

**BLUFFDALE CITY  
CITY COUNCIL &  
REDEVELOPMENT AGENCY BOARD  
MEETING AGENDA**

City Council Chambers

Wednesday, August 13, 2025, at 6:00 p.m.



Mayor Natalie Hall  
Councilmember Steve Austin  
Councilmember Wendy Aston  
Councilmember Greg Wilding  
Councilmember Traci Crockett  
Councilmember Alan Lord

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Notice is hereby given that the Bluffdale City Council and Redevelopment Agency Board will hold a meeting on Wednesday, August 13, 2025, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **6:00 PM** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: [www.bluffdale.gov](http://www.bluffdale.gov). The public may comment at the meeting or by emailing comments to [councilmeetingcomment@bluffdale.gov](mailto:councilmeetingcomment@bluffdale.gov) by **4:00 PM** the day of the meeting. Emailed comments will be submitted to the City Council but will not be read at the meeting. Notice is further given that access to this meeting by the City Council may be by electronic means.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:00 P.M.**

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance\*).
2. **Minute and Agenda Approval:**
  - 2.1 July 09, 2025, City Council Meeting Minutes.
  - 2.2 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Presentation Items:**
  - 4.1 Administrative Services Director, Stephanie Thayer, Oath of Office administered by Tami Timothy, City Recorder.
5. **Public Comment:** (This is a time and place for any person who wishes to comment on items *not* scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record or by emailing [councilmeetingcomment@bluffdale.gov](mailto:councilmeetingcomment@bluffdale.gov). Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.)
6. **Consent Agenda:** (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately. No public comment will be permitted.)
  - 6.1 **Resolution 2025-68-** A Resolution appointing Healthy Bluffdale Coalition Board Members.
  - 6.2 **Resolution 2025-70-** A Resolution authorizing an Interlocal Agreement with Salt Lake County Sheriff for prisoner transportation services.
  - 6.3 **Resolution 2025-71-** Authorizing a pipeline relocation agreement with Enbridge Gas.
  - 6.4 **Resolution 2025-73-** A Resolution authorizing surplus of City- owned property.

7. **Action or Discussion Items; Items Continued from Previous Meeting:** (These items are considered by the City Council individually. No public comment will be permitted.)
  - 7.1 **Resolution No. 2025-74** – A Resolution approving the relocation of a building (single family dwelling) from 2523 West Spencer Crest Drive to 14424 South 2200 West pursuant with City Code 11.280. Applicant Scott Peterson. *(Staff presenter, Grant Crowell)*
  - 7.2 **Ordinance No. 2025-19** – Amending section 3.60 of the Bluffdale City Code alcoholic beverage license provisions to create a definition for and allow for licensing of on premise beer recreational facilities as allowed by State Code. *(Staff presenter, Grant Crowell)*
8. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
  - 8.1 **Resolution No. 2025-72** – Approving Local Consent for Sandbar South LLC for an on-premise beer retailer (beer recreation) alcohol license at 920 West 14600 South Suite 300. *(Staff presenter, Kjersti Jarman)*

#### **BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

1. **Call to Order:** (Roll Call)
2. **Discussion-** Regarding Centrum Apartments, L.H. Perry, Investments LLC, development and moderate income housing incentives. *(Presenters, Jake Finlinson)*
3. **Adjournment.**

#### **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING- continued**

9. **Staff Reports, Additional Council Discussion, and Calendaring Items:**
10. **Closed Meetings** - if any: (This meeting will be closed to the public for one of the stated purposes found in Utah Code § 52-4-205(1), which is usually for one of the following purposes: discussion of the character, professional competence, or physical or mental health of an individual; discuss collective bargaining; discuss pending or reasonably imminent litigation; discuss the purchase, exchange, sale, or lease of real property, including water rights or water shares).
11. **Adjournment.**

#### CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda posted at the Bluffdale City Hall and on the City's website ([www.bluffdale.gov](http://www.bluffdale.gov)), and posted on the Utah State Public Notice website ([www.pmn.utah.gov](http://www.pmn.utah.gov)).

Published and posted on **August 08, 2025**.



