



The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, April 8, 2025, 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>.

CINDY WOOD, CHAIR  
DON CHRISTENSEN, VICE CHAIR

## A G E N D A

1. Call to Order- Chair Cindy Wood

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

A. February 25, 2025 (Special Meeting)

5. Public Hearings:

A. Accept Public Input Regarding Re-Opening the FY 2024-2025 Budget

Action: Consider Resolution 25-02, Amend the Budget of West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

6. 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 RDA SPECIAL MEETING – FEBRUARY 25, 2025**

**-1-**

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN ELECTRONIC REGULAR SESSION FOR THE SPECIAL MEETING ON TUESDAY, FEBRUARY 25, 2025, AT 6:56 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIR CINDY WOOD.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, City Manager  
Nichole Camac, Secretary  
John Flores, Assistant City Manager  
Steve Pastorik, CED Director  
Eric Bunderson, City Attorney  
Colleen Jacobs, Police Chief  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Jamie Young, Parks and Recreation Director  
Dan Johnson, Public Works Director  
Jonathan Springmeyer, ED Director  
Sam Johnson, Strategic Communications Director  
Paula Melgar, HR Director  
Travis Crosby, IT

**APPROVAL OF MINUTES OF SPECIAL MEETING HELD JANUARY 14, 2025**

The Board considered Minutes of the Annual Meeting held January 14, 2025. There were no changes, corrections or deletions.

Ms. Lang moved to approve the Minutes of the Annual Meeting held January 14, 2025. Mr. Huynh seconded the motion.

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

**RESOLUTION 25-01: AUTHORIZE THE AGENCY TO ENTER INTO AMENDMENT NO. 2 TO THE AGREEMENT FOR DISPOSITION OF LAND**

**MINUTES OF RDA SPECIAL MEETING – FEBRUARY 25, 2025**

**-2-**

**FOR PRIVATE DEVELOPMENT BY AND BETWEEN THE CITY, THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, AND WEST VALLEY LAND HOLDINGS, LLC**

Chair Cindy Wood presented proposed Resolution 25-01 that would authorize the Agency to Enter Into Amendment No. 2 to the Agreement for Disposition of Land for Private Development By and Between the City, the Redevelopment Agency of West Valley City, and West Valley Land Holdings, LLC.

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

The property in question, described as Lot 2 of the WVLH Subdivision, is a portion of the existing parking lot and drive approach on the Fairbourne development. This property was always intended to be included in the development and to be owned by WVLH. Due to the bond requirements placed on the property, this parcel was required to be held back to maintain access to the WVC Police Station building until such time that additional access was created, and this property was released from the bond. Those requirements have been met, and we can now transfer this property as was always intended.

WLVH, LLC is a Wasatch owned company, which owns the Fairbourne office tower and surrounding property. The original agreement includes the City, the Agency, and WLVH, LLC, therefore requires approval from both the City Council and the Redevelopment Agency Board.

Upon inquiry by Chair Wood there were no further questions from members of the City Council, and she called for a motion.

Mr. Huynh moved to approve Resolution 25-01.

Ms. Lang seconded the motion.

A roll call vote was taken:

|                 |     |
|-----------------|-----|
| Mr. Whetstone   | Yes |
| Mr. Harmon      | Yes |
| Mr. Huynh       | Yes |
| Mr. Christensen | Yes |
| Mr. Nordfelt    | Yes |
| Chair Wood      | Yes |

Unanimous.

**MINUTES OF RDA SPECIAL MEETING – FEBRUARY 25, 2025**

**-3-**

**MOTION TO ADJOURN**

Upon motion by Mr. Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE SPECIAL MEETING OF TUESDAY, FEBRUARY 25, 2025, WAS ADJOURNED AT 6:58 P.M. BY CHAIR WOOD.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the West Valley City Redevelopment Agency held Tuesday, February 25, 2025.

