



**THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
February 14, 2024**

City Council Chambers
8000 S. Redwood Road, 3rd Floor
West Jordan, UT 84088

To view agendas and packet information, please visit <https://westjordan.primegov.com/public/portal>

**REDEVELOPMENT AGENCY MEETING 6:15 pm (or
immediately following City Council meeting)**

1. CALL TO ORDER

2. CONSENT ITEMS

Items not requiring public discussion or which have previously been discussed may be adopted by one single motion. A board member may request to pull an item for further discussion and consideration.

a. Approve Meeting Minutes

- June 28, 2023 – Redevelopment Agency Meeting Minutes

3. CLOSED MEETING

- a.** The board may temporarily recess the meeting to convene in a closed session to discuss the purchase, exchange, or lease of real property as provided by Utah Code §52-4-205

4. ADJOURN

Interested parties may contact the board PRIOR to the meeting in one of the following ways: (your comment will not be part of the meeting but will be provided to all members of the board)

- Call the 24-hour Public Comment Line PRIOR to the meeting and leave a message: **(801) 569-5052**. Please include your name and phone number.
- Send an email to councilcomments@westjordan.utah.gov. Please include your name and phone number.

You can follow the City Council on Facebook @WestJordanCityCouncil

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting

the West Jordan City Council Office at 801-569-5017, providing at least three working days' advance notice of the meeting.

ELECTRONIC PARTICIPATION

One or more board members may participate electronically in this meeting using online video conferencing technology per Utah Code (§52-4-207) and West Jordan City Code 1-13-1-E. Participation will be broadcast and amplified so all present in the meeting will be able to hear or see the communication.

INTELLECTUAL PROPERTY PERMISSION NOTICE

By attending this meeting/event, you consent to the use of your photograph, voice, likeness, and image in broadcasts of this meeting/event, and in subsequent productions drawn from video or audio recordings of this meeting/event, in the sole and absolute discretion of the City of West Jordan. The city retains copyright for all video and audio recordings. Video and audio recordings may not be modified, manipulated, or distributed in any way without the express written consent of the City Administrator.

CERTIFICATE OF POSTING

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and West Jordan Journal.

Please note: *agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the board, staff, and the public.*

Posted and dated February 12, 2024 Cindy M. Quick, MMC, Secretary

**MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING**

Wednesday, June 28, 2023 - 6:00 PM
Waiting Formal Approval

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

REDEVELOPMENT AGENCY MEETING 6:00 pm (*or as soon thereafter as possible*)

1. CALL TO ORDER

- BOARD:** Chairperson Chris McConnehey, Vice Chairperson Pamela Bloom, Board Member Kelvin Green, Board Member Zach Jacob, Board Member David Pack, Board Member Kayleen Whitelock
- STAFF:** Council Office Director Alan Anderson, Policy Analyst Cassidy Hansen, Council Office Clerk Cindy Quick, City Attorney Josh Chandler

Chair McConnehey called the regular meeting to order at 8:57 pm and noted the absence of Board Member Worthen.

2. BUSINESS ITEMS

a. RDA Resolution No. 240 adopting the Annual Budget for the Redevelopment Agency of West Jordan City for FY 2024.

Administrative Service Director Danyce Steck reported on proposed improvements during several work sessions. As requested, RDA #1 would budget for the Redwood lighting project and the Redwood Road north entrance sign. RDA #4 would contribute to the 7000 S East entrance sign and landscaping. Contributions from RDAs #2 and #5 were removed from the budget.

Board Member Jacob expressed reservations about the 7000 South project, considering it a substantial investment for what he perceived as minimal impact. He favored prioritizing improvements in the city center instead, believing that the allocated funds could be more effectively utilized there.

Board Member Green pointed out properties owned by the board along 7000 S, suggesting that investing in initiatives like pocket parks or a community garden could be more beneficial in enhancing the area than a gateway sign.

Chairperson McConnehey noted the need for the projects due to their connection with UDOT. He suggested adopting budget with discussed amendments.

It was noted that significant discussions were still needed to utilize monies for RDAs #2, #4, and #5.

Board Member Whitelock reiterated the board's previous direction regarding beautification in RDA areas and emphasized the importance of investing in those areas to attract additional investment within the city. She commended staff for their responsiveness and inclusion of those requests in the proposed budget.

MOTION: Board Member Green moved to APPROVE RDA Resolution No. 240 adopting the Annual Budget for the Redevelopment Agency of West Jordan City for FY 2024.

Board Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: Chris McConnehey, Pamela Bloom, Kelvin Green, David Pack, Kayleen Whitelock

NO: Zach Jacob

ABSENT: Melissa Worthen

The motion 5-1.

b. RDA Wrap-up

Chairperson McConnehey initiated a discussion on the board's next steps and requested Mr. Pengra provide an update on priorities and next steps.

Economic Development Director Chris Pengra reported on the progress staff had made regarding strategic planning of the RDA, stating that they had prepared overviews of each project area and fund balance.

Chair McConnehey emphasized the need for a timeline, mentioning the involvement of UDOT and various project deadlines. He wanted to engage in more strategic discussions and avoid holding RDA meetings solely for compliance purposes.

Board Member Green emphasized the importance of meaningful discussions and mentioned specific areas, such as the 7800 S entrance and vacant city-owned properties, that require attention.

Board Member Whitelock highlighted the need for a better entrance sign and Chair McConnehey acknowledged that more communication and discussion of each project area was necessary.

Mr. Pengra assured the board that efforts were being made in different project areas and that the RDA had played a significant role in various approved projects within the city. Assistant City Administrator Jamie Davidson emphasized the importance of developing a comprehensive plan that addresses the needs of multiple stakeholders.

Chair McConnehey believed presenting a timeline would be helpful to avoid feeling caught off guard and to better understand the bigger picture. Board Member Jacob suggested having a ranking poll exercise to reach board consensus for planning out RDA areas.

Board Member Green stressed the need for the board's vision to shape the plan, with input from consultants to assist rather than dictate. The board collectively acknowledged the importance of addressing areas of blight and ensuring a proper planning process.

4. CONSENT ITEMS

a. Approve Meeting Minutes

- June 14, 2023 – Redevelopment Agency meeting

Board Member Green moved to approve consent items as listed. Board Member Whitelock seconded the motion. All voted in favor and the motion passed unanimously.

5. ADJOURN

Board Member Green moved to adjourn the meeting. Board Member Whitelock seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 9:34 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 28, 2023. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Secretary

Approved this _____ day of _____ 2024