**Tami Timothy**  
City Recorder

In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1. \*Contact the City Recorder if you desire to give the Invocation or lead the Pledge of Allegiance.

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**Present:**

**City Council:**               Natalie Hall, Mayor  
                                      Wendy Aston  
                                      Traci Crockett  
                                      Alan Lord  
                                      Greg Wilding

**Staff:**                        Bruce Kartchner, City Manager  
                                      Fred Donaldson, City Attorney  
                                      Stephanie Thayer, Finance Director  
                                      Tami Timothy, City Recorder  
                                      Kjersti Jarman, Development Coordinator  
                                      Grant Crowell, Community and Economic Development  
                                      Director  
                                      Caitlin Tubbs, Planning Manager  
                                      Ellen Oakman, Associate City Planner  
                                      Michael Fazio, City Engineer  
                                      Matt Evans, Fire Chief  
                                      Courtney Peterson, Communications Specialist  
                                      Sgt. Derek Dalton

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

**1.     Call to Order.**

Mayor Hall called the meeting to order at 6:00 PM.

All members of the City Council were present with the exception of Council Member Austin, who was excused.

City Engineer, Michael Fazio, offered the invocation and led the Pledge of Allegiance.

**2.     Minutes and Agenda Approval.**

**2.1    July 9, 2025, City Council Meeting Minutes.**

**2.2    Approval of this Meeting's Agenda.**

**Council Member Aston moved to APPROVE the City Council Meeting Minutes and Meeting Agenda, as presented. Council Member Lord seconded the motion. The motion passed with the unanimous consent of the Council.**

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**3. Mayor and Council Reports.**

Mayor Hall reported on the following:

- The Badlands Run was very successful, with a larger crowd than in 2024. She thanked the Recreation Department and Courtney Peterson for their help.
- The City received a \$2.7 million grant from the Salt Lake County Tourism, Recreation, Culture, and Convention (“TRCC”) program toward the new rodeo arena. Mayor Hall attended the Salt Lake County Council meeting the previous Tuesday to thank them for the funds and report on the return of the rodeo. The County Council signed a photograph of the arena, and she asked that the City Council and Staff sign it as well. The TRCC funding was used to replace the bleachers and make them Americans with Disabilities Act (“ADA”) accessible. A gentleman from Draper told Mayor Hall that the rodeo was the most accessible event he had attended. People from Spain, Brazil, South Africa, and Ghana attended the rodeo, as well as families from Missouri and San Diego.
- The Bull Rampage will be held at the rodeo arena on September 1, 2025.
- She attended the Council of Governments (“COG”) meeting in Murray, where they approved the winter sheltering plan for the homeless.
- She visited several businesses and attended the ribbon-cutting for Kaye Furniture.
- She has been attending Food Truck Tuesday, which will continue through September. It has been very successful, as has Party in the Park.
- Old West Days was wonderful. She thanked the Bluffdale Arts Advisory Board, Staff and Volunteers for their efforts on “Freaky Friday,” “Garfield,” youth night, the car show, the senior dinner, parade, festival, and fireworks.

Council Member Aston reported on the following:

- She expressed gratitude for all the employees and volunteers who helped make Old West Days a success. The senior dinner is always her favorite event.

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Council Member Wilding reported on the following:

- He thanked everyone who assisted with and participated in the rodeo, Old West Days, and Youth Entrepreneur Night. He enjoyed all the events and appreciated all the time and effort everyone put in to make them a success.
- The South Salt Lake Valley Mosquito Abatement District will hold a Truth in Taxation hearing on December 8, 2025, at 6:00 p.m. at 7308 Airport Road in West Jordan. They have not increased taxes since 2012, and the population has grown by approximately 200,000 people and 72,000 homes since that time. The increase would allow the District to purchase new technology such as drones. The increased rate would mean that the average homeowner in Bluffdale would pay \$4 per year to the District, and the typical business would pay \$18 per year. Council Member Wilding encouraged citizens to visit <http://sslvmad.utah.gov> to learn more.
- West Nile Virus was detected in mosquitoes at Parry Farms. There will be a growing number of mosquitoes carrying the disease, so it is especially important that residents protect themselves, particularly in the hours between dusk and dawn. The Salt Lake County Health Department recommends the following:
  - Use EPA-registered mosquito repellent with DEET.
  - Wear long sleeves and pants at dusk.
  - Standing water should be drained and roof gutters kept clear of debris.
  - Garden ponds should be cleaned and stocked with mosquito-eating fish.
  - Ensure that door and window screens are in good condition.
  - Keep weeds and tall grasses cut short because that is where adult mosquitoes hide during the day.