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Nichole Camac  
Secretary

Item: \_\_\_\_\_  
Fiscal Impact: \_\_\_\_\_  
Funding Source: \_\_\_\_\_  
Account #: \_\_\_\_\_  
Budget Opening Required: \_\_\_\_\_

**ISSUE:**

Approve a resolution to re-open the fiscal year 2024-2025 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 of West Valley 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 March 19, 2025, 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 April 8, 2025, 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, 2024, and ending June 30, 2025, 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, 2024 AND  
ENDING JUNE 30, 2025 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, 2024 and ending June 30, 2025, 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 April 8, 2025 to consider the proposed amendments; and

**WHEREAS**, a public hearing to consider the proposed amendments was held on April 8, 2025 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, 2024 and ending June 30, 2025, 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 \_\_\_\_\_, 2025.

REDEVELOPMENT AGENCY  
OF WEST VALLEY CITY

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

**REDEVELOPMENT AGENCY - FUND 22**  
**REVENUE STATEMENT**

|                                | <b>Adopted<br/>2024-2025</b> | <b>Mar 2025<br/>Openings</b> |
|--------------------------------|------------------------------|------------------------------|
| <b>5600 WEST GATEWAY:</b>      |                              |                              |
| Tax Increment                  | 216,728                      | 216,728                      |
| <b>Total 5600 West Gateway</b> | <b>216,728</b>               | <b>216,728</b>               |
| <b>EAST 3500 A:</b>            |                              |                              |
| Tax Increment                  | 696,006                      | 696,006                      |
| <b>Total East 3500 A</b>       | <b>696,006</b>               | <b>696,006</b>               |
| <b>NORTH CENTRAL:</b>          |                              |                              |
| Tax Increment                  | 1,946,300                    | 1,946,300                    |
| <b>Total North Central</b>     | <b>1,946,300</b>             | <b>1,946,300</b>             |
| <b>JORDAN RIVER:</b>           |                              |                              |
| Tax Increment                  | 407,363                      | 407,363                      |
| <b>Total Jordan River</b>      | <b>407,363</b>               | <b>407,363</b>               |
| <b>WILLOW WOOD:</b>            |                              |                              |
| Tax Increment                  | 287,032                      | 287,032                      |
| <b>Total Willow Wood</b>       | <b>287,032</b>               | <b>287,032</b>               |
| <b>HERCULES HILL A:</b>        |                              |                              |
| Tax Increment                  | 348,852                      | 348,852                      |
| <b>Total Hercules Hill A</b>   | <b>348,852</b>               | <b>348,852</b>               |
| <b>HERCULES HILL B:</b>        |                              |                              |
| Tax Increment                  | 1,070,628                    | 1,070,628                    |
| <b>Total Hercules Hill B</b>   | <b>1,070,628</b>             | <b>1,070,628</b>             |
| <b>DECKER LAKE:</b>            |                              |                              |
| Tax Increment                  | 0                            | 0                            |
| <b>Total Decker Lake</b>       | <b>0</b>                     | <b>0</b>                     |
| <b>NORTHWEST:</b>              |                              |                              |
| Tax Increment                  | 9,043,057                    | 9,043,057                    |
| <b>Total Northwest</b>         | <b>9,043,057</b>             | <b>9,043,057</b>             |
| <b>GRANGER CROSSING:</b>       |                              |                              |
| Tax Increment                  | 0                            | 0                            |
| <b>Total Granger Crossing</b>  | <b>0</b>                     | <b>0</b>                     |
| <b>SOUTHWEST:</b>              |                              |                              |
| Tax Increment                  | 3,853,424                    | 3,853,424                    |
| <b>Total Southwest</b>         | <b>3,853,424</b>             | <b>3,853,424</b>             |



