MINUTES OF THE REDEVELOPMENT AGENCY REGULAR MEETING – MAY 14, 2024

THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, MAY 14, 2024, AT 6:30 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 NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Lars Nordfelt, Chair
Tom Huynh
William Whetstone
Scott Harmon
Don Christensen
Karen Lang

ABSENT:

Jake Fitisemanu

STAFF PRESENT:

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

OPENING CEREMONY- COUNCILMEMBER DON CHRISTENSEN

Councilmember Christensen asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 7, 2024

The Board considered Minutes of the Regular Meeting held May 7, 2024. There were no changes, corrections or deletions.

Mr. Harmon moved to approve the Minutes of the Annual Meeting held May 7, 2024. Mr. Huynh seconded the motion.

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

RESOLUTION 24-02: AWARD A CONTRACT TO AND AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH EV POWER EXCHANGE (USA) CORP.

Chairman Nordfelt presented proposed Resolution 24-02 that would award a Contract to and Authorize the Execution of a Professional Services Agreement with EV Power Exchange (USA) Corp.

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

This agreement would allow EV Power Exchange to install and manage twenty-six (26) 50KW DC fast chargers at West Valley City owned and operated facilities:

Maverik Center -	10
UCCC -	4
Fitness Center -	4
The Ridge GC -	4
Stonebridge GC -	4

These EV chargers will be open for public use and will have a fee for their use. The revenue generated from these chargers will cover the cost of the maintenance and monitoring of the systems.

The Office of Sustainability, having an interest in providing EV charging stations in WVC, put out an RFP in August of 2023. Eleven (11) different companies provided proposals, and based on the established criteria and scoring matrix, EV Power Exchange was selected. The total fiscal impact of the contract is $2,752,199, however, since the agreement was negotiated, one of the sites, ARA Industrial Park, has declined to have charging stations at their location. At the advice of the City Attorney's office, and since the agreement is written as a "not to exceed" price, we moved forward with the agreement as written. The total amount, less the 6th site will be $2,370,223. The RDA has $850,000 in the current year's budget allocated for this project. The balance is included in the RDA budget for the next fiscal year. We have received a grant from Rocky Mountain Power in the amount of $600,000 for this project. This money will be paid to the RDA after completion, reducing the actual cost to $1,770,223. Additional State and Federal grants and credits are currently being applied for which could further reduce the overall cost of the project.

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

Mr. Christensen moved to approve Resolution 24-02.

Ms. Lang seconded the motion.

Councilmember Whetstone expressed concern regarding using RDA funds for this type of purchase. He indicated that he understands there will be a need for this in the future but noted that he doesn't believe the City is there yet.

Chairman Nordfelt stated that the Council expressed a goal about achieving NetZero efficiency by 2030. He indicated that this money should be used to help the city and businesses attract more people. He noted that the city will be setting a precedent that others will follow and added that private and public partnerships should occur more often.

A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	No
Mr. Harmon	No
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Majority.

RESOLUTION 24-03: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE GRANGER CROSSING PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Chairman Nordfelt presented proposed Resolution 24-03 that would award a Contract to and Authorize the Execution of a Professional Services Agreement with EV Power Exchange (USA) Corp.

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

The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".

The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC
$372,701	Hercules A	The Ridge GC

These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

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

Ms. Lang moved to approve Resolution 24-03.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	No
Mr. Harmon	No
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Majority.

RESOLUTION 24-04: AUTHORIZE THE EXPENDITURE OF FUNDS FROM

THE HERCULES PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Chairman Nordfelt presented proposed Resolution 24-04 that would authorize the Expenditure of Funds from the Hercules Project Area for the Purchase of Vehicle Charging Stations

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

> The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".
>
> The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC
$372,701	Hercules A	The Ridge GC

> These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

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

Mr. Christensen moved to approve Resolution 24-04.

Ms. Lang seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	No

Mr. Harmon	No
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Majority.

RESOLUTION 24-05: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE JORDAN RIVER PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Chairman Nordfelt presented proposed Resolution 24-05 that would authorize the Expenditure of Funds from the Jordan River Project Area for the Purchase of Vehicle Charging Stations.

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

> The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for “the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area”.
>
> The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC
$372,701	Hercules A	The Ridge GC

> These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

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

Ms. Lang moved to approve Resolution 24-05.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	No
Mr. Harmon	No
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Majority.

RESOLUTION 24-06: AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE NORTH CENTRAL PROJECT AREA FOR THE PURCHASE OF VEHICLE CHARGING STATIONS

Chairman Nordfelt presented proposed Resolution 24-06 that would authorize the Expenditure of Funds from the North Central Project Area for the Purchase of Vehicle Charging Stations

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

> The RDA and the Office of Sustainability wish to purchase and install Electric Vehicle Charging Stations at City owned and operated facilities. State Code 17C-1-409(1)(a)(iii)(E) states that the Board may use Agency funds for "the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area".
>
> The RDA and the Office of Sustainability wish to use Tax Increment monies collected in four project areas to pay for the purchase and installation of Electric Vehicle Charging Stations. The breakdown of the amount, project area, and City facility are as follows:

$927,042	Granger Crossings	Maverik Center
$347,287	North Central	Stonebridge GC
$338,017	Jordan River	UCCC

$372,701	Hercules A	The Ridge GC

These Resolutions are required under State Code to allow the expenditure of Agency funds outside of a Project Area. All of these expenses are either in the current RDA budget or are in the RDA budget for the next fiscal year.

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

Ms. Lang moved to approve Resolution 24-06.

Mr. Huynh seconded the motion.

Councilmember Huynh noted that he is happy the City has received grant money to give residents the option of utilizing charging stations.

A roll call vote was taken:

Mr. Fitisemanu	Absent
Mr. Whetstone	No
Mr. Harmon	No
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Chair Nordfelt	Yes

Majority.

NEW BUSINESS

A. **RESOLUTION 24-07: ADOPT AN AMENDMENT TO THE SOUTHWEST ECONOMIC DEVELOPMENT AREA PROJECT AREA PLAN TO REMOVE A PARCEL**

Chairman Nordfelt discussed proposed Resolution 24-07 that would adopt an Amendment to the Southwest Economic Development Area Project Area Plan to Remove a Parcel.

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

The Southwest Economic Development Area was created to encourage development and redevelopment in the southwestern part of the City. The project area will expire in the near future. Due to the configuration of the property described above, the property owner will be required to consolidate and subdivide that parcel and adjacent property in order to develop. Salt Lake County will not approve a property that is partially included and partially excluded from an economic development area. This ordinance removes the property described above to permit the owner to move forward with development.

This action will not have a negative impact on the economic development area and is being undertaken with the support and at the request of the property owner.

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

Mr. Harmon moved to approve Resolution 24-07.

Mr. Whetstone seconded the motion.

A roll call vote was taken:

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

Unanimous.

MOTION TO ADJOURN
Upon motion by Mr. Huynh, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, MAY 14, 2024, WAS ADJOURNED AT 6:41 PM. BY CHAIRMAN NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Redevelopment Agency of West Valley City held Tuesday, May 14, 2024.

Nichole Camac
Secretary