



**Report of the Special Meeting  
of the  
Board of Trustees of the Utah Transit Authority (UTA)  
held at the Embassy Suites Hotel  
3524 South Market Street, West Valley City, Utah  
June 2, 2017**

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**Board Members Present:**

Robert McKinley, Chair

Sherrie Hall Everett, Vice Chair

Jeff Acerson

Cortland Ashton

Greg Bell

Necia Christensen

Karen Cronin

Charles Henderson

Dannie McConkie

Bret Millburn

Brent Taylor

**Board Members Excused/Not in Attendance:** Babs De Lay, Jeff Hawker, and Troy Walker

Also attending were members of UTA staff, as well as interested citizens and media representatives.

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**Welcome and Call to Order.** Chair McKinley welcomed attendees and called the meeting to order at 12:46 p.m. with ten voting board members present.

**General Public Comment Period.** No public comment was given.

**Resolution: R2017-06-01: Provo Orem TRIP Properties.**

**Presentation of Item.** Chair McKinley explained that the purpose of resolution is for the board to authorize UTA, through the Utah Department of Transportation (UDOT), to initiate the eminent domain process with certain properties on the Provo Orem Transportation Improvement Project (TRIP) alignment. Steve Meyer, UTA Capital Development Director, stated that there are eleven properties staff is recommending be added to the approval list. Mr. Meyer clarified that granting permission to enter the eminent domain process is the first step in a process with many options for mediation prior to full condemnation. He then outlined the steps in the process.

Trustee McConkie stated that he would recuse himself from voting on this item due to his position on the UDOT Transportation Commission.

Discussion ensued. Questions were posed by the board and answered by Mr. Meyer and Derrick Sorenson, UTA Manager of Property Acquisition & Disposition. Trustee Millburn clarified that UTA does not have eminent domain authority and must act through a partner that does. Trustee Ashton asked if the agency was seeking to enter the eminent domain process because negotiations with property owners have stalled. Mr. Meyer stated there were a number of reasons for entering the eminent domain process, including the amount of time the process takes. Trustee Taylor asked about the size of the acquisitions and how close they are to businesses. Mr. Sorenson replied that most acquisitions are strips and range from 6 inches to 10 feet. He added that there are some side road acquisitions required to purchase land needed by UDOT for lane restoration. He explained that UTA is requesting land for UDOT because UTA is the Federal Transit Authority liaison on the project for the administration of federal funds. Trustee Taylor asked if any buildings would be compromised. Mr. Sorenson responded that no buildings will be compromised, but there will be some adjacency. Mr. Sorenson followed by saying that compensatory values for damages are included in the appraisals. Trustee Taylor asked if it was anticipated that some properties will go to full condemnation. Mr. Sorenson replied that there will be several "friendly condemnations," because condemnation simplifies the property issues for owners who have lenders and/or tenants. Trustee Taylor asked if any owners are opposed to the project and are going to condemnation for that reason. Mr. Sorenson indicated that opposition from some property owners was a possibility, but that UTA's actions are schedule-driven rather than owner-driven. He added that significant time has been invested by the cities and project partners to educate owners about the value of the project. Trustee Cronin asked if any of the acquisitions would render property pieces unusable. Mr. Sorenson said that while no acquisitions would render any properties unusable, there is one person living in

a triplex who will need to be relocated because the acquisition will eliminate a parking space at the residence.

**Public Input.** No online comments were received on this resolution. No in-person comment was given.

**Board Discussion and Decision/Action.** A motion to approve the resolution was made by Trustee Cronin and seconded by Vice Chair Everett. Trustee Taylor expressed his approval of how the resolution was presented to the public and the board. The motion carried by majority consent with nine aye votes and one abstention from Trustee McConkie.

**Closed Session.** No closed session was held.

**Action Taken Regarding Matters Discussed in Closed Session.** No closed session was held.

**Adjournment.** The meeting was adjourned at 1:07 p.m. by motion.

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[Audio](#) recordings of this meeting are posted online.