Council Member Crockett reported on the following:

- She thanked the community, Staff, and volunteers for their work on the rodeo and Old West Days. Her farrier helped with the rodeo and indicated that the cowboys were very excited that the City fed them. They loved the new arena. When participants want to come to Bluffdale, that increases the level of competition.

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Council Member Lord reported on the following:

- A lot of people attended the rodeo from other parts of Utah. It has a good reputation. He applauded everyone's efforts at the rodeo and Old West Days. It takes a lot of people to put on those big events. He had a good time. He also thanked the Fire and Police Departments for their presence at the events and willingness to serve.
- He took first place in his age group for the Badlands Run.
- Council members participated in a fundraiser softball game against Herriman. It was a fun evening.
- He visited the polls the previous evening and was impressed by the meticulous recordkeeping and documentation. He believes the County and State do a very good job of guarding their election information. Multiple people document every step.
- He spoke with Bluffdale Arts Advisory Board Chair, Meghan Mitchell and expressed his gratitude for their work.

**4. Presentation Items.**

**4.1 Administrative Services Director, Stephanie Thayer, Oath of Office Administered by Tami Timothy, City Recorder.**

Administrative Services Director, Stephanie Thayer was sworn in by City Recorder, Tami Timothy.

**5. Public Comment.**

*Jeff Masse* reported that he lives in the Independence area. He served on the Homeowners' Association board when they negotiated with Parry Homes for The Centrum Apartments. He was startled to hear that the City Council had approved an amendment to reduce parking and increase the unit count when there is already a significant parking problem in the area. He asked that the Council reconsider the matter and visit the area to better understand the issue.

There were no further public comments. The public comment period was closed.

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**6. Consent Agenda.**

- 6.1 Resolution 2025-68- A Resolution appointing Healthy Bluffdale Coalition Board Members.**
- 6.2 Resolution 2025-70- A Resolution authorizing an Interlocal Agreement with Salt Lake County Sheriff for Prisoner Transportation Services.**
- 6.3 Resolution 2025-71- Authorizing a pipeline relocation agreement with Enbridge Gas.**
- 6.4 Resolution 2025-73- A Resolution authorizing surplus of City-owned property.**

**Council Member Wilding moved to APPROVE the Consent Agenda, as presented. Council Member Aston seconded the motion. The motion passed with the unanimous consent of the Council.**

**7. Action or Discussion Items; Continued from Previous Meeting.**

- 7.1 Resolution No. 2025-74 – A Resolution Approving the relocation of a Building (Single-Family Dwelling) from 2523 West Spencer Crest Drive to 14424 South 2200 West pursuant with City Code 11.280. Applicant Scott Peterson. (Staff presenter, Grant Crowell).**

Community and Economic Development Director, Grant Crowell, presented the Staff Report and stated that, to his knowledge, no other homes in the City had been moved, but relocation of a structure is permitted by City Code. An aerial map was displayed showing the current and future locations of the single-family dwelling. The existing home at 14424 South 2200 West will be demolished, and both Demolition and Building Permits will be required.

Mr. Crowell reviewed Bluffdale City Code 11.280 and indicated that all required information has been received. A Public Improvements Bond will be required to protect the public curb, gutter, and sidewalk. As traffic will be disrupted during the relocation, an Encroachment Permit will also be required.

In response to a question raised by Council Member Aston, Mr. Crowell confirmed that the relocated home will comply with all setback requirements. The subject property on 2200 West is

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a legal nonconforming lot, but the home will meet the 30-foot front, 20-foot side, and 30-foot rear setbacks required by the zone.

The Site Plan and photographs of the home were reviewed, and Mr. Crowell reported that Staff recommended approval subject to the conditions outlined in the resolution.

