



The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, June 10, 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
LARS NORDFELT, 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. May 6, 2025
5. Public Hearings:
 - A. Accept Public Input Regarding Re-Opening the FY 2024-2025 Budget

Action: Consider Resolution 25-04, 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
 - B. Accept Public Input Regarding the FY 2025-2026 Budget

Action: Consider Resolution 25-05, Adopt the Annual Budget of the West Valley City Redevelopment Agency for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026

- 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.



6. Resolutions:

- A. 25-06: Authorize the Agency to Execute Two Warranty Deeds to Convey Certain Property to West Valley City

7. Adjourn

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MINUTES OF THE REDEVELOPMENT AGENCY REGULAR MEETING – MAY 6, 2025

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THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, MAY 6, 2025, AT 6:54 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 CHAIRPERSON WOOD.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Tumi Young, Chief Code Enforcement Officer
Paula Melgar, HR Director
Ken Cushing, IT (*electronically*)
Travis Crosby, IT

APPROVAL OF MINUTES OF REGULAR MEETING HELD APRIL 8, 2025

The Board considered Minutes of the Regular Meeting held April 8, 2025. There were no changes, corrections or deletions.

Ms. Lang moved to approve the Minutes of the Regular Meeting held April 8, 2025. Mr. Christensen seconded the motion.

MINUTES OF THE REDEVELOPMENT AGENCY REGULAR MEETING – MAY 6, 2025

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

ACCEPT PUBLIC COMMENT REGARDING THE TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026

Chairperson Wood stated a public hearing had been scheduled regarding the tentative budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026.

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

RESOLUTION 25-03: ADOPT A TENTATIVE BUDGET AND SET FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026 AND SET JUNE 10, 2025 AS THE DATE FOR THE PUBLIC HEARING

Chairperson Wood presented proposed Resolution 25-03 that would adopt a Tentative Budget and Set Forth Proposed Appropriations for the Support of the Redevelopment Agency for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026 and Set June 10, 2025 as the Date for the Public Hearing.

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

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.

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.

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

Mr. Huynh moved to approve Resolution 25-03.

Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Whetstone

Yes

MINUTES OF THE REDEVELOPMENT AGENCY REGULAR MEETING – MAY 6, 2025

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

Unanimous.

MOTION TO ADJOURN

Upon motion by Ms. Lang, 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 6, 2025, WAS ADJOURNED AT 6:56 PM. 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 Redevelopment Agency of West Valley City held Tuesday, May 6, 2025.

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 to amend its budget during the year. The Redevelopment Agency holds, as needed on a quarterly basis, public hearings to amend the annual budget.

BACKGROUND:

A Public Notice was posted May 21, 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 June 10, 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 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 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 June 10, 2025 to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 10, 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

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

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

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

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Adopted 2024-2025	Mar 2025 Openings	June 2025 Openings
EAST 3500 A:			
Project Costs	100,000	100,000	100,000
Tax Increment Pmts.	0	0	0
Total East 3500 A	100,000	100,000	100,000
NORTH CENTRAL:			
Project Costs	350,000	350,000	350,000
Tax Increment Pmts.	2,125,000	2,125,000	2,125,000
Total North Central	2,475,000	2,475,000	2,475,000
JORDAN RIVER:			
Project Costs	350,000	350,000	350,000
Tax Increment Pmts.	0	0	0
Total Jordan River	350,000	350,000	350,000
GENERAL:			
Sold Services	0	0	0
Payroll Expenses	1,490,547	1,490,547	1,328,797 1
Admin./Proj. Costs	1,843,455	1,843,455	1,843,455
Transfer Out	45,000	45,000	206,750 1
Transfer In	0	0	0
Total General	3,379,002	3,379,002	3,379,002
WILLOW WOOD:			
Project Costs	0	0	0
Tax Increment Pmts.	0	0	0
Total Willow Wood	0	0	0
HERCULES HILL A:			
Project Costs	200,000	200,000	200,000
Debt Service	0	0	0
Total Hercules Hill A	200,000	200,000	200,000
HERCULES HILL B:			
Project Costs	0	0	0
Tax Increment Pmt.	0	0	0
Total Hercules Hill B	0	0	0
FAIRBOURNE/MARKET ST:			
Project Costs	400,000	400,000	400,000
Tax Increment Pmt.	1,800,000	1,800,000	1,800,000
Total Fairbourne	2,200,000	2,200,000	2,200,000

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

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

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.

