

**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.

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

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

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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**

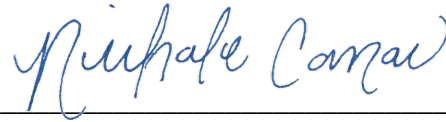
Upon motion by Ms. Lang, all voted in favor to adjourn.

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.

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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.



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Nichole Camac  
Secretary