**REDEVELOPMENT AGENCY - FUND 22**  
**REVENUE STATEMENT**

|  | <b>Adopted<br/>2024-2025</b> | <b>Mar 2025<br/>Openings</b> |
|--|------------------------------|------------------------------|
| <b>SOUTH REDWOOD ROAD:</b>             |                              |                              |
| Tax Increment                          | 1,044,974                    | 1,044,974                    |
| <b>Total Southwest</b>                 | <b>1,044,974</b>             | <b>1,044,974</b>             |
| <b>FAIRBOURNE/MARKET ST:</b>           |                              |                              |
| Tax Increment                          | 1,212,329                    | 1,212,329                    |
| <b>Total Fairbourne</b>                | <b>1,212,329</b>             | <b>1,212,329</b>             |
| <b>CITY CENTER:</b>                    |                              |                              |
| Tax Increment                          | 2,432,531                    | 2,432,531                    |
| <b>Total City Center</b>               | <b>2,432,531</b>             | <b>2,432,531</b>             |
| RDA Operations                         | 2,484,262                    | 2,484,262                    |
| Rental Revenue                         | 0                            | 0                            |
| Sale of Land                           | 0                            | 0                            |
| Bond Interest                          | 97,000                       | 97,000                       |
| PTIF Interest                          | 0                            | 0                            |
| Build America Back                     | 0                            | 0                            |
| Misc. Rev.                             | 0                            | 0                            |
| Bond Proceeds                          | 0                            | 0                            |
| <b>Subtotal</b>                        | <b>2,581,262</b>             | <b>2,581,262</b>             |
| <b>Total</b>                           | <b>25,140,486</b>            | <b>25,140,486</b>            |
| <b>Appropriation From Fund Balance</b> | <b>4,633,591</b>             | <b>46,023,339</b> 1,2        |
| <b>Grand Total</b>                     | <b>29,774,077</b>            | <b>71,163,825</b>            |

**REDEVELOPMENT AGENCY - FUND 22**  
**EXPENDITURE STATEMENT**

|                              | <b>Adopted<br/>2024-2025</b> | <b>Mar 2025<br/>Openings</b> |
|------------------------------|------------------------------|------------------------------|
| <b>EAST 3500 A:</b>          |                              |                              |
| Project Costs                | 100,000                      | 100,000                      |
| Tax Increment Pmts.          | 0                            | 0                            |
| <b>Total East 3500 A</b>     | <b>100,000</b>               | <b>100,000</b>               |
| <b>NORTH CENTRAL:</b>        |                              |                              |
| Project Costs                | 350,000                      | 350,000                      |
| Tax Increment Pmts.          | 2,125,000                    | 2,125,000                    |
| <b>Total North Central</b>   | <b>2,475,000</b>             | <b>2,475,000</b>             |
| <b>JORDAN RIVER:</b>         |                              |                              |
| Project Costs                | 350,000                      | 350,000                      |
| Tax Increment Pmts.          | 0                            | 0                            |
| <b>Total Jordan River</b>    | <b>350,000</b>               | <b>350,000</b>               |
| <b>GENERAL:</b>              |                              |                              |
| Sold Services                | 0                            | 0                            |
| Payroll Expenses             | 1,490,547                    | 1,490,547                    |
| Admin./Proj. Costs           | 1,843,455                    | 1,843,455                    |
| Transfer Out                 | 45,000                       | 45,000                       |
| Transfer In                  | 0                            | 0                            |
| <b>Total General</b>         | <b>3,379,002</b>             | <b>3,379,002</b>             |
| <b>WILLOW WOOD:</b>          |                              |                              |
| Project Costs                | 0                            | 0                            |
| Tax Increment Pmts.          | 0                            | 0                            |
| <b>Total Willow Wood</b>     | <b>0</b>                     | <b>0</b>                     |
| <b>HERCULES HILL A:</b>      |                              |                              |
| Project Costs                | 200,000                      | 200,000                      |
| Debt Service                 | 0                            | 0                            |
| <b>Total Hercules Hill A</b> | <b>200,000</b>               | <b>200,000</b>               |
| <b>HERCULES HILL B:</b>      |                              |                              |
| Project Costs                | 0                            | 0                            |
| Tax Increment Pmt.           | 0                            | 0                            |
| <b>Total Hercules Hill B</b> | <b>0</b>                     | <b>0</b>                     |
| <b>FAIRBOURNE/MARKET ST:</b> |                              |                              |
| Project Costs                | 400,000                      | 400,000                      |
| Tax Increment Pmt.           | 1,800,000                    | 1,800,000                    |
| <b>Total Fairbourne</b>      | <b>2,200,000</b>             | <b>2,200,000</b>             |

