



WEST VALLEY CITY

The Special Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, June 23, 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

A G E N D A

1. Call to Order- Chair Don Christensen
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. June 9, 2026
5. Resolutions:

26-09: Approve a Temporary Construction Easement Agreement with Questar Gas Company

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.



6. Adjourn



WEST VALLEY CITY

Redevelopment Agency Meeting Minutes
June 9, 2026

THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, JUNE 9, 2026, AT 6:52 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
Cindy Wood

ABSENT:

Karen Lang
Scott Harmon

STAFF PRESENT:

John Flores, Assistant City Manager
Nichole Camac, Secretary
Eric Bunderson, City Attorney
Kent Stoke, Acting Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CD Director
Dan Johnson, Public Works Director
Jason Erikson, Acting Parks and Recreation Director
Craig Thomas, Community and Culture Director (*electronically*)
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Travis Crosby, IT

APPROVAL OF MINUTES OF SPECIAL MEETING HELD MAY 26, 2026

The Agency considered Minutes of the Special Meeting held May 26, 2026. There were no changes, corrections or deletions.

Mr. Whetstone moved to approve the Minutes of the Special Meeting held May 26, 2026. Mr. Huynh seconded the motion.

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

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2025-2026 BUDGET

Chairman Christensen informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled June 9, 2026 in order for the Agency to hear and consider public comments regarding Re-Opening the FY 2025-2026 Budget.

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

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

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.

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

ACTION: RESOLUTION 26-06, AMEND THE BUDGET OF WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 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 26-06 that would amend the budget for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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

Mr. Nordfelt moved to approve Resolution 26-06.

Mr. Whetstone seconded the motion.

A roll call vote was taken:

Ms. Wood	Yes
Mr. Whetstone	Yes
Mr. Harmon	Absent
Mr. Huynh	No
Ms. Lang	Absent
Mr. Nordfelt	Yes
Chairman Christensen	Yes

Majority.

B. ACCEPT PUBLIC INPUT REGARDING THE FY 2026-2027 BUDGET

Chairman Christensen informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled June 9, 2026 in order for the Agency to hear and consider public comments regarding the FY 2026-2027 Budget.

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

A Resolution adopting a final budget for the Redevelopment Agency (RDA) of West Valley City for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.

This resolution adopts the tentative budget for the Redevelopment Agency of West Valley City for the 2026-2027 fiscal year and sets a date for public comment at a hearing on June 9, 2026

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 2026-2027.

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

ACTION: RESOLUTION 26-07, ADOPT THE ANNUAL BUDGET OF THE WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027

The Board previously held a public hearing regarding proposed Resolution 26-07 that would adopt the Annual Budget of the West Valley City Redevelopment Agency for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027.

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

Ms. Wood moved to approve Resolution 26-07.

Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Ms. Wood	Yes
Mr. Whetstone	Yes
Mr. Harmon	Absent
Mr. Huynh	No
Ms. Lang	Absent
Mr. Nordfelt	Yes
Chairman Christensen	Yes

Majority.

RESOLUTION 26-08: AUTHORIZE THE RENEWAL OF THE HOMETOWN SCHOLARS CONTRIBUTION AGREEMENT WITH THE UNIVERSITY OF UTAH

Chairman Christensen presented proposed Resolution 26-08 that would authorize the Renewal of the Hometown Scholars Contribution Agreement with the University of Utah.

Written documentation previously provided to the Redevelopment Agency included information as follows:

As part of the City Council’s goal of creating and maintaining a sustainable city, the RDA has been tasked with improving opportunities for secondary education for West Valley City students. The City Council and the Board recognized that having an educated workforce present in the city provides for many economic development opportunities not otherwise available. As the City moves to the future it is important to maintain the workforce already in place and to increase the educational attainment levels of our residents. This is the ninth year of the Opportunity Scholars - RDA partnership.

