



The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, May 6, 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. April 8, 2025
5. Public Hearings:
 - A. Accept Public Comment Regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026

Actions: Consider Resolution 25-03, Adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026 and Set June 10, 2025 as the Date for a Public Budget Hearing
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 REGULAR MEETING – APRIL 8, 2025

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN ELECTRONIC REGULAR SESSION FOR THE MEETING ON TUESDAY, APRIL 8, 2025, AT 7:12 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 FEBRUARY 25, 2025

The Board considered Minutes of the Special Meeting held February 25, 2025. There were no changes, corrections or deletions.

Mr. Whetstone moved to approve the Minutes of the Special Meeting held February 25, 2025. Mr. Huynh seconded the motion.

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

PUBLIC HEARINGS

MINUTES OF RDA REGULAR MEETING – APRIL 8, 2025

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A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2024-2025 BUDGET**

Chairperson Wood informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled April 8, 2025, in order for to hear and consider public comments regarding Re-Opening the FY 2024-2025 Budget.

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

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.

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.

Chairperson Wood opened the Public Hearing. There being no one to speak in favor or opposition, Chairperson Wood closed the Public Hearing.

ACTION: RESOLUTION NO. 25-02, AMEND THE BUDGET OF THE 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

The Board previously held a public hearing regarding proposed Resolution 25-02 that would amend the Budget of the 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.

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

Mr. Whetstone moved to approve Resolution 25-02.

Ms. Lang seconded the motion.

A roll call vote was taken:

Mr. Whetstone

Yes

MINUTES OF RDA REGULAR MEETING – APRIL 8, 2025

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Mr. Harmon	Yes
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chairperson Wood	Yes

Unanimous.

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 REGULAR MEETING OF TUESDAY, APRIL 8, 2025, WAS ADJOURNED AT 7:14 P.M. BY CHAIRPERSON WOOD.

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, April 8, 2025.

Nichole Camac
Secretary

Item: _____

Fiscal Impact: _____

Funding Source: _____

Account #: _____

Budget Opening Required: _____

ISSUE:

A Resolution adopting a tentative budget for the Redevelopment Agency (RDA) of West Valley City for the Fiscal Year commencing July 1, 2025, and ending June 30, 2026.

SYNOPSIS:

This resolution adopts the tentative budget for the Redevelopment Agency of West Valley City for the 2025-2026 fiscal year and sets a date for public comment at a hearing on June 10, 2025.

BACKGROUND:

The Redevelopment Agency will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2025-2026.

RECOMMENDATION:

City staff recommends approval of the Resolution.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY ADOPTING A TENTATIVE BUDGET AND SETTING FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026 AND SETTING JUNE 10, 2025 AS THE DATE FOR PUBLIC HEARING.

WHEREAS, the Redevelopment Agency of West Valley City has filed with the Board of Directors a tentative budget for the Redevelopment Agency (the “Tentative Budget”) for the fiscal year commencing July 1, 2025 and ending June 30, 2026; and

WHEREAS, the Redevelopment Agency desires to adopt the Tentative Budget and the proposed appropriations for the support of the Redevelopment Agency; and

WHEREAS, the Board of Directors of the Redevelopment Agency has determined that it is in the best interests of the citizens of West Valley City to adopt the Tentative Budget for the 2025-2026 fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City, Utah, as follows:

1. The tentative budget attached hereto is hereby adopted as the Tentative Budget for the fiscal year commencing July 1, 2025 and ending June 30, 2026.
2. A public hearing to consider the Tentative Budget shall be held on June 10, 2025 at 6:30 p.m., in the West Valley City Council Chambers located at 3600 Constitution Boulevard, West Valley City, Utah. This hearing shall also be conducted electronically. The City Recorder is hereby directed to give notice of said hearing as required by state law.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2025.

REDEVELOPMENT AGENCY OF WEST
VALLEY CITY

CHAIR

ATTEST:

SECRETARY

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Tentative 2025-2026	Percent Change
5600 WEST GATEWAY:						
Tax Increment	340,164	285,023	341,771	216,728	189,315	
Total 5600 West Gateway	340,164	285,023	341,771	216,728	189,315	-12.6%
EAST 3500 A:						
Tax Increment	468,857	548,190	881,522	696,006	748,269	
Total East 3500 A	468,857	548,190	881,522	696,006	748,269	7.5%
NORTH CENTRAL:						
Tax Increment	1,026,327	1,579,616	1,862,500	1,946,300	2,211,108	
Total North Central	1,026,327	1,579,616	1,862,500	1,946,300	2,211,108	13.6%
JORDAN RIVER:						
Tax Increment	549,810	718,905	755,214	407,363	348,543	
Total Jordan River	549,810	718,905	755,214	407,363	348,543	-14.4%
WILLOW WOOD:						
Tax Increment	334,237	173,213	237,868	287,032	246,055	
Total Willow Wood	334,237	173,213	237,868	287,032	246,055	-14.3%
HERCULES HILL A:						
Tax Increment	453,485	343,226	292,921	348,852	326,868	
Total Hercules Hill A	453,485	343,226	292,921	348,852	326,868	-6.3%
HERCULES HILL B:						
Tax Increment	1,185,649	830,205	870,922	1,070,628	908,232	
Total Hercules Hill B	1,185,649	830,205	870,922	1,070,628	908,232	-15.2%
NORTHWEST:						
Tax Increment	5,917,250	7,638,167	7,945,968	9,043,057	9,847,143	
Total Northwest	5,917,250	7,638,167	7,945,968	9,043,057	9,847,143	8.9%
SOUTHWEST:						
Tax Increment	3,444,720	3,260,929	3,558,190	3,853,424	3,460,553	
Total Southwest	3,444,720	3,260,929	3,558,190	3,853,424	3,460,553	-10.2%