Council Member Lord stated that a home was relocated approximately 28 years previously. It is an attractive property, and most people do not realize the home was relocated. He asked about the impact on roads and associated infrastructure. Mr. Crowell stated that those issues would be addressed in the Encroachment Permit. The application will include the route and duration of the move, as well as a Traffic Control Plan. City Engineer, Michael Fazio, added that a bond may be required.

The applicant, Scott Peterson, commented that the existing home was not designed to last over 100 years. It had multiple problems, including structural issues, flooding, and termites, and the decision was made to demolish it. It would be used for the Fire and Police Department training prior to demolition. The home that is being moved will be cut into two pieces and moved by a company that specializes in these types of moves. It was custom-built for the Bingham family in 1996, and they are very excited to be able to save it. A second, smaller home on the property on 2200 West will remain.

Mr. Peterson reviewed the route that will be taken and indicated that some trees had been removed or trimmed in preparation for the move. Demolition was scheduled for August 20, 2025. The movers will begin preparation work at the Spencer Crest Drive property after Labor Day, and the actual move will occur approximately three weeks later. The halves will be moved on separate days. He did not anticipate any sidewalk or curb damage. Mr. Peterson thanked City Staff for their assistance with the project.

**Council Member Aston moved to APPROVE Resolution 2025-74 –Approving the relocation of a Building (Single-Family Dwelling) from 2523 West Spencer Crest Drive to 14424 South 2200 West pursuant to City Code 11.280. Council Member Wilding seconded the**

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**motion. Vote on the Motion: Council Member Aston-Yes, Council Member Wilding-Yes, Council Member Crockett-Yes, Council Member Lord-Yes. The motion passed with the unanimous consent of the Council.**

**7.2 Ordinance No. 2025-19 – Amending Section 3.60 of the Bluffdale City Code Alcoholic Beverage License Provisions to Create a Definition for and allow for Licensing of On-Premise Beer Recreational Facilities as allowed by State Code. (Staff presenter, Grant Crowell).**

Community and Economic Development Director, Grant Crowell, presented the Staff Report and indicated that the amendment would bring City Code into alignment with Utah State Code regarding on-premise beer retailer licensing. The change was initiated by the application that would be considered in item 8.2.

Changes include:

- The difference between a beer-only restaurant and an on-premise beer retailer was clarified as defined by State Code, as well as what qualifies as recreation. Although volleyball is not specified by the State, Staff had verified that it is a qualified recreational amenity.
- Provisions were added for the On-Premise Beer Recreational License, including the requirement that a minimum of 70% of gross revenue must be from recreational activities and/or food sales. The previous restriction on these types of licenses was clarified to indicate that they are allowed as defined by State Code.

Council Member Lord asked if the opening of the business in item 8.2 was contingent on approval of the amended Ordinance. Mayor Hall clarified that they were separate items. The amendment was needed to bring City Code into compliance with the State. Development Coordinator, Kjersti Jarman, reported that the business has applied for a Business License, and construction is almost complete. The business will open in Bluffdale, but they hope to have the opportunity to serve beer. The facility will offer both indoor and outdoor volleyball. Mr. Crowell reported that a Text Amendment and Site Plan modification will be required for the outdoor courts.

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**Council Member Aston moved to APPROVE Ordinance 2025-19 – Amending Section 3.60 of the Bluffdale City Code Alcoholic Beverage License Provisions to Create a Definition for and allow for Licensing of On-Premise Beer Recreational Facilities as allowed by State Code. Council Member Lord seconded the motion. Vote on the Motion: Council Member Wilding-Yes, Council Member Crockett-Yes, Council Member Lord-Yes, Council Member Aston-Yes. The motion passed with the unanimous consent of the Council.**

**8. Public Hearing Items.**

**8.1 Resolution No. 2025-72 – Approving Local Consent for Sandbar South, LLC for an On-Premise Beer Retailer (Beer Recreation) Alcohol License at 920 West 14600 South, Suite 300. (Staff presenter, Kjersti Jarman).**

Ms. Jarman reported that the resolution would provide Local Consent for an On-Premise Beer Retailer Alcohol License for Sandbar South, LLC, which is a beach volleyball facility. The business had applied through the Department of Alcoholic Beverage Services (“DABS”) and met all State and City requirements.