BUDGET OPENING
APRIL 2025 - JUNE 2025
REDEVELOPMENT AGENCY
FISCAL YEAR 2024-2025

No.	Amount	Description	Source
1	\$ 161,750.00	Personnel Changes for Various City Divisions <i>(Personnel Changes that RDA is Supporting)</i>	RDA Existing Budget Transferred to Gen Fd

Previously Approved Budget Openings

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

No.	Amount	Description	Source
1	\$ 32,000,000.00	Sale of Hotel <i>(Offset for the Sale of the Hotel)</i>	RDA Fund Balance
2	\$ 6,114,316.84	Transfer of Property to West Valley City <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



RDA BUDGET OPENINGS

APRIL - JUNE 2025 (4th Quarter)

Item: _____

Fiscal Impact: _____

Funding Source: _____

Account #: _____

Budget Opening Required: _____

ISSUE:

A Resolution adopting a final 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 final budget for the Redevelopment Agency of West Valley City for the 2025-2026 fiscal year after receiving public comment at a hearing on June 10, 2025.

BACKGROUND:

The Redevelopment Agency adopted a tentative budget that was 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 adopting this final budget for FY 2025-2026.

RECOMMENDATION:

City staff recommends approval of the Resolution.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE ANNUAL
BUDGET FOR THE WEST VALLEY CITY
REDEVELOPMENT AGENCY FOR THE FISCAL
YEAR COMMENCING JULY 1, 2025 AND ENDING
JUNE 30, 2026.**

WHEREAS, as required by law, the Redevelopment Agency of West Valley City (the “Agency”) submitted a proposed annual budget (the “Budget”) to the Redevelopment Agency Board of Directors for review and revision before final approval; and

WHEREAS, the Agency held a public hearing on June 10, 2025, to consider final adoption of the Budget for the 2025-2026 fiscal year; and

WHEREAS, the Agency caused a notice of public hearing to be disseminated and made the Budget available for public inspection in accordance with state law; and

WHEREAS, the Agency has considered all written and oral statements made at the public hearing objecting to or supporting the Budget, based upon the testimony received at the public hearing; and

WHEREAS, the Board of Directors of the Agency has determined that it is in the best interests of the citizens of West Valley City to adopt the annual Redevelopment Agency 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 that the annual Budget, attached hereto as Exhibit “A,” is hereby adopted for the fiscal year commencing July 1, 2025 and ending June 30, 2026.

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	Final 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	Final 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	Final 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	Final 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%



Final Adopted Budget **REDEVELOPMENT AGENCY**

Revenue \$23,284,236

Expense \$23,284,236

Item:

Fiscal Impact: \$0 _____

Funding Source: _____

Account #: _____

Budget Opening Required: ☐

ISSUE:

This resolution would approve a transfer of land from the Redevelopment Agency to the City. RDA acquired the land as part of the greater Fairbourne project.

SYNOPSIS:

The properties included in this resolution were purchased by the RDA to be included as part of the Fairbourne project and are now part of the rights-of-way for Constitution Blvd and Market Street. The proposed resolution would transfer these parcels from the RDA to the City and remove them from the RDA's Land Held for Resale portfolio.

BACKGROUND:

RDA purchased several properties in the Fairbourne area. These properties have remained as RDA owned properties since their purchase. As these properties are no longer part of any redevelopment project and make up City streets and a rights-of way, the resolution transfers ownership from the RDA to the City.

