

NOTICE: Agenda posted on the front door of City Hall and on the bulletin board in the lobby of City Hall at 11:44 A.M., Tuesday, April 23, 2019.

MINUTES

SPECIAL MEETING/WORKSHOP

BETHANY CITY COUNCIL

THURSDAY, APRIL 25, 2019

11:45 A.M.

MEMBERS PRESENT: KP Westmoreland Mayor
Jeff Knapp Vice-Mayor
Paul Todd Council Member
Steve Palmer Council Member
Amanda Sandoval Council Member
John Herren Council Member
S.R. Hunter Council Member
Kathy Larsen Council Member

MEMBERS ABSENT: Matthew Goodwin Council Member

OTHERS PRESENT: Ken Smart Interim City Manager
Berkeley Penner City Clerk
Lesa LaMar Asst. City Clerk
David Davis Attorney
Jeff Sabin Center for Economic Dev. Law
Leslie Batchelor Center for Economic Dev. Law
Hank Moore Economic Development Director
Mark Privott BEDA Chairman
Phillip Suarez, BEDA Vice-Chairman
Kent Shellenberger BEDA
John Shugart BEDA
Gilbert Carlson BEDA

Mayor Westmoreland called the Bethany City Council Special Meeting/Workshop to order at 11:47 A.M.

ITEM NO. 1 on the agenda **JOINT CITY COUNCIL/BEDA WORKSHOP AND DIALOGUE SESSION WITH DR. KENT SHELLENBERGER AS MODERATOR, TO FACILITATE A DISCUSSION AMONG THE MAYOR AND CITY COUNCIL MEMBERS TO IDENTIFY UNRESOLVED ISSUES THAT LED TO THE STALLED NORTHWEST 39TH GATEWAY**

PROJECT PLAN TIF AND TO EXPLORE POTENTIAL PROBLEMS AND/OR ACCOMMODATIONS TO MOVE THIS PROJECT TO SUCCESS.

Mr. Shellenberger chaired the meeting and opened with a listing of order for the meeting.

There was history given on the Tax Increment Financing (TIF) Northwest 39th Gateway Project which began by contracting the Center for Economic Development in 2017.

The following points were made in favor of the project:

- A. Developer under contract for property that is in the increment area.
- B. Each contract will be voted on individually with the amount of sales tax and ad valorem incentivized negotiable.
- C. Budget and area established are just upper boundaries.
- D. Once TIF is approved the 1st step will be policy guidelines.
- E. Will spur economic development.
- F. Grants are available for existing businesses.
- G. Improved Infrastructure and water well for the City.
- H. Quality housing is a focus for Bethany.
- I. Review Committee in full agreement of TIF.
- J. Mayor held up implementing the TIF's for the new Council to be seated.

The following issues were raised with the project:

- A. Sales tax rate cap too high.
- B. Implementing TIF is moving too fast.
- C. Not enough information to the constituents.
- D. New board members have not been given enough information to make informed decision at this point.
- E. Issues with wording of the TIF document.
- F. Existing business affected negatively due to TIF.
- G. More community involvement.
- H. Need to know developers for the projects.
- I. TIF money being used to help buy land.

Hank Moore, Mayor Westmoreland and Leslie Batchelor offered to meet individually with councilmembers to answer any additional questions.

Mayor Westmoreland adjourned the Bethany City Council Special Meeting/Workshop at 1:37 P.M.

MAYOR

CITY CLERK