The applicant, Cory Merrell, stated that they have one location in North Salt Lake City with five indoor and four outdoor beach volleyball courts. The business is expanding to Bluffdale and will have six indoor courts, with one planned outdoor court if the Zoning Text Amendment is approved. In response to a question raised by Mayor Hall, Mr. Merrell stated that they will offer court rentals during the day but the courts will be reserved for adult leagues in the evening. They will host adult and junior tournaments, as well as some leagues and open play, on weekends.

Mayor Hall opened the public hearing. There were no public comments. The public hearing was closed.

**Council Member Lord moved to APPROVE Resolution 2025-72 – Approving Local Consent for Sandbar South, LLC for an On-Premise Beer Retailer (Beer Recreation) Alcohol License at 920 West 14600 South, Suite 300. Council Member Aston seconded the motion. Vote on the Motion: Council Member Crockett-Yes, Council Member Lord-Yes, Council Member**

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**Aston-Yes, Council Member Wilding-Yes. The motion passed with the unanimous consent of the Council.**

**BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

**1. Call to Order (Roll Call).**

All members of the RDA were present with the exception of Board Member Austin, who was excused.

**2. Discussion – Regarding Centrum Apartments, L.H. Perry Investments, LLC, Development and Moderate-Income Housing Incentives. (Presenter, Jake Finlinson).**

Jake Finlinson spoke on behalf of L.H. Perry Investments, LLC, and indicated that he was present to answer questions and gain an understanding of the RDA’s interest in using available funds for The Centrum project. Their request was for approximately \$5 million in RDA funds distributed in pre- and post-performance incentives. In return, they would deed restrict 10% of all units to 80% area median income (“AMI”).

The project will have a total of 308 units: 73 studios (24%), 143 one-bedroom (43%), and 92 two-bedroom (30%) units. Amenities will include a pool, hot tub, golf simulator, club room, fitness and yoga room, library, pickleball courts, workrooms, theater, game room, conference rooms, and outdoor deck space.

Mr. Finlinson reviewed the data used to determine the requested amount. They considered area rents, historical growth rates for market-rate and deed-restricted apartments, and AMI. Data from the Kem C. Gardner Policy Institute, Novogradac, and CoStar were used in their calculations. They found that over the past 14 years, market rate rent growth has been 5% annualized, with a 3.6% growth rate over the same period for both affordable housing units and AMI.

Area rents were then considered. Comparable apartments at the Grandeur Apartments, the Royce on 9<sup>th</sup>, and Cottonwood Highland average approximately \$2,200 per month. The amount of rental income that would be lost with deed-restricted units was then calculated at approximately \$2,200 per month, or \$8.7 million over the next 20 years. A discount rate of 8% was applied, resulting in

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a total requested tax increment value of \$3.4 million. They also requested a pre-performance incentive of \$1.8 million to cover permitting and Impact Fees, which would be paid directly to the Building Department. Perry Commercial believed the proposal would be beneficial for all parties.

Mr. Finlinson reported that pending the decision on RDA funds, Perry Commercial intended to begin construction in June 2026. He then provided a summary of the proposed terms.

308 total units

- Market rent: 90% AMI
- Deed-restricted units:
  - 80% AMI
  - 10% of 31 total nits
  - 20-year duration beginning when the Certificate of Occupancy is issued
  - Annual compliance reporting

Proposed incentives

- Preperformance incentive of \$1.8 million to cover permitting and Impact Fees, paid directly to the Building Department.
- Tax increment value: \$3.434 million
  - Preperformance of \$750,000 to be paid at construction commencement.
  - The remaining \$2.489 to be paid six months after the Certificate of Occupancy.

Board Member Aston expressed concern about the \$1.8 million incentive. Mr. Finlinson stated that it would allow Perry Commercial to deliver the project in a timely manner and would primarily be used to offset rents. In response to her question, he confirmed that under normal circumstances, they would be responsible for the permitting and Impact Fees.