**REDEVELOPMENT AGENCY - FUND 22**  
**EXPENDITURE STATEMENT**

|                                      | <b>Adopted<br/>2024-2025</b> | <b>Mar 2025<br/>Openings</b> |
|--------------------------------------|------------------------------|------------------------------|
| <b>MULTI-PURPOSE EVENT CENTER:</b>   |                              |                              |
| Debt Service 2015                    | 0                            | 0                            |
| Transfer Out SARR (DS)               | 3,934,591                    | 3,934,591                    |
| <b>Total MP Event Ctr.</b>           | <b>3,934,591</b>             | <b>3,934,591</b>             |
| <b>NORTHWEST:</b>                    |                              |                              |
| Project Costs                        | 600,000                      | 600,000                      |
| Tax Increment Payment                | 6,000,000                    | 6,000,000                    |
| <b>Total Northwest</b>               | <b>6,600,000</b>             | <b>6,600,000</b>             |
| <b>GRANGER CROSSING:</b>             |                              |                              |
| Project Costs                        | 0                            | 0                            |
| <b>Total Granger Crossing</b>        | <b>0</b>                     | <b>0</b>                     |
| <b>SOUTHWEST</b>                     |                              |                              |
| Project Costs                        | 50,000                       | 50,000                       |
| Tax Increment Payment                | 2,500,000                    | 2,500,000                    |
| <b>Total Southwest</b>               | <b>2,550,000</b>             | <b>2,550,000</b>             |
| <b>SOUTH REDWOOD ROAD</b>            |                              |                              |
| Project Costs                        | 50,000                       | 50,000                       |
| Tax Increment Payment                | 0                            | 0                            |
| <b>Total South Redwood Road</b>      | <b>50,000</b>                | <b>50,000</b>                |
| <b>CITY CENTER:</b>                  |                              |                              |
| Rental/Maintenance                   |                              |                              |
| Prof/Tech                            | 350,000                      | 350,000                      |
| Tax Increment Payment                | 100,000                      | 100,000                      |
| Debt Service 2016 A & B              | 2,483,167                    | 2,483,167                    |
| Debt Service 2016                    | 769,775                      | 769,775                      |
| Debt Service 2020                    | 1,239,280                    | 1,239,280                    |
| Bond Fees                            | 9,000                        | 9,000                        |
| WVC Credit Tenant Lease              | 2,484,262                    | 34,484,262                   |
| RDA Operations                       | 0                            | 0                            |
| Project Costs                        | 500,000                      | 3,775,432                    |
| Transfers Out                        | 0                            | 6,114,317                    |
| Bond Defeasance                      | 0                            | 0                            |
| <b>Total City Center</b>             | <b>7,935,484</b>             | <b>49,325,232</b>            |
| <b>Appropriation To Fund Balance</b> | <b>0</b>                     | <b>0</b>                     |
| <b>Grand Total</b>                   | <b>29,774,077</b>            | <b>71,163,825</b>            |

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  
JAN 2025 - MAR 2025  
REDEVELOPMENT AGENCY  
FISCAL YEAR 2024-2025

| No. | Amount           | Description   | Source                              |
|-----|------------------|---|-------------------------------------|
| 1   | \$ 32,000,000.00 | Sale of Hotel<br><i>(Offset for the Sale of the Hotel)</i>  | RDA Fund Balance                    |
| 2   | \$ 6,114,316.84  | Transfer of Property to West Valley City<br><i>(Land used for Fairbourne Station and other City uses)</i> | RDA Fund Balance Transfer to Gen Fd |
| 2   | \$ 3,275,431.56  | Write-off of Land Held for Resale   | RDA Fund Balance                    |