



WASATCH FRONT REGIONAL COUNCIL

MINUTES Of WASATCH FRONT ECONOMIC DEVELOPMENT DISTRICT November 18, 2019

A meeting of the Wasatch Front Economic Development District (WFEDD) Committee was held on Monday, November 18, 2019 at the offices of Wasatch Front Regional Council, 41 North Rio Grande Street, in Salt Lake City, Utah. The following were present:

IN ATTENDANCE	WFEDD MEMBERS AND ALTERNATES	IN ATTENDANCE	PRIVATE SECTOR STRATEGY COMMITTEE MEMBERS AND ALTERNATES
Yes	Mayor Katie Witt, COG Appointed Member (Davis County)	No	Bruce Davis, Member, Weber State University (Davis Co.)
No	Bob Stevenson, Alternate (Davis County)	No	Vacancy, Alternate TDB (Davis County)
No	Vacancy, Member TBA (Davis County)	No	Chris Williams, Member, Davis School District (Davis Co.)
Yes	Daren Brush, Alternate, Davis Technical College (Davis County)	Yes	Linda Kelley, Alternate, Layton Hills Mall (Davis County)
No	Mike Newton, COG Appointed Member (Morgan County)	No	Shaun Peterson, Member, Petersen Wealth Services (Morgan County)
No	Tina Cannon, Alternate (Morgan County)	No	Andrew Barfield, Alternate, Snowbasin (Morgan County)
Yes	Ty Bailey, Member (Morgan City)	No	Gavin McCleary, Member, Farm Bureau Financial (Morgan Co.)
No	Ray Little, Alternate (Morgan City)	No	Mauricio Melendez, Alternate, Traverse Tours and Travel (Morgan County)
Yes	Jenny Wilson, COG Appointed Member (Salt Lake County)	Yes	Susie Becker, Member, Zions Public Finance (Salt Lake County)
Yes	Karen Lang, Alternate (Salt Lake County)	No	Stephanie McCarthy, Alternate, EDA Architects (Salt Lake County)
Yes	Abby Osborne, Member (House of Representatives), Chair	No	Aabir Malik, Member, Colmena Group (Salt Lake County)
No	Rob Likes, Alternate, Key Bank (Salt Lake County)	Yes	Sylvia Castro, Alternate, Suazo Center (Salt Lake County)
Yes	Shawn Milne, COG Appointed Member (Tooele County)	Yes	Anthon Stauffer, Member, Romney Group (Tooele County)
Yes	Debbie Winn, Tooele County, Alternate (Tooele County)	No	Mike Deaver, Alternate, State Street Partners Tooele County)
No	Chris Sloan, Member, Group 1 Real Estate (Tooele County)	No	Muriel Xochimiltl, Member, Deseret UAS (Tooele County)
Yes	Paul Hacking, Alternate, Technical College, (Tooele County)	No	Vacancy, Alternate, TBA (Tooele County)
Yes	Gage Froerer, COG Appointed Member (Weber County), Vice Chair	No	Jeff Edwards, Member, UAMMI (Weber County)
Yes	Robert Dandoy, Alternate (Weber County)	No	Guy Letendre, Alternate, Weber State University (Weber County)
No	Cari Fullerton, Member (Bank of Utah) (Weber County)	No	STATE, NON-GOVERNMENTAL AND OTHER REPRESENTATIVES
No	Rick Fairbanks, Alternate, Ogden Exchange Club (Alternate)	Yes	Rick Boullion, Member, West Point
No	STATE, NON-GOVERNMENTAL AND OTHER REPRESENTATIVES	No	Alan Packard, Alternate, Jordan Valley Water Conservancy District
No	Benjamin Hart, Member, Governor's Office of Economic Development (GOED)	No	Vacancy, Member, TBA