Chair Crockett stated that it would be helpful to understand why the RDA should consider granting the funds. Mayor Hall asked if the RDA and affordable housing funds were separate.

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Mr. Crowell stated that Tax Increment Funds (“TIF”) have been accumulated to incentivize development of Eastern Bluffdale near 14600 South. Those funds have been used for infrastructure, Impact Fees for a data center, and other items. Restricted Tax Increment Funds have also been collected for moderate-income housing. Of those funds, \$2.5 million was donated to the County’s housing trust fund, annual payments have been made to The Bluffs to offset maintenance costs, and Impact Fees were paid for the Beacon Hills project. The City is also researching a potential accessory dwelling unit (“ADU”) project. The remaining set-aside money will need to be spent either in Bluffdale or elsewhere in the County or State. Whether incentives were provided through the RDA or affordable housing funds was a policy decision.

City Manager, Bruce Kartchner, clarified that the affordable housing funds are part of the RDA funds, and it is all tax increment money. The \$3.4 million to compensate for reduced rents would come from the Olene Walker money, which is 20% of RDA funds that are set aside for moderate-income housing. The remaining \$1.8 million could come from either the RDA or Olene Walker funds, depending on how the Board wanted to structure it.

The RDA was created to offer incentives, and it is appropriate to offer incentives that create jobs, increase tax value, or provide other benefits to the development area. The Centrum project meets those requirements. Regarding specific dollar calculations, Mr. Kartchner reminded the Board that the calculations were based on future projections. The Kem C. Gardner Institute has tracked key metrics for many years. One difference between The Centrum and the project previously considered by the RDA Board is that the rents are higher, so the delta is different. However, like that project, the net present value of the rent difference is created by the 5% growth rate of market rents versus the 3.6% growth rate of subsidized rents, a difference which is supported by the data.

In response to a question raised by Chair Crockett, Mr. Kartchner stated that if \$1.8 million is required to start the project due to things like financing costs, it could be argued that those monies should come from the affordable housing funds. Staff needed direction as to whether to pursue a contract with the developer. If so, they would draft an agreement to address the requirements of the RDA, moderate-income housing funds, and the Board’s desires.

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Board Member Wilding asked how much funding is available. Mr. Kartchner reported that if the project were approved, approximately \$5 million in Olene Walker funds would still be available for other projects.

Mayor Hall preferred to spend the affordable housing funds locally. She believed the Board needed a longer discussion on goals for the RDA, especially in regard to the requested incentive. Chair Crockett indicated that the Board was not clear on its goals and objectives. They did not have a lot of questions because they did not know where to start, and there were three new Council members who had not participated in previous discussions. Mayor Hall stated that the RDA has a lot of money, and the State is putting pressure on them to use it. Mr. Kartchner added that the moderate-income set aside must be committed within a tighter timeframe than the broader RDA funds and must be used within six years.

Mayor Hall asked if the project would really meet moderate housing requirements. Mr. Crowell clarified that 80% AMI qualifies as moderate income, but the rent will still be high for many people, and the community's goals could be different from those that would simply satisfy the requirement.

Mayor Hall remarked that it would be helpful to have a perspective on the RDA funds. There were no pending projects for the funds, and they needed to invest in the community, so it may not be a bad idea to use the funds as an incentive.

Board Member Wilding asked how this project compares to the one that was previously approved. Mr. Crowell reported that The Centrum is a podium project and the other is not, so construction costs will be different. The amenity packages differ slightly. The other project will have slightly lower rents and is committing 30% of its units to moderate-income housing.

In response to a question from Board Member Lord, Mr. Finlinson stated that The Centrum would be a higher-end product than is currently available in Independence, which is why it was difficult to find comparables in the area. Board Member Lord did not believe the Board was against

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providing the incentive; rather, they were trying to think it through. Chair Crockett agreed and indicated that she was having difficulty with the amount requested to begin the project.

Mr. Crowell remarked that the Council had spent a lot of time talking about housing, but not housing as a component of economic development. It is usually discussed in regard to zoning or traffic issues, but not its impact on things like sales tax revenue. Chair Crockett liked the idea of the project commencing prior to construction on The Point.

