



The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, January 2, 2024, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

TOM HUYNH, CHAIR
LARS NORDFELT, VICE CHAIR

A G E N D A

1. Call to Order
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. December 5, 2023
5. Public Hearings:
 - A. Accept Public Input Regarding Re-Opening the FY 2023-2024 Budget

Action: Consider Resolution 23-07, Amend the Budget of West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2023 and Ending June 30, 2024 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds
6. New Business
 - A. Elect Chair/ Vice Chair for 2024
7. Adjourn

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

**MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – DECEMBER
5, 2023**

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THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, DECEMBER 5, 2023, AT 6:55 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN TOM HUYNH.

THE FOLLOWING MEMBERS WERE PRESENT:

Tom Huynh, Chair
Jake Fitisemanu
William Whetstone
Scott Harmon
Karen Lang
Don Christensen (*electronically*)
Lars Nordfelt

STAFF PRESENT:

John Flores, HR Director
Nichole Camac, City Recorder
Eric Bunderson, City Attorney (*electronically*)
Colleen Jacobs, Police Chief (*electronically*)
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director (*electronically*)
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Sam Johnson, Strategic Communications Director (*electronically*)
Ken Cushing, IT

APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 27, 2023

The Board considered Minutes of the Regular Meeting held June 27, 2023. There were no changes, corrections or deletions.

Ms. Lang moved to approve the Minutes of the Regular Meeting held June 27, 2023. Mr. Harmon seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

**MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – DECEMBER
5, 2023**

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PUBLIC HEARINGS

**A. ACCEPT PUBLIC INPUT REGARDING THE POTENTIAL
ACQUISITION OF SURPLUS PROPERTY FROM THE UTAH
DEPARTMENT OF TRANSPORTATION**

John Flores, HR Director, informed a public hearing had been advertised for the Regular Council Meeting scheduled December 5, 2023, in order for the Redevelopment Agency to hear and consider public comments regarding RDA Resolution 23-05 for the potential acquisition of surplus property from the Utah Department of Transportation.

Written documentation previously provided to the City Council included information as follows:

The RDA is currently studying and evaluating properties along the 2100 S. frontage road for potential redevelopment. The parcels being evaluated belong to UDOT and have been identified by UDOT as surplus parcels. The RDA is looking to examine these surplus properties as part of a redevelopment initiative.

UDOT grants municipalities the opportunity to purchase land before it's sold at a public auction. In order to engage, State Law and UDOT rule requires the completion of the following two items 1) the RDA must pass a resolution stating the property will be used to serve a public purpose, which economic development and redevelopment satisfy and 2) the RDA must hold a public hearing to satisfy UDOT admin rule R907-80-10.

The RDA desires to engage with UDOT to a further degree in order to explore the possibility of purchasing the property.

The RDA has been working in conjunction with developers in the region to redevelop the Northwest EDA project area. As of this date, there are currently 3,783,000 SF of Class A industrial and distribution space with another 750,000 SF in the pipeline. The Northwest EDA Project Area has also created nearly 3,500 jobs.

In an effort to continue redeveloping this area in a methodical, well thought manner consistent with the project area and RDA goals, the RDA seeks to enter discussions with UDOT towards potential redevelopment of the surplus parcels. Additionally, the RDA has been tracking these and other parcels on and around 2100 S. frontage road and near 7200 W. entering this

MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – DECEMBER 5, 2023

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robust industrial development and desires to ensure the entrance to the area and surrounding areas properly support ongoing redevelopment.

Chairman Huynh opened the Public Hearing. There being no one to speak in favor or opposition, Chairman Huynh closed the Public Hearing.

ACTION: RESOLUTION NO. 23-05, DECLARE THAT THE ACQUISITION OF CERTAIN SURPLUS PROPERTY OWNED BY THE UTAH DEPARTMENT OF TRANSPORTATION IS FOR A VALID PUBLIC USE

The Redevelopment Agency previously held a public hearing regarding proposed Resolution 23-05 that would declare that the Acquisition of Certain Surplus Property Owned by the Utah Department of Transportation is for a Valid Public Use.

Upon inquiry by Chairman Huynh there were no further questions from members of the Authority, and he called for a motion.

Councilmember Fitisemanu asked if this was an administrative task and questioned why the agency would need to vote on a resolution. John replied that this is a step required under UDOT's regulations.

Ms. Lang moved to approve Resolution 23-05.

Mr. Fitisemanu seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Harmon	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Huynh	Yes

Unanimous.

RESOLUTION 23-06: AUTHORIZE THE AGENCY TO EXECUTE A REAL ESTATE PURCHASE AND SALE AGREEMENT WITH WEBSTER DEVELOPMENT LLC

John Flores, HR Director, presented proposed Resolution 23-06 that would authorize the

**MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – DECEMBER
5, 2023**

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Agency to Execute a Real Estate Purchase and Sale Agreement with Webster Development LLC.

