed to the Millard County Chronicle, the Millard County Gazette, the local radio station, KNAK, and hand delivered to each member of the governing body two (2) days prior to the meeting.

MINUTES

The Minutes of a Redevelopment Meeting held July 26, 1983 were presented to the Agency Members. Agency Member Hansen made a MOTION to accept the