RECOMMENDATION:

The WVC Economic Development Department recommends approval.

SUBMITTED BY:

Jonathan Springmeyer, Economic Development Director/RDA Director

REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE
TWO WARRANTY DEEDS TO CONVEY CERTAIN PROPERTY TO
WEST VALLEY CITY.**

WHEREAS, the Redevelopment Agency currently owns property which is no longer necessary to accomplish Agency purposes; and

WHEREAS, the Redevelopment Agency desires to convey said property to the City for right-of-way and other public purposes; and

WHEREAS, two warranty deeds (the “Deeds”) have been prepared by the Agency to convey said property; and

WHEREAS, the Board of Directors of the Redevelopment Agency of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to execute the Deeds.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Redevelopment Agency of West Valley City, Utah, that the Chief Executive Officer is hereby authorized to execute the Deeds for and on behalf of the Agency, subject to final approval of the form of said Deeds by the City Attorney’s Office.

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

REDEVELOPMENT AGENCY OF WEST
VALLEY CITY

CHAIR

ATTEST:

SECRETARY

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 S. Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL I.D. #15-33-103-030 and 15-33-104-020

WARRANTY DEED

Redevelopment Agency of West Valley City, a political subdivision of the State of Utah, GRANTOR, hereby conveys and warrants to **West Valley City, a municipal corporation of the State of Utah**, having an address of 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, two parcels of land for road purposes, located at **3532 and 3572 South 3030 West** in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcels of land conveyed by this Warranty Deed are described as follows:

A parcel of land, located in the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, being more particularly described as follows:

All of Parcel A of Fairbourne Station Phase 2 Subdivision, according to the official plat thereof as recorded in Book 2015P at page 170 in the office of the Salt Lake County Recorder. Containing 4,886 square feet.

ALSO:

A parcel of land, located in the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, being more particularly described as follows:

All of Parcel A of Fairbourne Station Phase 3 Subdivision, according to the official plat thereof as recorded in Book 2017P at page 64 in the office of the Salt Lake County Recorder. Containing 5,428 square feet.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants, and taxes and assessments of record or apparent or enforceable in law or equity.

WITNESSED the hand of said GRANTOR this ____ day of _____, 2025.

GRANTOR
**Redevelopment Agency of West Valley City,
a political subdivision of the State of Utah**

Ifo Pili, Chief Executive Officer

State of Utah)
 :SS
County of Salt Lake)

On this _____ day of _____, 2025, personally appeared before me **Ifo Pili**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed to me that he is the **Chief Executive Officer** of the **Redevelopment Agency of West Valley City, a political subdivision of the State of Utah**, and that the foregoing instrument was signed on behalf of said agency by authority of a resolution of its Board of Directors, and acknowledged to me that said agency executed the same.

Notary Public

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 S. Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL I.D. #15-33-129-074 and 15-33-129-075

WARRANTY DEED

Redevelopment Agency of West Valley City, a political subdivision of the State of Utah, GRANTOR, hereby conveys and warrants to **West Valley City, a municipal corporation of the State of Utah**, having an address of 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a parcel of land for road purposes, located at **3580 S. Constitution Boulevard** in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcel of land conveyed by this Warranty Deed are described as follows:

A parcel of land, located in the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, being more particularly described as follows:

