



WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, April 14, 2026, 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>.

DON CHRISTENSEN, CHAIR
WILLIAM WHETSTONE, VICE CHAIR


AGENDA

1. Call to Order- Chairman Don Christensen
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. 01.27.2026 Special Meeting
5. Public Hearings:
 - A. Accept Public Input Regarding Re-Opening the FY 2025-2026 Budget

Action: Consider Resolution 26-02, Amend the Budget of West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2025 and Ending

West Valley City does not discriminate based on race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you would like to attend this public meeting and, due to a disability, need assistance in understanding or participating, please notify the City Recorder, Nichole Camac, eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required.



June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

6. Adjourn



WEST VALLEY CITY

Redevelopment Agency Special Meeting Minutes
January 27, 2026

THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, JANUARY 27, 2026, AT 6:48 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 DON CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, Chief Executive Officer
Nichole Camac, Secretary
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 (*electronically*)
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Harold Moleni, Administrative Analyst
Travis Crosby, IT

OPENING CEREMONY- COUNCILMEMBER CINDY WOOD

Councilmember Cindy Wood asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF ANNUAL MEETING HELD JANUARY 13, 2026

The Agency considered Minutes of the Annual Meeting held January 13, 2026. There were no changes, corrections or deletions.

Mr. Nordfelt moved to approve the Minutes of the Annual Meeting held January 13, 2026. Ms. Lang seconded the motion.

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

RESOLUTION 26-01: AMEND THE FAIRBOURNE COMMUNITY REINVESTMENT AREA PROJECT AREA PLAN TO MAKE AN ADJUSTMENT REQUESTED BY SALT LAKE COUNTY

Chairman Christensen discussed proposed RDA Resolution 26-01 that would amend the Fairbourne Community Reinvestment Area Project Area Plan to Make an Adjustment Requested by Salt Lake County.

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

This resolution allows for the addition of certain property that is going to be vacated by the Wasatch West Valley Retail Subdivision into the Community Reinvestment Area. Salt Lake County has requested that said vacated property be added to the Project Area to avoid inconsistent property boundaries.

The Wasatch West Valley Retail Subdivision was approved by the City Council on October 28, 2025. As part of the subdivision plat, a small portion of 2700 West will be vacated. While preparing the plat for recording, the SL County Assessor’s Office acknowledged that the vacated portion would become part of lot 2 in said Subdivision. The County then advised staff that this small vacated right-of-way would need to become part of the Fairbourne Community Reinvestment Area. Utah law permits the addition of the property to the project area without a public hearing as a minor property adjustment requested by the County Assessor.

Upon inquiry by Chairman Christensen there were no further questions from members of the Agency, and he called for a motion.

Mr. Huynh moved to approve Resolution 26-01.

Ms. Lang seconded the motion.

A roll call vote was taken:

Ms. Wood		Yes
Mr. Whetstone	Yes	
Mr. Harmon		Yes
Mr. Huynh		Yes
Ms. Lang		Yes
Mr. Nordfelt		Yes
Chairman Christensen	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 SPECIAL MEETING OF TUESDAY, JANUARY 27, 2026, WAS ADJOURNED AT 6:52 PM. BY CHAIRPERSON CHRISTENSEN.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the Redevelopment Agency of West Valley City held Tuesday, January 27, 2026.

Nichole Camac
Secretary



Description: FY 25-26 3rd Quarter Budget Openings

Fiscal Impact:

Funding Source:

Account #:

Budget Opening Required:

Issue: Approve an ordinance to re-open the fiscal year 2025-2026 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

Summary: 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 public hearings on budget amendments on a quarterly basis each fiscal year.

Background: A Public Notice was posted March 18, 2026, 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 14, 2026, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.



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, 2025 AND ENDING JUNE 30, 2026 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, 2025 and ending June 30, 2026, 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 14, 2026 to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on April 14, 2026 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, 2025 and ending June 30, 2026, 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 _____, 2026.