This year the My Hometown Scholarship program assisted 24 West Valley City University Students. There were 7 students who graduated from the program this year. This scholarship program is widely advertised and promoted at all of the city’s high schools as well as to WVC seniors that live in the City but may attend schools out of our boundary. If these

students take the My Hometown scholarship monies, they agree to represent West Valley City and will either remain living in the City or come back to the city and seek employment long term in the City.

The RDA will use its state law mandated housing set aside money to provide affordable housing and other tools to at least 12 students from West Valley City that will attend the University of Utah in the Fall of 2026. These students will be in the program, will live at Fairbourne Station, will attend classes via the Trax line, and will be provided other mentor and scholarship opportunities through the university to ensure their success. Opportunity scholars has a 93% graduation rate for those in its program. Opportunity scholars serves first generation college students. The Opportunity Scholars program provides retention resources such as tutors, mentors, internships, advising, career-services, service-learning projects, community outreach, networking opportunities, counseling, financial assistance, and access to the program director.

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 26-08.

Mr. Whetstone seconded the motion.

A roll call vote was taken:

Ms. Wood	Yes
Mr. Whetstone	Yes
Mr. Harmon	Absent
Mr. Huynh	Yes
Ms. Lang	Absent
Mr. Nordfelt	Yes
Chairman Christensen	Yes

Unanimous.

MOTION TO ADJOURN

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

MINUTES OF REDEVELOPMENT AGENCY REGULAR MEETING – JUNE 9, 2026

-6-

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, JUNE 9, 2026, WAS ADJOURNED AT 6:56 PM. BY CHAIRPERSON CHRISTENSEN.

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, June 9, 2026.

Nichole Camac
Secretary



Description: Conveyance of a Quit Claim Deed

Fiscal Impact: \$15,000.00 Revenue

Funding Source:

Account #:

Budget Opening Required: No

Issue:

Approval to execute a Temporary Construction Easement Agreement.

Summary:

Execution of a Temporary Construction Easement Agreement in favor of Questar Gas Company dba Enbridge Gas Utah.

Background:

Questar Gas Company dba Enbridge Gas Utah has executed its portion of a Temporary Construction Easement Agreement across properties owned by the Redevelopment Agency of West Valley City located at approximately 1251 W. Cultural Center Drive (15-26-301-014, 15-26-351-020 and 15-26-351-014).

Compensation to West Valley City for the Temporary Construction Easement is \$15,000.00.

Recommendation:

Authorize the City Manager to execute said Temporary Construction Easement Agreement, as Chief Executive Officer of the Redevelopment Agency of West Valley City.

Department: Public Works
Submitted by: Steven J. Dale, P.L.S.
Date: 05/10/2026



REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

**A RESOLUTION APPROVING A TEMPORARY
CONSTRUCTION EASEMENT AGREEMENT WITH QUESTAR
GAS COMPANY.**

WHEREAS, the Agency owns property located at approximately 1251 West Cultural Center Drive; and

WHEREAS, Questar Gas Company d/b/a Enbridge Gas Utah (“Enbridge”) requires a temporary construction easement to perform certain utility work; and

WHEREAS, a Temporary Construction Easement Agreement (the “Agreement”) has been prepared by and between the Agency and Enbridge establishing the terms of said easement; and

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

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

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2026.

REDEVELOPMENT AGENCY OF WEST
VALLEY CITY

CHAIR

ATTEST:

SECRETARY

WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right of Way
Salt Lake City, UT 84145

Space above for County Recorder's use
PARCEL.I.D. 15263010140000,
152635102000000, 152635101400000

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

REDEVELOPMENT AGENCY OF WEST VALLEY CITY, a public body and government entity, Grantor, does hereby grant and convey to QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH, Grantee, for the sum of Fifteen Thousand dollars and no/100 (\$15,000.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, a temporary easement located on Grantor's property (the "Temporary Easement"), for use as temporary construction work space for the staging and construction of Grantee's pipelines, including personnel, vehicles, equipment and materials necessary for the construction of Grantee's gas pipeline project (the "Project"), in the Southwest Quarter of Section 26, Township 1 South, Range 1 West, Salt Lake Base & Meridian, Salt Lake County, Utah. The Temporary Easement is described as follows (collectively, the "Easement Area"):