Beginning at the northeast corner of the parcel conveyed to West Valley Land Holdings, LLC, per Warranty Deed recorded as Entry No. 14185453 in the office of the Salt Lake County Recorder, said point also being 553.125 feet S.00°00'41"W. (S.00°00'44"W. by record) along the quarter section line and 74.46 feet S.89°56'30"W. from the North Quarter Corner of said Section 33 (Basis of Bearing is S.89°53'20"W. along the section line between the found monuments representing the North Quarter Corner and the Northwest Corner of said Section 33); and running thence along said parcel the following four (4) courses: 1) S.00°01'10"E. 145.43 feet, 2) S.04°18'26"E. 62.79 feet, 3) S.27°35'35"W. 10.44 feet, and 4) S.89°56'30"W. 125.51 feet to the southwest corner of said West Valley Land Holdings, LLC parcel; thence S.00°00'41"W. 24.04 feet; thence S.89°59'59" E. 62.42 feet; thence N.00°00'01"E. 6.00 feet; thence East 26.88 feet; thence N.00°08'12"W. 4.03 feet; thence N.89°51'48"E. 25.94 feet; thence N.00°08'06"W. 14.02 feet; thence N.89°51'53"E. 15.95 feet; thence N.27°35'35"E. 9.25 feet; thence N.04°18'26"W. 64.05 feet; thence N.00°01'10"W. 145.25 feet; thence S.89°56'30"W. 5.00 feet to the Point of Beginning. Containing 3,447 square feet.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants, and taxes and assessments of record or apparent or enforceable in law or equity.

WITNESSED the hand of said GRANTOR this ____ day of _____, 2025.

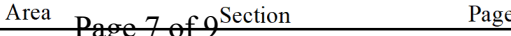
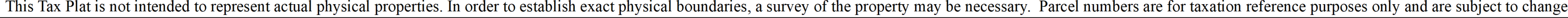
GRANTOR
**Redevelopment Agency of West Valley City,
a political subdivision of the State of Utah**

