



COMBINED CITY COUNCIL & REDEVELOPMENT AGENCY MEETING AGENDA

EXECUTIVE SUMMARY

September 19, 2023

This Executive Summary includes only certain issues on the combined City Council & Redevelopment Agency Meeting Agenda which require a vote, and for which the City Council is not familiar. The combined City Council & Redevelopment Agency Meeting Agenda includes all issues to be addressed by the City Council.

Agenda Items:

K.1. Resolution R2023-37, authorizing the Mayor to sign an Amendment to the Development Agreement dated August 20, 2019 pertaining to property located at 9800 South and Redwood Road, Merit Medical (Applicant). (Steven Schaefermeyer, Director of Planning, pg. 15).

The City approved a development agreement between the City and Merit Medical Systems, Inc. on 8/20/2019 (the "Agreement"), which outlines the scope of future development of the Merit-owned properties along Redwood Road and Shields Lane. The Agreement also outlines the application of the Planned Development Floating Zone and underlying mixed use and professional office zoning assigned to the properties, as well as various development requirements. The City and Merit Medical desire to amend the Agreement to permit changes to the concept plan. The proposed amendment changes the exhibits of the Agreement to show an updated vision of the West Campus.

Recommendation: Approve Resolution R2023-37, authorizing the Mayor to sign an Amendment to the Development Agreement dated August 20, 2019 pertaining to property located at 9800 South and Redwood Road, Merit Medical (Applicant).

K.2. Resolution R2023-41, requesting admission to the URS Firefighter retirement system. (Chris Dawson, Fire Chief, pg. 85).

As an employer of full-time emergency medical service personnel, including paramedics for interfacility transport, the City is authorized to elect to include them in the Tier 2 Firefighter Retirement system with the Utah Retirement System.

Recommendation: Approve Resolution R2023-41, URS Firefighter retirement system.

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K.3. Resolution R2023-42, authorizing the Mayor to sign an Interlocal Cooperation Agreement for the Home Investment Partnership Program for Federal Fiscal Years 2024-2026. (David Mann, Long Range Planning Analyst, pg. 87).

The HOME Investment Partnerships Act provides that a consortium of geographically contiguous units of general local government can be considered to be a unit of general local government for the purpose of the HOME Program, and are eligible to receive allocations of HOME funds. The City, the additional Cities (Sandy City, West Jordan City, West Valley City, Herriman City, and Taylorsville City), and the County have determined that it will be mutually beneficial and in the public interest to enter into an interlocal cooperation agreement to form a consortium.

Recommendation: Approve Resolution R2023-42, authorizing the Mayor to sign an Interlocal Cooperation Agreement for the Home Investment Partnership Program for Federal Fiscal Years 2024-2026.

L.1. Resolution R2023-44, authorizing the filing of the eminent domain action against the Troy and Jill Davis property, the C Dean and Maxine C Larsen property, and the Dell Wheadon Family Limited Partnership property. (Don Tingey, Director of Strategy & Budget, & Ryan Loose, City Attorney, pg. 95).

To best serve the public, the City needs to make 10200 South into a through street to increase traffic connectivity, provide another crossing over the canal, and improve emergency response times for residents. It will also add another safe walk route to school for children, and will allow a storm drain connection through the corridor so the City may abandon some temporary storm water ponds for a more permanent solution. The property necessary to create the 10200 South road connection is currently owned by Troy and Jill Davis (JT), C Dean and Maxine C Larsen (JT), and Dell Wheadon Family Limited Partnership (the "Property Owners").

The City is attempting to negotiate fair compensation to purchase the required properties and intends to exercise the right of eminent domain. Utah law requires the City Council to approve the filing of an eminent domain action during a public meeting. Notice has been given to the Property Owners.

Recommendation: Approve Resolution R2023-44, authorizing the filing of the eminent domain action against the Troy and Jill Davis property, the C Dean and Maxine C Larsen property, and the Dell Wheadon Family Limited Partnership property.

L.2. Resolution R2023-45, authorizing the filing of an eminent domain action if necessary to clear title on the property involved in the construction of a pedestrian corridor on the west side of 2700 W. (Don Tingey, Director of Strategy & Budget, & Ryan Loose, City Attorney, pg. 105).

The City believes that all property necessary for the construction of a pedestrian corridor on the west side of 2700 West is currently owned by the City. The City is aware of a possible dispute regarding the ownership of the property, and if necessary will file an eminent domain action to ensure the City has undisputed title to the property. Utah law requires the City Council to approve the filing of an eminent domain action during a public meeting. Notice has been given regarding the property.