The Temporary Easement is for use as access and construction workspace and staging area. The Temporary Easement includes a 3-acre area with access being granted from Cultural Drive. Temporary access, and workspace for loading and unloading equipment as needed, over and across the 3-acre section within the Redevelopment Agency of West Valley City parcels as approximately depicted in Exhibit A are attached hereto and incorporated by this reference.

The Easement Area encumbers Grantor's Parcel #15263010140000, 15263510200000 and a portion of Grantor's Parcel #15263510140000, which are described on the attached Exhibit B.

Non – exclusive Use. The Temporary Easement acquired herein does not convey any right except as stated herein, nor does it prevent Grantor from the use of the real property within the Easement Area so long as such use does not interfere with the purposes for which the Temporary Easement is being acquired. This Temporary Easement does not convey the right to use the Temporary Easement in a manner that would deny any right of Grantor to access property outside the Easement Area.

Term of Easement. This Temporary Easement shall begin on June 1, 2026 ("Commencement Date") and shall continue until the earlier to occur of (a) the date that is five-

months after the Commencement Date, being October 31, 2026 or (b) Grantee provides written notice of the completion of the Project.

Extension of Term. Grantee, upon written notification to Grantor, shall have the option of extending the termination date, on a month-to-month basis, for up to an additional 3 months, based on payment of a prorated consideration of Three Thousand dollars and no/100 (\$3,000.00) per month, equal to that paid for the Temporary Easement.

Restoration of Property. Grantee will restore the Easement Area to as near as practical its condition prior to any of Grantee's use of the Easement Area and shall clean up and remove all construction debris. During the duration of the Temporary Easement, Grantee shall maintain the Easement Area substantially clean of all litter and trash.

Restrictions on Use. Grantee shall use the Easement Area solely for the purposes specified hereunder.

Miscellaneous. This grant of Temporary Easement may be executed in several counterparts, each of which shall be an original hereof but all of which, taken together, shall constitute one and the same grant of Easements and be binding upon the parties who executed any counterpart, regardless of whether it is executed by all parties named herein.

IN WITNESS WHEREOF, Grantor has executed this document this ____ day of _____ 2026.

Redevelopment Agency of West Valley City

Ifo Pili, Chief Executive Officer

State of Utah)
 :ss
County of Salt Lake)

On this _____ day of _____, 2026, 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

Questar Gas Company dba
Enbridge Gas UT

By: [Signature]
Its: Authorized Representative

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 3rd day of June, 2026, personally appeared before
me Angela Barber, who, being duly sworn, did say that he is Authorized
Representative of QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH, and that the
foregoing instrument was signed on behalf of said corporation.