Yes	Thomas Wadsworth, Alternate, GOED	No	Joseph Spence, Alternate, Summit Powder Mountain
Yes	Mark Knold, Member, Utah Department of Workforce Services (DWS)	No	Russ Booth, Member, Colliers
No	Collin Peterson, Alternate (Utah DWS)	No	Michael Parker, Alternate, Ivory Homes

WFEDD REPRESENTATIVES AND OTHERS PRESENT:

Blake Thomas, Salt Lake County; Alan Rindlisbacher, EDCUtah; Taylor Woodbury, Davis County; Thomas Christopoulos, Ogden City; Rob Sant, Davis County; Amanda Dillon, MHTN; Julie Lay, State Workforce Services; Benj Becker, Zions Public Finance; Holin Wilbanks, Weber County; and Mark McGrath, Taylorsville.
WFRC Staff: Andrew Gruber, Ted Knowlton, Katie Gerard-Nelson, Ned Hacker, Nikki Navio, Mary Pratt, Megan Townsend, Scott Hess

1. **Welcome and Introductions [Recording 00:02:28].** Abby Osborne, Chair and Chief of Staff with the House of Representatives, called the meeting to order at 1:36 p.m. Roundtable introductions were then made. Anthon Stauffer from the Romney Group was introduced as a new member.
 - a. **ACTION: Approve Minutes [Recording 00:03:27].** Chair Osborne entertained a motion to approve minutes of the last WFEDD meeting held August 26, 2019.

A motion was made by Commissioner Shawn Milne and seconded by Commissioner Gage Froerer and Councilmember Karen Lang that the minutes of August 26, 2019 be approved without changes. Motion carried unanimously.

2. **Chair's Report [Recording 00:03:36].** Accomplishments for the year 2019 were summarized. During this year, WFRC staff focused on the Committee's four Annual Objectives.
 - **CEDS.** In June 2019, CEDS was adopted with key objectives aligned with the Wasatch Choice 2050 Vision.
 - **Promote WC2050/Community Outreach.** WFRC had presented to Regional Chambers of Commerce, including the Ogden/Weber, Davis, and South Valley Chambers, and are working to schedule with Chamber West. Staff is also participating in regional Implementation Workshops to communicate the economic development components of the Vision, and has been educating communities on innovative financing tools and the Transportation Reinvestment Zones.
 - **Transportation and Land Use Connection Program.** WFRC has been working with local communities to encourage them to apply for the TLC program for Economic Development projects. Applications are due in December and staff will follow-up with the Committee on which projects have been selected in March 2020.
 - **Project Update.** U.S. Ignite presented a concept to WFEDD in August and tentatively plan to return in January 2020 to offer a more detailed and concrete format for their project using an opportunity zone. They plan to develop local partnerships in order to physically locate their project. They have partnered with Silicon Slopes in an effort to align job trainings with local start-up companies.
3. **Public Comment.** Time was opened by Chair Osborne. There were no comments.

4. Wasatch Front Economic Development District (WFEDD).

a. Information: Wasatch Choice Vision 2050 Interactive Map Review (Annual Objective #2: Promote Wasatch Choice 2050 as a coordinated growth, quality of life, and economic development strategy). Scott Hess, WFRC, reviewed updated information of the Vision map placed on the WFRC web site.

b. Presentation: Taylorsville 20/20 Vision: Local Economic Development Plan and Market Study (Annual Objective #3: Integrate state, regional, and local transportation decisions with economic development efforts to improve access between workforce, housing, and jobs). Mark McGrath explained the layout, needs, and future potential of Taylorsville City with 85 percent built between the mid-1960s and mid-1990s. The city has older commercial shopping centers that are challenged with the retail market's rapidly changing online sales, and the need to retrofit old spaces with current trends in real estate. Taylorsville is actively working to plan for and redevelop these areas to meet its residents' current needs such as housing, travel to jobs, etc.

A revitalization strategy will include phasing, branding and marketing (the need to distinguish itself), regulations, etc. creating a consistent citywide "aspirational vision."