Recommendation: Approve Resolution R2023-45, authorizing the filing of an eminent domain action if necessary to clear title on the property involved in the construction of a pedestrian corridor on the west side of 2700 W.

L.3. Resolution RDA 2023-06, approving and adopting the Amended Community Reinvestment Project Area Plan for the Southwest Quadrant Urban Center Community Reinvestment Project Area. (Brian Preece, Director of City Commerce, pg. 108).

The RDA adopted the Southwest Quadrant Urban Center Community Reinvestment Project Area Plan ("Original Plan") on 4/19/2022, for the Southwest Quadrant Urban Center Community Reinvestment Project Area ("Project Area"). The RDA determined that, due to a change in circumstances, including but not limited to, the approval of the South Station Housing Transit and Redevelopment Zone within the Project Area, it is in the best interests to amend the Original Plan.

Recommendation: Approve Resolution RDA 2023-06, approving and adopting the Amended Community Reinvestment Project Area Plan for the Southwest Quadrant Urban Center Community Reinvestment Project Area.

L.4. Resolution RDA 2023-07, Approving and adopting the Amended Community Reinvestment Project Area Budget for the Amended Southwest Quadrant Urban Center Community Reinvestment Project Area. (Brian Preece, Director of City Commerce, pg. 171).

The RDA adopted the Southwest Quadrant Urban Center Community Reinvestment Project Area Budget ("Original Budget") on 4/19/2022, for the Southwest Quadrant Urban Center Community Reinvestment Project Area ("Project Area"). The RDA determined that, due to a change in circumstances, including but not limited to, the approval of the South Station Housing Transit and Redevelopment Zone within the Project Area, it is in the best interests to amend the Original Budget.

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Recommendation: Approve Resolution RDA 2023-07, approving and adopting the Amended Community Reinvestment Project Area Budget for the Amended Southwest Quadrant Urban Center Community Reinvestment Project Area.

L.5. Resolution RDA 2023-08, approving an Interlocal Agreement with the City of South Jordan for the Southwest Quadrant Urban Center Community Reinvestment Project Area. (Brian Preece, Director of City Commerce, pg. 187).

The RDA has adopted an Amended Project Area Plan and the Amended Project Area Budget, which were also ordained by the City, for the Southwest Quadrant Urban Center Community Reinvestment Project Area (the “Project Area”). The City desires to enter into an interlocal agreement with the RDA whereby the City consents to the RDA receiving for an extended period of time a portion of the “Tax Increment” produced by the City’s levy on real and personal property within the Project Area according to the Amended Plan and Amended Budget.

Recommendation: Approve Resolution RDA 2023-08, approving an Interlocal Agreement with the City of South Jordan for the Southwest Quadrant Urban Center Community Reinvestment Project Area

L.6. Resolution R2023-35, approving an Interlocal Agreement for the sharing of Tax Increment generated in the Southwest Quadrant Urban Center Community Reinvestment Project Area. (Brian Preece, Director of City Commerce, pg. 200).

The South Jordan City Redevelopment Agency (the “RDA”) has adopted an Amended Project Area Plan, which was also ordained by the City, for the Southwest Quadrant Urban Center Community Reinvestment Project Area (the “Project Area”). The RDA has also adopted an Amended Project Area Budget for the Project Area. The City desires to enter into an interlocal agreement with the RDA whereby the City consents to the RDA receiving for an extended period of time a portion of the “Tax Increment” produced by the City’s levy on real and personal property within the Project Area according to the Amended Plan and Amended Budget.

Recommendation: Approve Resolution R2023-35, approving an Interlocal Agreement for the sharing of Tax Increment generated in the Southwest Quadrant Urban Center Community Reinvestment Project Area.

L.7. Ordinance 2023-10, adopting the Amended Project Plan for the Southwest Quadrant Urban Center Community Reinvestment Project Area. (Brian Preece, Director of City Commerce, pg. 213).

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The South Jordan City Redevelopment Agency, having prepared the Amended Project Area Plan for the South Jordan City Southwest Quadrant Urban Center Community Reinvestment Project Area (the “Project Area”), has adopted the Amended Plan as the Amended Official Community Reinvestment Project Area Plan for the Project Area. The Utah Limited Purposes Local Government Entities – Community Reinvestment Agency Act mandates that before a community reinvestment project area plan may take effect, it must be adopted by ordinance and certain notice must be given.

Recommendation: Approve Ordinance 2023-10, adopting the Amended Project Plan for the Southwest Quadrant Urban Center Community Reinvestment Project Area.