REDEVELOPMENT AGENCY
OF WEST VALLEY CITY

CHAIR

ATTEST:

SECRETARY

**REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT**

	Adopted 2025-2026	Mar 2026 Openings
5600 WEST GATEWAY:		
Tax Increment	189,315	189,315
Total 5600 West Gateway	189,315	189,315
EAST 3500 A:		
Tax Increment	748,269	748,269
Total East 3500 A	748,269	748,269
NORTH CENTRAL:		
Tax Increment	2,211,108	2,211,108
Total North Central	2,211,108	2,211,108
JORDAN RIVER:		
Tax Increment	348,543	348,543
Total Jordan River	348,543	348,543
WILLOW WOOD:		
Tax Increment	246,055	246,055
Total Willow Wood	246,055	246,055
HERCULES HILL A:		
Tax Increment	326,868	326,868
Total Hercules Hill A	326,868	326,868
HERCULES HILL B:		
Tax Increment	908,232	908,232
Total Hercules Hill B	908,232	908,232
NORTHWEST:		
Tax Increment	9,847,143	9,847,143
Total Northwest	9,847,143	9,847,143
SOUTHWEST:		
Tax Increment	3,460,553	3,460,553
Total Southwest	3,460,553	3,460,553
SOUTH REDWOOD ROAD:		
Tax Increment	1,221,509	1,221,509
Total Southwest	1,221,509	1,221,509
FAIRBOURNE/MARKET ST:		
Tax Increment	1,173,089	1,173,089
Total Fairbourne	1,173,089	1,173,089
CITY CENTER:		
Tax Increment	2,506,552	2,506,552
Total City Center	2,506,552	2,506,552
Bond Interest	97,000	97,000
Subtotal	97,000	97,000
Total	23,284,236	23,284,236
Appropriation From Fund Balance		84,805 ¹
Grand Total	23,284,236	23,369,041

**REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT**

	Adopted 2025-2026	Mar 2026 Openings
NORTH CENTRAL:		
Project Costs	34,595	34,595
Tax Increment Pmts.	<u>1,750,000</u>	<u>1,750,000</u>
Total North Central	<u>1,784,595</u>	<u>1,784,595</u>
GENERAL:		
Sold Services	0	0
Payroll Expenses	1,209,730	1,209,730
Admin./Proj. Costs	1,115,270	1,115,270
Transfer Out	45,000	129,805
Transfer In	<u>0</u>	<u>0</u>
Total General	<u>2,370,000</u>	<u>2,454,805</u>
FAIRBOURNE/MARKET ST:		
Project Costs	350,000	350,000
Tax Increment Pmt.	<u>1,800,000</u>	<u>1,800,000</u>
Total Fairbourne	<u>2,150,000</u>	<u>2,150,000</u>
MULTI-PURPOSE EVENT CENTER:		
Transfer Out SARR (DS)	<u>3,963,066</u>	<u>3,963,066</u>
Total MP Event Ctr.	<u>3,963,066</u>	<u>3,963,066</u>
NORTHWEST:		
Project Costs	600,000	600,000
Tax Increment Payment	<u>7,500,000</u>	<u>7,500,000</u>
Total Northwest	<u>8,100,000</u>	<u>8,100,000</u>
SOUTHWEST		
Project Costs	50,000	50,000
Tax Increment Payment	<u>2,500,000</u>	<u>2,500,000</u>
Total Southwest	<u>2,550,000</u>	<u>2,550,000</u>
SOUTH REDWOOD ROAD		
Project Costs	100,000	100,000
Total South Redwood Road	<u>100,000</u>	<u>100,000</u>
CITY CENTER:		
Prof/Tech	250,000	250,000
Debt Service 2016	776,275	776,275
Debt Service 2020	1,234,800	1,234,800
Bond Fees	<u>5,500</u>	<u>5,500</u>
Total City Center	<u>2,266,575</u>	<u>2,266,575</u>
Grand Total	<u><u>23,284,236</u></u>	<u><u>23,369,041</u></u>

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
 JANUARY 2026 - MARCH 2026
 REDEVELOPMENT AGENCY
 FISCAL YEAR 2025-2026

No.	Amount	Description	Source
1	\$ 84,805.00	5900 West Road Project <i>(Northwest EDA is funding the Design Services for the Bridge over Riter Canal)</i>	RDA Fund Balance Transferred to CIP