Mr. Kartchner reported that national financial data indicates interest rates may begin to decrease. One reason for the \$1.8 million incentive is the cost of financing. He suggested that the contract could include a reduction based on the federal rate. The incentive would still be available to help the developer, but it may be a lower amount based on that rate. If interest rates are 3% lower next year, an incentive may not be necessary. Chair Crockett expressed approval for that suggestion.

Mr. Finlinson agreed that it was a potential option. More tax increment value received in preperformance would be helpful as well, and it would reduce the overall grant amount. Mr. Kartchner stated that the developer would benefit greatly from receiving monies up front because less financing would be required for the project. He agreed that it was a complicated issue, but in the end, it was up to the Board and what they wanted to incentivize.

Mr. Kartchner asked for the Board's direction regarding the use of the RDA funds in regard to this project and future projects. Board Member Lord suggested that the RDA Board hold a work session on the matter because he did not believe they had enough information to make a decision. He would like to know the exact amount of funds available, when and how they must be used, any restrictions on their use, and what happens if they are not used. Board Member Wilding agreed. He was generally in favor of granting the request and incentivizing development in the City but wanted to discuss more options prior to making a commitment.

Mr. Kartchner stated that Staff had researched ways to use the moderate-income housing money both within and outside of the City. Some options that initially seemed ideal would be very costly to implement and manage. Donating funds to the County was a great idea, but some of those funds

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have gone unused due to those same complications. In his opinion, this project or a similar one that uses the moderate-income housing portion of the funds would benefit the City.

Chair Crockett felt good about the \$3.4 million incentive. The project will be beautiful. She likes that it will be high-end and different from other apartment products in the area, and it will be nice to make it slightly more affordable. She also approved of spending the moderate-income housing funds in the City. Mayor Hall agreed.

In response to a comment by Board Member Lord, Mr. Kartchner agreed that the City would not need to manage the project. The risk is on the front end in ensuring that the projections are reasonable, and at the end of the 20-year period, one party will have benefited more based on the actual numbers. Mr. Crowell stated that the management oversight would be minimal. They could also explore options like mortgage assistance programs to utilize small portions of the RDA funds, but the City would still have millions of dollars to spend. After further discussion, it was decided that the Board would like to move forward with the project but needed to discuss the matter further at the next RDA meeting. Staff would draft a contract for Board review.

**3. Adjournment.**

The RDA meeting was adjourned.

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING (CONTINUED)**

**9. Staff Reports, Additional Council Discussion, and Calendaring Items.**

Mayor Hall reported that the August 27, 2025, City Council meeting would be cancelled as there were not enough agenda items, so the RDA discussion would be held on September 10, 2025. The City Council would meet to canvass the election on August 26, 2025, at 4:30 p.m.

City Manager, Bruce Kartchner, reported on the following:

- Staff was very pleased with Old West Days and the rodeo. He was grateful for the participants, volunteers, and Staff from all departments.

**BLUFFDALE CITY COUNCIL AND  
REDEVELOPMENT AGENCY BOARD MEETING MINUTES  
Wednesday, August 13, 2025**

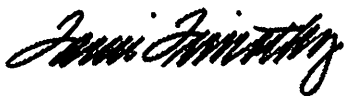
- Commercial Property Assessed Clean Energy (“C-PACE”) financing for energy-efficient construction projects had been approved by the State, and they had selected a company to manage it. Staff was drafting the appropriate resolutions to add it to City Code. He noted that The Centrum apartment project may qualify for that tax-incentivized financing.
- The City’s first Administrative Code Enforcement (“ACE”) hearing was scheduled, so the Council may hear from residents involved in the proceedings. The City’s focus is on compliance, not fines.
- Temporary road closures related to upcoming road maintenance and slurry seal projects are listed on the City website.
- Google Fiber has been working with the Engineering Department and plans to start installing fiber on the west side of Bluffdale. A map will be provided to the City Council.

**10. Closed Meeting.**

There was no closed meeting.

**11. Adjournment.**

The Regular Business Meeting adjourned at 7:46 PM.



Tami Timothy, City Recorder

Approved: \_\_\_\_\_09-10-2025\_\_\_\_\_