Amanda Dillon from MHTN Architects outlined the economic analyses of key centers the city is focusing on. MHTN is studying redevelopment of aging commercial areas connected to housing, public open space, and transportation improvements.

Benj Becker from Zions Public Finance talked about what makes Taylorsville unique and made comparisons with other cities. One feature is that Taylorsville is closer to jobs than Herriman, and Taylorsville residents rarely travel south to work. There are 38,700 jobs within a square mile. Mr. Becker explained that residents are traveling away for their shopping experience to other areas; however, Taylorsville City has an Opportunity Zone with Crossroads that may be leveraged to attract investment dollars.

Ms. Dillon highlighted guiding principles to identify and characterize each center using I-215 as an advantage close by the expanding airport. Their vision is to: (1) create a Regional City Center at 5400 South Redwood Road that would be iconic, walkable, and include a public plaza; (2) a student and senior neighborhood center with historic node on 4800 South Redwood Road; (3) Carriage Square at 4100 South on Redwood Road will be a business incubator with 49 tenants where many stores are individually owned or are entities. Previous tenants had moved to 5400 South and Redwood where redevelopment occurred and a theatre was built. (4) create a hospitality hub and make more connectivity at Bangertter on 5400 South.

Mr. Hess emphasized that EDA provides funds for projects such as transportation infrastructure, water, sewer and gutter. Taylorsville City's efforts are an example of a local approach to redevelopment to bring reinvestments and jobs back to the community. Local communities are encouraged to apply to EDA for economic development projects.

c. Presentation: Economics of Policy and Community Design: Ogden City (Annual Objective #3). Thomas Christopoulos presented: "*Understanding the Value of a Community: Can your community afford its current development pattern?*" His emphasis is on designing communities to meet future economic needs. He outlined the tax revenue structure for Ogden and pointed out that revenues are not growing in proportion to its expenses. The tax base DNA is different between Davis and Weber Counties. Since every community has to balance their

budgets, one way to bring in new revenue is with property taxes. Their three primary taxes are: (1) property—raised from 20% to 30% of revenue and increasing; (2) sales—20% of revenue and decreasing; and (3) franchise—12% and decreasing (an example is of using telephones less). The rest are obtained from intergovernmental funds, grants, and fines.

Ogden City, which is older and more commercial than most communities, is looking at how basic operations from residential development can be met with a focus on its general fund budget. Using Ogden as a model, Mr. Christopulos pointed out that nearly 4,000 new homes would need to be built each year to cover rising expenses if sales and franchise taxes don't increase; however, there is little space to build unless they develop in a more compact way. With fixed budgets and nowhere to cut, current expense growth is primarily payroll and costs for the fire and police departments.

Using an Urban 3 study, revenue per acre and land use analyses were looked at. There was discussion of mixed land uses to offset fixed costs, and issues with density. Strategic options to generate revenue growth for redevelopment and new infrastructure were also discussed with cost analysis and base value.

5. Roundtable Discussion – WFEDD and Partners. Due to time constraints, this was tabled. Holin Wilbanks from Weber County will be placed on the agenda for a county update at the next meeting.

6. Other Business.

a. Next Meeting. The next scheduled meeting for WFEDD is tentatively set for January 27, 2020; however, Chair Osborne pointed out this is the first day of legislative sessions. WFEDD's next meeting may be scheduled a week earlier.

b. Presentations are available. Participants are reminded that presentation materials are placed on WFRC's web site. Scott Hess will also send out an email of PowerPoints presented at this meeting.

7. Adjournment.

ACTION: Chair Osborne entertained a motion to adjourn.

A motion was made by Commissioner Shawn Milne and seconded by Mayor Katie Witt that the meeting adjourn. Motion carried unanimously.

Upcoming Events:

- *WFRC Transportation Coordinating Committee - November 21, 2019*

Partial recordings of this meeting, agenda, and presentations may be found at [www: wfrc.org](http://www.wfrc.org) under Committees, Wasatch Front Economic Development District, 2019 Meetings.