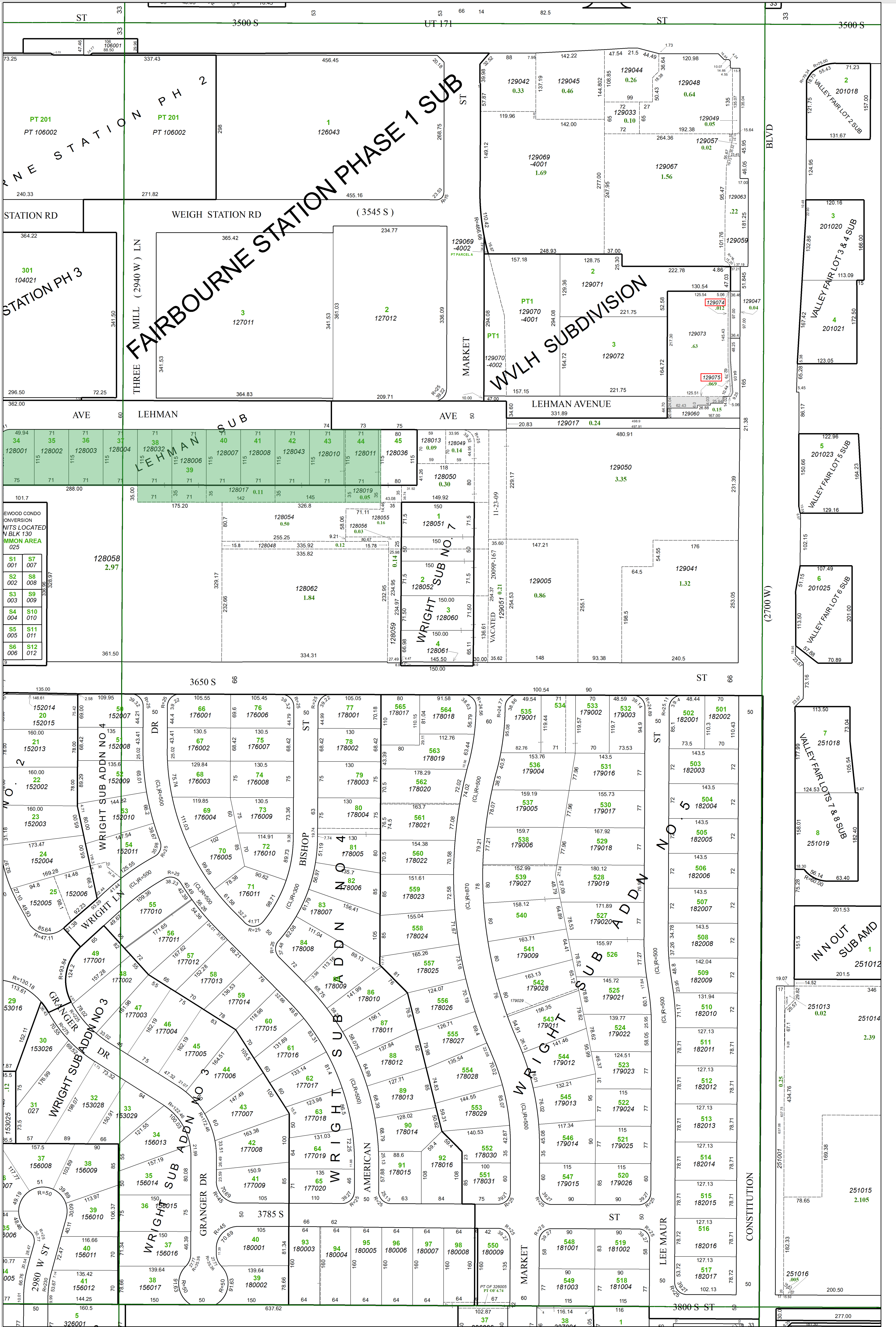
Ifo Pili, Chief Executive Officer

State of Utah)
 :SS
County of Salt Lake)


On this _____ day of _____, 2025, personally appeared before me **Ifo Pili**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed to me that he is the **Chief Executive Officer** of the **Redevelopment Agency of West Valley City, a political subdivision of the State of Utah**, and that the foregoing instrument was signed on behalf of said agency by authority of a resolution of its Board of Directors, and acknowledged to me that said agency executed the same.

Notary Public





As of 04/26/2021, the SLCO Recorder's office will begin a full transition to electronically-generated Tax Plats. For parcel information regarding historic parcels, prior Tax Plats may need cross-referenced.
This Tax Plat is not intended to represent actual physical properties. In order to establish exact physical boundaries, a survey of the property may be necessary. Parcel numbers are for taxation reference purposes only and are subject to change.



Prepared and published by
Salt Lake County Recorder
Rashelle Hobbs
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
385-468-8145
recorder.slco.org

E 1/2 NW 1/4 Sec 33 T1S R1W
SALT LAKE COUNTY, UTAH

9/18/2024
29

Scale 1"=100'

0 100' 200'

Feet

T1N	6	7	8	9	10	11		6	5	4	3	2	1
T1S	13	14	15	16	17	18		7	8	9	10	11	12
T2S	19	20	21	22	23	24		18	17	16	15	14	13
T3S	25	26	27	28	29	30		19	20	21	22	23	24
T4S	31	32	33	34				30	29	28	27	26	25
								31	32	33	34	35	36

