

UNIFIED FIRE SERVICE AREA
Meeting Minutes
9:00 a.m.

PRESENT:

Mayor Kristie Overson
Mayor Jeff Silvestrini
Councilmember Allan Perry
Councilmember Kathleen Bailey

Councilmember Nicole Martin
Councilmember Sheldon Stewart
Mayor Tom Westmoreland
Councilmember Eric Ferguson

ABSENT:

Councilmember Sam Granato
Mayor Robert Hale
Councilmember Richard Snelgrove

Councilmember Kelly Bush
Councilmember Gary Bowen

ALSO PRESENT:

AC Mike Watson
AC Rand Andrus
Aaron Sanborn
Adam Halsey
AC Jay Ziolkowski
AC Stephen Higgs
Brett Wood, Herriman
Beth Todd
CFO Tony Hill
Chief Petersen
Cliff Burningham
CLO Brian Roberts
Cynthia Mathews
Cynthia Young

District Administrator Ifo Pili
DOC Nile Easton
Darren Park
Eric Holmes
Kiyoshi Young
Michelle Roper
Mike Flynn, COO Eco Dev
Michael Conn
Rachel Anderson
Riley Pilgrim
Rob Sant, Lewis Young
Steve Schmidt
Talsan Schulzke

.....
Chair Jeff Silvestrini Presided
.....

Called to Order

Chair Silvestrini called the meeting to order at 9:04 a.m. Quorum present.

Public Comment

None

Approval of Minutes

Councilmember Stewart moved to approve the minutes from March 20, 2018 UFSA Board Meeting as submitted

Councilmember Ferguson seconded

All voted in favor

County Representation at UFSA- Mayor Silvestrini

No further discussion

Facilities Committee

- Councilmember Perry provided a reminder of the upcoming station tours

Potential CRA for Eagle Mountain- Project Steeplechase- District Administrator Ifo Pili

Introduced Aaron Sanborn, Economic Development Director; Rob Sant, Lewis Young Robertson Burningham; and Mike Flynn, COO

- Ifo presented a CRA to the Board for discussion
- Data Center
- The project shows good return on investment with minimal impact
- This project has been 10 years in the making
- Impact study concerning data centers showed a 1000% return to RDA on investment
- Biggest data center project in the western half of the US
- When completed, will be the 3rd largest data center in the world
 - 100 jobs per phase, 10 phases
- There exists a small window for discussion of concerns; deadline next month
- This CRA project is requesting different parameters than have been seen in the past
 - This has been negotiated to 80% rather than the standard 75% Real Property TIF for 20 years
 - It has been the tradition to offer 80% rather than 75% in projects such as this
 - This is an acceptable standard request in other markets
- Impact on fire service is minimal, no resources needed to service this facility
- Great business to be in
- Many financial benefits with minimal impact to community
- Currently generating \$11.00 yearly/\$212.00, 20 year total for UFSA as greenbelt property
 - Potential of \$135,675 yearly/\$2,713,500, 20 year total for UFSA
 - This is the 1st step with the realization of benefits to follow
 - More leverage in the future
 - Three other site selectors that are proposing data centers as well as co-locate potential
 - Co-locate will provide several deals in the future
- Public hearing on May 15, where the Board will approve or reject the plan budget
 - Adopt Interlocal Agreement in the morning and Redevelopment Agency will adopt that night
- CFO Hill questioned if there were any negotiations on the impact fee side; Ifo replied “No, they have committed to pay all impact and development fees.”

Quarterly Financial Report- CFO Hill

- This is the 1st quarter for UFSA

- Lack of revenue is standard for this time of year
- Remainder of fees are coming in as expected

Councilmember Ferguson moved to ratify and approve the Quarterly Financial Report, including the list of District expenditures for the last quarter, as presented

Councilmember Perry seconded

All in favor

Closed Session

Councilmember Stewart moved to temporarily recess the meeting to convene in a closed session to discuss: the purchase, exchange, or lease of real property as provided by Utah Code Annotated §52-4-205.

Councilmember Ferguson seconded

Vote:

Councilmember Perry

Mayor Overson

Mayor Silvestrini

Councilmember Stewart

Councilmember Ferguson

Councilmember Bailey

Councilmember Martin

Mayor Westmoreland

Councilmember Stewart moved to adjourn the closed session and reopen the meeting to the public

Councilmember Bailey seconded

All voted in favor

Motion to Adjourn 10:03

Councilmember Stewart moved to adjourn the April 17, 2018 UFSA Board Meeting

Councilmember Ferguson seconded

All voted in favor