



WEST VALLEY CITY REDEVELOPMENT AGENCY
3600 CONSTITUTION BOULEVARD
WEST VALLEY CITY, UTAH 84119

COREY RUSHTON, CHAIR
KAREN LANG, VICE CHAIR

The Regular Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, November 4, 2014, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted 10/30/2014, 11:00 a.m.

A G E N D A

1. Call to Order - Chairman Rushton
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. October 7, 2014 (Regular Meeting)
5. Communications
6. Report of Chief Executive Officer
7. 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 Sheri McKendrick.

MINUTES OF RDA REGULAR MEETING – OCTOBER 7, 2014

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, OCTOBER 7, 2014, AT 7:32 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton, Chair
Karen Lang, Vice Chair
Ron Bigelow, Board Member
Steve Buhler, Board Member
Tom Huynh, Board Member
Lars Nordfelt, Board Member
Steve Vincent, Board Member

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Layne Morris, CPD Director
Jim Welch, Finance Director
John Evans, Fire Chief
Lee Russo, Police Chief
Mark Nord, CED Department
Steve Pastorik, CED Department
Jake Arslanian, Public Works Department

1764

OPENING CEREMONY

The Opening Ceremony was previously conducted by Tom Huynh who led the Pledge of Allegiance to the Flag.

1765

APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 2, 2014

The Board read and considered Minutes of the Regular Meeting held September 2, 2014. There were no changes, corrections or deletions.

After discussion, Mr. Buhler moved to approve the Minutes of the Regular Meeting held September 2, 2014, as written. Mr. Bigelow seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Ye
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chairman Rushton	Yes

Unanimous.

1766

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2014-2015 BUDGET

Chief Executive Officer, Wayne Pyle, informed a public hearing had been advertised in order for the Board to hear and consider public comments regarding re-opening the FY 2014-2015 Budget.

Proposed Resolution No. 14-15 related to the proposal to be considered by the City Council subsequent to the public hearing was discussed as follows:

Mr. Pyle stated State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allowed West Valley City to amend its budget during the year. The Agency held public hearings to amend the annual budget as needed on a quarterly basis. A public notice had been posted as required by State law.

Chairman Rushton opened the public hearing. There being no one to speak either in favor or in opposition, Chairman Rushton closed the public hearing.

ACTION: CONSIDER RESOLUTION NO. 14-15, AMENDING THE BUDGET OF THE WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JULY 1, 2014 AND ENDING JUNE 30, 2015 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Board previously held a public hearing to accept public input regarding re-opening the FY 2014-2015 Budget, and proposed Resolution No. 14-15 that would amend the Budget of the West Valley City Redevelopment Agency for the fiscal year beginning July 1, 2014 and ending June 30, 2015 to reflect changes in the Budget from increased revenues and authorize the disbursement of funds.

After discussion, Ms. Lang moved to approve Resolution No. 14-15, a Resolution Amending the Budget of West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2014 and Ending June 30, 2015 to Reflect Changes in the

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Budget from Increased Revenues and Authorize the Disbursement of Funds. Mr. Bigelow seconded the motion.

A roll call vote was taken:

Mr. Vincent	Ye
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chairman Rushton	Yes

Unanimous.

1767

RESOLUTION NO. 14-16, APPROVE AN AGREEMENT FOR DISPOSITION OF LAND FOR PRIVATE DEVELOPMENT (ADL) WITH NATOMAS MEADOWS, LLC, DBA FREEPORT WEST, FOR THE DEVELOPMENT OF AN INDUSTRIAL COMMERCE PARK IN THE NORTHWEST ECONOMIC DEVELOPMENT PROJECT AREA

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 14-16 that would approve an Agreement for Disposition of Land (ADL) with Natomas Meadows, LLC, dba Freeport West, for the development of an industrial commerce park in the Northwest Economic Development Project Area (Northwest EDA).

Mr. Pyle stated Freeport West had purchased approximately 150 acres of property within the Northwest EDA project area. This agreement would facilitate the development of that property. Freeport West was projected to build 3.2 million square feet of new industrial/manufacturing space. He reported in order to facilitate this development a significant amount of infrastructure would be needed to bring the purchased ground to a developable status. He indicated because the property was located on the far northwest corner of the City, many of the development essentials were not present. Additionally, given the substantial size of the development, transportation improvement needs were significant as were the power needs and requirements for the property. He reminded the Northwest EDA was implemented with the intent to assist with the development of this infrastructure by returning 87.5% of the Received Tax Increment for each calendar year, less 12.5% of that amount to Freeport West over a 15 year period. The total increment actual amount would be determined by the value of the improvements developed on the property.

He further reported it was Freeport West's intention to build an industrial commerce park with approximately 5-8 buildings of 350,000 square feet or more.

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Pursuant to the City's Economic Development Strategic Plan this development met all the City's strategic goals. First, the City had historically lacked new large industrial facilities that allowed recruitment of large high value users. This development would immediately place the City in the market to fill this need. The investment was being used for infrastructure that would service this developer and the City for many years into the future and return on investment would be significant and met the City's requirements. In addition, the job creation by this development would be significant with expectation of between 5,000 – 6,000 new jobs created upon build out. He advised that to put that measure into context, the State of Utah through Economic Development Corporation of Utah (EDCU) gained 4,300 jobs in total in the year 2013.