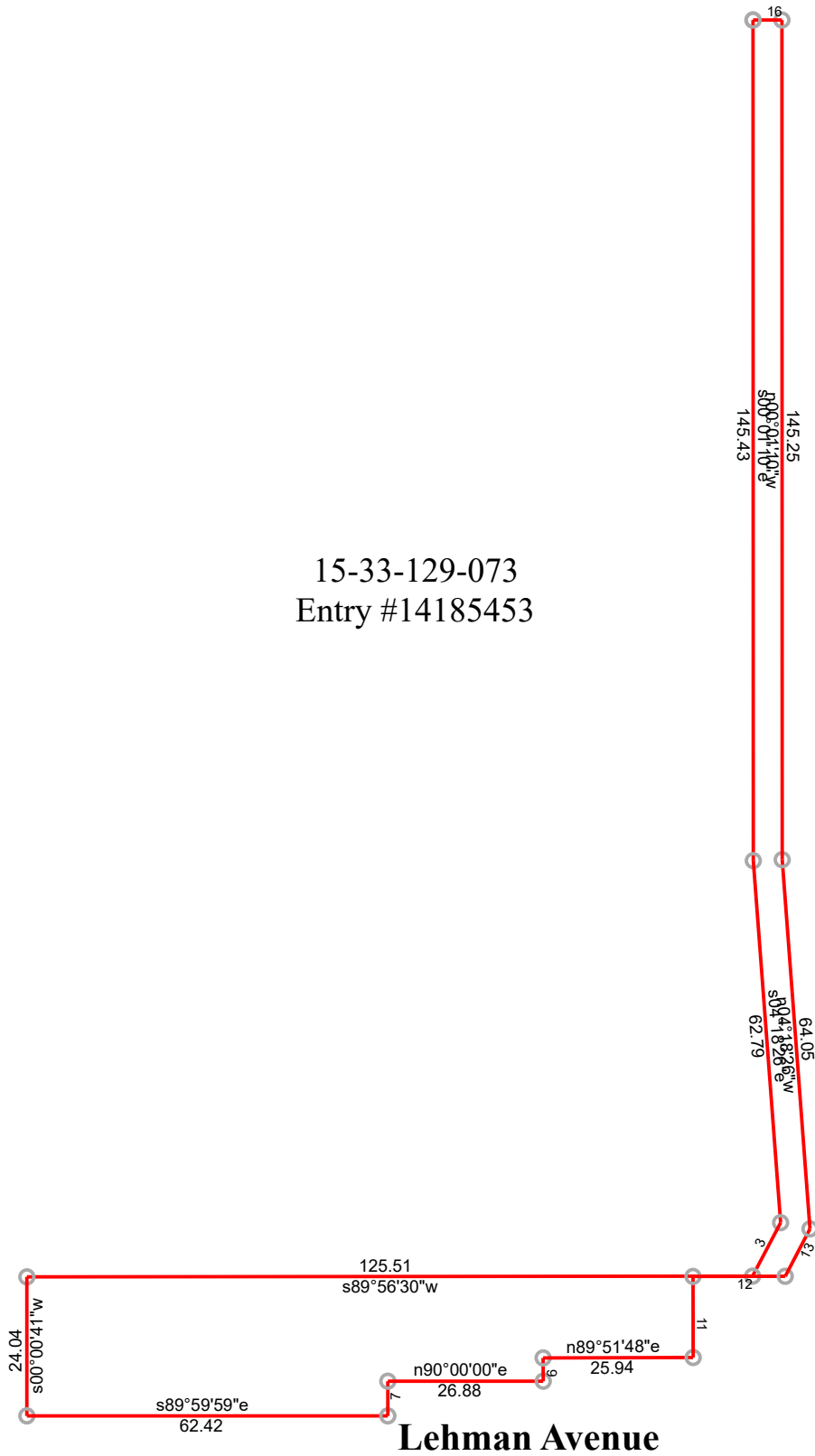
11	12	21	22
31	32	41	42

Area Section Page



15-33-129-073
Entry #14185453

Constitution Blvd. (2700 West)



Lehman Avenue

Parcels 15-33-129-074 and 15-33-129-075

3/19/2025

Scale: 1 inch= 30 feet

File:

Tract 1: 0.0791 Acres (3447 Sq. Feet), Closure: n81.4846e 0.01 ft. (1/55961), Perimeter=747 ft.

01 s00.0110e 145.43
02 s04.1826e 62.79
03 s27.3535w 10.44
04 s89.5630w 125.51
05 s00.0041w 24.04
06 s89.5959e 62.42
07 n00.0001e 6.00
08 n90.0000e 26.88
09 n00.0812w 4.03
10 n89.5148e 25.94

11 n00.0806w 14.02
12 n89.5153e 15.95
13 n27.3535e 9.25
14 n04.1826w 64.05
15 n00.0110w 145.25
16 s89.5630w 5