Written documentation previously provided to the Redevelopment Agency included information as follows:

The RDA has been holding onto the subject property as it studied the Redwood Road area to determine the potential creation of a Redevelopment project area. As we began to study the area and opportunities, the surrounding property owners made it evident they are not interested in selling their property. In addition, some of the properties have recently made significant investments which make it difficult to accomplish a full redevelopment of the area. It became clear the timing was not right to pursue a project area at this time.

Upon inquiry by Chairman Huynh there were no further questions from members of the Authority, and he called for a motion.

Mr. Nordfelt moved to approve Resolution 23-06.

Ms. Lang seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Harmon	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Huynh	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Ms. Lang, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL MEETING OF TUESDAY, DECEMBER 5, 2023, WAS ADJOURNED AT 7:00 PM. BY CHAIRMAN HUYNH.

**MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – DECEMBER
5, 2023**

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the Redevelopment Agency of West Valley City held Tuesday, December 5, 2023.

Nichole Camac
Secretary

DRAFT

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

Approve a resolution to re-open the fiscal year 2023-2024 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City to amend its budget during the year. The West Valley City Redevelopment Agency holds, as needed on a quarterly basis, public hearings to amend the annual budget.

BACKGROUND:

A Public Notice was posted December 7, 2023, in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City’s Website. Notice was given that a public hearing is to be held January 2, 2024, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the resolution amending the budget of West Valley City Redevelopment Agency for the fiscal year beginning July 1, 2023, and ending June 30, 2024, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION AMENDING THE BUDGET OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024 TO REFLECT CHANGES IN THE BUDGET AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, the Agency adopted a resolution approving the Agency budget for the fiscal year beginning July 1, 2023 and ending June 30, 2024, in accordance with the requirements of state law; and

WHEREAS, the Treasurer of the Agency has prepared and filed with the Secretary proposed amendments to said budget for consideration by the Board of Directors and inspection by the public; and

WHEREAS, notice was duly given of a public hearing to be held on January 2, 2024 to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on January 2, 2024 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

WHEREAS, all conditions precedent to the amendment of the budget have been accomplished;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City, Utah, as follows:

Section 1. The budget amendments attached hereto and made a part of this Resolution are hereby adopted and incorporated into the budget of the Redevelopment Agency of West Valley City for the fiscal year beginning July 1, 2023 and ending June 30, 2024, in accordance with the requirements of state law.

Section 2. The Secretary is directed to have this Resolution certified by the Treasurer and filed with the State Auditor, as required by law.

Section 3. The Resolution takes effect upon passage.

PASSED and APPROVED this _____ day of _____, 2024.

REDEVELOPMENT AGENCY
OF WEST VALLEY CITY

CHAIR

ATTEST:

SECRETARY

**REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT**

	Adopted 2023-2024	Dec 2023 Openings
5600 WEST GATEWAY:		
Tax Increment	<u>234,295</u>	<u>234,295</u>
Total 5600 West Gateway	234,295	234,295
EAST 3500 A:		
Tax Increment	<u>608,443</u>	<u>608,443</u>
Total East 3500 A	608,443	608,443
NORTH CENTRAL:		
Tax Increment	<u>1,688,079</u>	<u>1,688,079</u>
Total North Central	1,688,079	1,688,079
JORDAN RIVER:		
Tax Increment	<u>393,202</u>	<u>393,202</u>
Total Jordan River	393,202	393,202
WILLOW WOOD:		
Tax Increment	<u>266,065</u>	<u>266,065</u>
Total Willow Wood	266,065	266,065
HERCULES HILL A:		
Tax Increment	<u>297,709</u>	<u>297,709</u>
Total Hercules Hill A	297,709	297,709
HERCULES HILL B:		
Tax Increment	<u>856,577</u>	<u>856,577</u>
Total Hercules Hill B	856,577	856,577
DECKER LAKE:		
Tax Increment	<u>0</u>	<u>0</u>
Total Decker Lake	0	0
NORTHWEST:		
Tax Increment	<u>6,332,886</u>	<u>6,332,886</u>
Total Northwest	6,332,886	6,332,886
GRANGER CROSSING:		
Tax Increment	<u>0</u>	<u>0</u>
Total Granger Crossing	0	0
SOUTHWEST:		
Tax Increment	<u>3,313,855</u>	<u>3,313,855</u>
Total Southwest	3,313,855	3,313,855

**REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT**

	Adopted 2023-2024	Dec 2023 Openings
SOUTH REDWOOD ROAD:		
Tax Increment	690,386	690,386
Total Southwest	690,386	690,386
FAIRBOURNE/MARKET ST:		
Tax Increment	1,126,632	1,126,632
Total Fairbourne	1,126,632	1,126,632
CITY CENTER:		
Tax Increment	2,149,141	2,149,141
Total City Center	2,149,141	2,149,141
RDA Operations	2,484,262	2,484,262
Bond Interest	97,000	97,000
PTIF Interest	0	0
Build America Back	0	0
Misc. Rev.	0	0
Bond Proceeds	0	0
Subtotal	2,581,262	2,581,262
Total	20,538,532	20,538,532
Appropriation From Fund Balance	2,061,506	2,061,506
Grand Total	22,600,038	22,600,038

**REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT**

	Adopted 2023-2024	Dec 2023 Openings
EAST 3500 A:		
Project Costs	25,000	25,000
Tax Increment Pmts.	0	0
Total East 3500 A	25,000	25,000
NORTH CENTRAL:		
Project Costs	0	0
Tax Increment Pmts.	295,000	295,000
Total North Central	295,000	295,000
JORDAN RIVER:		
Project Costs	0	0
Tax Increment Pmts.	0	0
Total Jordan River	0	0
GENERAL:		
Sold Services	0	0
Payroll Expenses	1,387,753	1,387,753
Admin./Proj. Costs	752,247	749,887 1
Transfer Out	455,000	457,360 1
Transfer In	0	0
Total General	2,595,000	2,595,000
HERCULES HILL A:		
Project Costs	0	0
Debt Service	0	0
Total Hercules Hill A	0	0
HERCULES HILL B:		
Project Costs	0	0
Tax Increment Pmt.	0	0
Total Hercules Hill B	0	0
FAIRBOURNE/MARKET ST:		
Project Costs	150,000	150,000
Tax Increment Pmt.	1,500,000	1,500,000
Total Fairbourne	1,650,000	1,650,000

**REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT**

	Adopted 2023-2024	Dec 2023 Openings
MULTI-PURPOSE EVENT CENTER:		
Bond Fees	0	0
Debt Service 2015	386,543	386,543
Transfer Out SARR (DS)	3,258,354	3,258,354
Total MP Event Ctr.	3,644,897	3,644,897
NORTHWEST:		
Project Costs	50,000	50,000
Tax Increment Payment	3,500,000	3,500,000
Total Northwest	3,550,000	3,550,000
GRANGER CROSSING:		
Project Costs	851,000	851,000
Total Granger Crossing	851,000	851,000
SOUTHWEST		
Project Costs	0	0
Tax Increment Payment	2,500,000	2,500,000
Total Southwest	2,500,000	2,500,000
SOUTH REDWOOD ROAD		
Project Costs	50,000	50,000
Tax Increment Payment	0	0
Total South Redwood Road	50,000	50,000
CITY CENTER:		
Prof/Tech	349,352	349,352
Tax Increment Payment	100,000	100,000
Debt Service 2010B	0	0
Debt Service 2016 A & B	2,485,197	2,485,197
Debt Service 2016	769,850	769,850
Debt Service 2020	1,238,480	1,238,480
Bond Fees	12,000	12,000
WVC Credit Tenant Lease	2,484,262	2,484,262
RDA Operations	0	0
Project Costs	0	0
Transfers Out	0	0
Bond Defeasance	0	0
Total City Center	7,439,141	7,439,141
Appropriation To Fund Balance	0	0
Grand Total	22,600,038	22,600,038

As authorized by the Uniform Fiscal Procedures Act for Utah Cities, the operating budget of West Valley City is periodically amended to accommodate regular and necessary changes in expenditures and revenues that occur throughout the fiscal year. These budget modifications are called "budget openings". They are considered by the City Council and accompanied by a public hearing to provide authorization to expend resources for grants received, rollovers of projects from the prior years, emergency expenditures, take advantage of economic opportunities, or other expenditures deemed to be appropriate and timely. Regular budget openings are necessary to maintain regular and orderly city operations and stay in compliance with State laws.

Current Budget Openings for Approval

BUDGET OPENING
 OCT 2023 - DEC 2023
 REDEVELOPMENT AGENCY
 FISCAL YEAR 2023-2024

No.	Amount	Description	Source
1	\$ 2,360.00	RDA to Provide One Street Light <i>(Street Light for Full Service Storage)</i>	Transfer to General Fund

Previously Approved Budget Openings

BUDGET OPENING
 JULY 2023 - SEPT 2023
 REDEVELOPMENT AGENCY
 FISCAL YEAR 2023-2024

No.	Amount	Description	Source
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11/30/2023

AGENCY & AUTHORITY OFFICER ROTATION LIST**Redevelopment Agency**

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2024	Lars Nordfelt	Jake Fitisemanu
2025	Jake Fitisemanu	Don Christensen
2026	Don Christensen	William Whetstone
2027	William Whetstone	Scott Harmon
2028	Scott Harmon	Tom Huynh
2029	Tom Huynh	Lars Nordfelt
2030	Lars Nordfelt	Jake Fitisemanu

Housing Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2024	Don Christensen	William Whetstone
2025	William Whetstone	Scott Harmon
2026	Scott Harmon	Tom Huynh
2027	Tom Huynh	Lars Nordfelt
2028	Lars Nordfelt	Jake Fitisemanu
2029	Jake Fitisemanu	Don Christensen
2030	Don Christensen	William Whetstone

Building Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2024	Scott Harmon	Tom Huynh
2025	Tom Huynh	Lars Nordfelt
2026	Lars Nordfelt	Jake Fitisemanu
2027	Jake Fitisemanu	Don Christensen
2028	Don Christensen	William Whetstone
2029	William Whetstone	Scott Harmon
2030	Scott Harmon	Tom Huynh