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**MINUTES TO  
BE APPROVED**

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

**Wednesday, July 30, 2014**

**6:00 p.m.**

**Council Chambers**

**8000 South Redwood Road**

**West Jordan, Utah 84088**

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**BOARD:** Chair Kim V. Rolfe and Board Members, Jeff Haaga, Judy Hansen, Chris McConnehey, Chad Nichols, and Justin D. Stoker. Board Member Southworth was excused.

**STAFF:** Jeffrey Robinson, City Attorney; Melanie Briggs, City Clerk; David Oka, Economic Development Director; Tom Burdett, Development Director; Jeremy Olsen, Assistant to the City Manager; Ryan Bradshaw, Finance Manager/Controller; Marc McElreath, Fire Chief; Wendell Rigby, Public Works Director, Doug Diamond, Police Chief and Jon Gardner, Human Resources Manager.

**I. CALL TO ORDER**

Chair Kim V. Rolfe called the Redevelopment Agency meeting to order at 6:01 p.m.

**II. BUSINESS ITEMS**

**APPROVE THE MINUTES OF JUNE 11, 2014 AS PRESENTED**

**MOTION:** Board Member Nichols moved to approve the minutes of June 11, 2014 as presented. The motion was seconded by Board Member McConnehey and passed 6-0 in favor.

**DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION NO. 165,  
AUTHORIZING THE CHAIR TO EXECUTE A MEMORANDUM OF  
UNDERSTANDING BETWEEN THE REDEVELOPMENT AGENCY AND THE  
JORDAN SCHOOL DISTRICT FOR PURPOSES OF COLLABORATING ON A  
PLANNING EFFORT TO EVALUATION OPTIONS FOR RELOCATION OF THE  
DISTRICTS AUXILIARY SERVICES**

Tom Burdett stated that the Redevelopment Agency authorized staff to pursue discussions with Arbor Land Development and the Gardner Company to prepare a letter of intent to redevelop portions of RDA #6 (Briarwood) and RDA #2 (1300 to 1500 West 7800 South), including the potential relocation of the Jordan School District Auxiliary Services Building facilities to city-owned property. The Agency desired that the ASB site be made available for redevelopment that would increase the tax base of the City of West Jordan and provide for various benefits to the welfare of the residents of the City, which would require the ASB to be relocated.

Last year, the Agency Board Chair, Executive Director and staff contacted the Jordan School District Administration to explore collaboration with the District regarding relocation of the Auxiliary

Services facilities. The discussions included a concept to move the building to another site owned by the City. The School District and the Agency sought out to collaborate on exploring design and planning for the possible relocation of the ASB to the Airport Site, located at approximately 7600 South and 4690 West.

The School District administration indicated it was willing to consider relocation of the ASB and desired to save on maintenance costs and provide for warehouse, training, energy and other efficiencies in connection with any relocation of the ASB. The School District desired to be made whole and to be fairly compensated for the existing ASB in connection with any relocation of the ASB.

Beginning in February of this year, agency staff and Arbor Land personnel toured the ABS facility with an architect, engineer and contractor to prepare preliminary designs and cost estimates for relocation to the Airport site. These preliminary plans were presented to the District administration and School Board in May and June of this year.

The Jordan School Board had expressed certain concerns as they relate to selection of a new site for the Auxiliary Services Building facilities. They were concerned that other alternatives had not been evaluated. It was suggested and agreed that these concerns could be addressed through a Memorandum of Understanding that included flexibility to select alternative locations in West Jordan or a buy-out should the District seek to move to another jurisdiction.

The School District and the Agency sought to collaborate on exploring options and planning for the possible relocation of the ASB to the Airport Site or to a different site selected by the School District. Options within the city may have included, among others, the former Penco building at 4080 West Farm Road and/or the 15 acre site located in the Jordan Landing Technology Park at 6822 South Center Park. The MOU also contemplated possibly using a sale of the ASB for a cash payment.

The attached Memorandum of Understanding had been prepared to address the concerns of the school board regarding the selection of a site for relocation of the Auxiliary Services facilities. The scope included flexibility to select alternative locations in West Jordan or a buy-out should the district seek to redistribute functions and/or move to another jurisdiction. The same MOU was scheduled for School District Board review on July 22.

**MOTION:** Board Member Stoker moved to authorizing the Chair to execute a Memorandum of Understanding between the Redevelopment Agency and the Jordan School District for the purpose of collaborating on a planning effort to evaluate options for relocation of the Districts Auxiliary Services. Board Member Nichols seconded the motion.

A roll call vote was taken:

<b>Board Member Haaga</b>	<b>Yes</b>
<b>Board Member Hansen</b>	<b>Yes</b>
<b>Board Member McConnehey</b>	<b>Yes</b>
<b>Board Member Nichols</b>	<b>Yes</b>
<b>Board Member Southworth</b>	<b>Absent</b>
<b>Board Member Stoker</b>	<b>Yes</b>
<b>Chair Rolfe</b>	<b>Yes</b>

**The motion passed 6-0.**

**III. ADJOURN**

**MOTION: Board Member Hansen moved to adjourn the Redevelopment Agency meeting and convene the City Council meeting. The motion was seconded by Board Member Nichols and passed 6-0 in favor.**

The meeting adjourned at 6:05 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

**KIM V. ROLFE**  
**Chair**

**ATTEST:**

**RICHARD L. DAVIS**  
**Executive Director**

Approved this day of December 2014