He reviewed background information stating the Northwest Economic Development Project Area had been adopted by the Agency and West Valley City by Ordinance No. 12-107 dated October 22, 2012. He indicated the 15-year increment calendar had not yet triggered and would begin in 2015. It encompassed numerous large properties located between 6000 West and 7200 West. The original project ADL had been delayed as Freeport West was in negotiation with Rocky Mountain Raceway and desired to finalize purchase of that property before the ADL was completed.

After discussion, Mr. Huynh moved to approve Resolution No. 14-16, a Resolution Authorizing the West Valley City Redevelopment Agency to Enter Into an Agreement with Natomas Meadows, LLC, dba Freeport West, for the Development of an Industrial Commerce Park in the Northwest Economic Development Project Area. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Ye
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chairman Rushton	Yes

Unanimous.

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RESOLUTION NO. 14-17, APPROVE AN INCENTIVE AGREEMENT BETWEEN SPS ASSETS CORP, A UTAH CORPORATION, AND THE WEST VALLEY CITY REDEVELOPMENT AGENCY

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Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 14-17 that would approve an Incentive Agreement between SPS Assets Corp, a Utah Corporation, and the West Valley City Redevelopment Agency.

Mr. Pyle stated the proposed agreement would assist in the remodel and relocation to the new facility located at 3217 Decker Lake Drive. He informed Select Portfolio Servicing Inc. (SPS) was a nationally recognized leader in the residential mortgage servicing business. The company specialized in the servicing of single-family residential mortgage loans and had been in business since 1989 with operations in Utah and Florida. He advised it was SPS's intention to enter into a 10-year lease with four additional 5-year extensions totaling 30 years. The site would undergo a dramatic interior remodel to accommodate up to 3,000 new on-site employees.

Pursuant to the City's Economic Development Strategic Plan this development met all of the City's strategic goals. He explained first, the City was facing a potential large building going vacant as the present tenant was no longer able to compete in the current market. Second, the investment was being used to offset the infrastructure costs associated with the remodel of the building. Third, the job creation by this development would be significant as between 2,500 – 3,000 jobs were expected upon remodel.

He further reported the RDA would pay for the SPS building permit fees totaling \$61,400.00, and the incentive was subject to meeting all approvals from the building and planning and zoning divisions.

He advised the Hollywood Connection Theater had been struggling to keep up with the market as bigger and nicer theaters came into the market. As part of the City's entertainment district, the RDA had reached out to SPS in efforts to not let a highly visible building become vacant. The influx of the 3,000 new employees would be a boost to the entertainment district and surrounding restaurants and stores.

After discussion, Mr. Huynh moved to approve Resolution No. 14-17, a Resolution of the West Valley City Redevelopment Agency Approving an Incentive Agreement between SPS Assets Corp., a Utah Corporation, and the West Valley City Redevelopment Agency. Ms. Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Ye
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes

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Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chairman Rushton	Yes

Unanimous.

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RESOLUTION NO. 14-18, APPROVE AN INCENTIVE AGREEMENT WITH CCI MECHANICAL INC., A UTAH CORPORATION, AND THE WEST VALLEY CITY REDEVELOPMENT AGENCY

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 14-18 that would approve an Incentive Agreement with CCI Mechanical Inc., a Utah Corporation, and the West Valley City Redevelopment Agency.

Mr. Pyle stated the proposed incentive would assist in the remodel and relocation to a new facility located at 2345 South John Henry Drive in West Valley City.

He advised CCI Mechanical, Inc. was a Utah corporation founded in 1961 under the name of Climate Control Inc. CCI was involved in the design, installation and maintenance of mechanical systems for commercial and industrial facilities throughout the western United States. He indicated it was CCI's intention to purchase the existing building and completely remodel it to accommodate their needs. In addition, CCI would build an additional 25,000 square foot fabrication facility. The site would be their corporate headquarters with over 300 employees. Due to the number of engineers, the average employee compensation was \$72,000 per year.

The Chief Executive Officer reported that pursuant to the City's Economic Development Strategic Plan this development met all of the City's strategic goals. First, the City was faced with a potential large building going vacant as the current tenant was moving to another facility. Second, the investment was being used to offset the infrastructure costs associated with the remodel and construction of the building. Third, these were high-paying jobs coming to the City.

Mr. Pyle discussed proposed incentives, as follows:

- \$40,000 broken up into two annual payments;
- \$37,000 in building permit fees; and
- Deed John Henry Drive to CCI Mechanical.

He reviewed background information and advised the RDA had reached out to CCI in an effort not to let a highly visible building become vacant as the remodel and expansion of this facility would be a boost to the surrounding area.

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After discussion, Mr. Buhler moved to approve Resolution No. 14-18, a Resolution of the West Valley City Redevelopment Agency Approving an Incentive Agreement between CCI Mechanical Inc., a Utah Corporation, and the West Valley City Redevelopment Agency. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Ye
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chairman Rushton	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, OCTOBER 7, 2014, WAS ADJOURNED AT 7:40 P.M., BY CHAIRMAN RUSHTON.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, October 7, 2014.

Sheri McKendrick, MMC
Secretary