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Tentative 2025-2026	Percent Change
SOUTH REDWOOD ROAD:						
Tax Increment	131,586	643,552	993,864	1,044,974	1,221,509	
Total Southwest	131,586	643,552	993,864	1,044,974	1,221,509	16.9%
FAIRBOURNE/MARKET ST:						
Tax Increment	297,976	625,638	682,664	1,212,329	1,173,089	
Total Fairbourne	297,976	625,638	682,664	1,212,329	1,173,089	-3.2%
CITY CENTER:						
Tax Increment	1,703,872	1,956,024	2,229,142	2,432,531	2,506,552	
Total City Center	1,703,872	1,956,024	2,229,142	2,432,531	2,506,552	3.0%
RDA Operations	2,509,054	2,509,054	2,509,054	2,484,262	0	
Rental Revenue	0	31,621	0	0	0	
Bond Interest	30,088	328,608	585,349	97,000	97,000	
Misc. Rev.	0	10	0	0	0	
Bond Proceeds	0	1,142,500	0	0	0	
Subtotal	2,539,142	4,011,793	3,094,403	2,581,262	97,000	-96.2%
Total	18,393,075	22,614,481	23,746,949	25,140,486	23,284,236	-7.4%
Appropriation From Fund Balance	0	0	0	4,633,591		
Grand Total	18,393,075	22,614,481	23,746,949	29,774,077	23,284,236	-21.8%

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Tentative 2025-2026	Percent Change
EAST 3500 A:						
Project Costs	0	0	0	100,000	0	
Tax Increment Pmts.	0	0	0	0	0	
Total East 3500 A	0	0	0	100,000	0	-100.0%
NORTH CENTRAL:						
Project Costs	0	0	0	350,000	34,595	
Tax Increment Pmts.	0	(198,000)	1,079,128	2,125,000	1,750,000	
Total North Central	0	(198,000)	1,079,128	2,475,000	1,784,595	-27.9%
JORDAN RIVER:						
Project Costs	0	0	0	350,000	0	
Tax Increment Pmts.	0	0	0	0	0	
Total Jordan River	0	0	0	350,000	0	0.0%
GENERAL:						
Sold Services	(1,399,585)	0	0	0	0	
Payroll Expenses	992,667	1,101,206	1,267,404	1,490,547	1,209,730	
Admin./Proj. Costs	1,025,929	1,763,724	678,086	1,843,455	1,115,270	
Transfer Out	30,990	45,000	457,360	45,000	45,000	
Transfer In	(650,000)	0	0	0	0	
Total General	1	2,909,930	2,402,850	3,379,002	2,370,000	-29.9%
HERCULES HILL A:						
Project Costs	0	0	0	200,000	0	
Debt Service	0	0	0	0	0	
Total Hercules Hill A	0	0	0	200,000	0	0.0%
FAIRBOURNE/MARKET ST:						
Project Costs	0	0	0	400,000	350,000	
Tax Increment Pmt.	388,775	95,739	514,554	1,800,000	1,800,000	
Total Fairbourne	388,775	95,739	514,554	2,200,000	2,150,000	-2.3%

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Tentative 2025-2026	Percent Change
MULTI-PURPOSE EVENT CENTER:						
Debt Service 2015	386,063	386,905	386,543	0	0	
Transfer Out SARR (DS)	1,206,299	1,736,872	3,258,354	3,934,591	3,963,066	
Total MP Event Ctr.	1,592,362	2,123,777	3,644,897	3,934,591	3,963,066	0.7%
NORTHWEST:						
Project Costs	0	0	0	600,000	600,000	
Tax Increment Payment	2,943,260	3,537,901	3,297,500	6,000,000	7,500,000	
Total Northwest	2,943,260	3,537,901	3,297,500	6,600,000	8,100,000	22.7%
GRANGER CROSSING:						
Project Costs	0	0	850,000	0	0	
Tax Increment Payment	0	0	0	0	0	
Total Granger Crossing	0	0	850,000	0	0	0.0%
SOUTHWEST						
Project Costs	0	0	0	50,000	50,000	
Tax Increment Payment	1,649,412	1,284,080	1,789,126	2,500,000	2,500,000	
Total Southwest	1,649,412	1,284,080	1,789,126	2,550,000	2,550,000	0.0%
SOUTH REDWOOD ROAD						
Project Costs	0	0	0	50,000	100,000	
Tax Increment Payment	0	0	0	0	0	
Total South Redwood Road	0	0	0	50,000	100,000	100.0%
CITY CENTER:						
Rental/Maintenance	0	40,843	3,526	0	0	
Prof/Tech	647,799	10,615	320,457	350,000	250,000	
Tax Increment Payment	100,000	100,000	100,000	100,000	0	
Debt Service 2016 A & B	2,486,843	2,485,066	2,485,196	2,483,167	0	
Debt Service 2016	778,750	777,050	769,850	769,775	776,275	
Debt Service 2020	76,720	1,237,360	1,238,480	1,239,280	1,234,800	
Bond Fees	10,500	13,500	8,500	9,000	5,500	
WVC Credit Tenant Lease	2,484,193	2,479,261	2,484,261	2,484,262	0	
RDA Operations	0	0	0	0	0	
Project Costs	1,399,585	3,266,257	0	500,000	0	
Transfers Out	0	0	0	0	0	
Bond Defeasance	0	0	0	0	0	
Total City Center	7,984,390	10,409,952	7,410,270	7,935,484	2,266,575	-71.4%
Appropriation To Fund Balance	0	0	0	0	0	
Grand Total	14,558,200	20,163,379	20,988,325	29,774,077	23,284,236	-21.8%



Redevelopment Agency

Revenue \$23,284,236

Expense \$23,284,236