[Signature: Pauline Caraveo]
Notary Public



EXHIBIT A

TCE Area

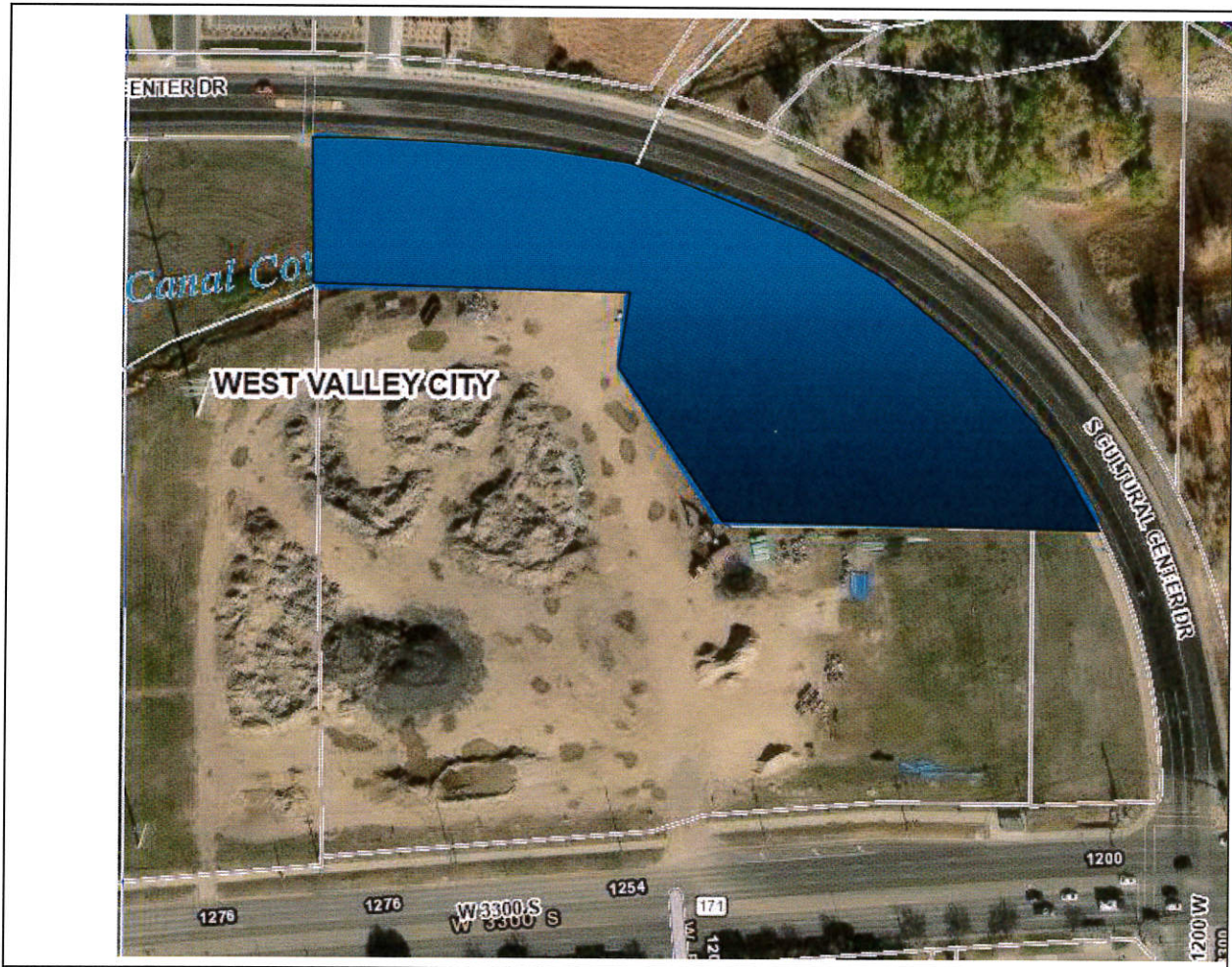


EXHIBIT B

Parcel: 15263010140000

BEG AT NW COR LOT 3, UTAH CULTURAL CELEBRATION CENTER SUB., WHICH CORNER IS S 00°08'40" E 1099.62 FT & N 89°51'20" E 179.11 FT FR W 1/4 COR SEC 26, T1S, R1W, SLB & M; N 01°08'18" W 133.85 FT; E'LY 74.26 FT, ALONG A 2659.50 FT RADIUS CURVE TO R (CHD S 87°31'07" E 74.26 FT); E'LY 156.80 FT, ALONG A 1175.81 FT RADIUS CURVE TO R (CHD S 82°53'54" E 156.69 FT); S 63°53'42" W 252.80 FT TO BEG. 0.37 AC M OR L.

Parcel: 15263510140000

BEG AT NW COR LOT 3, UTAH CULTURAL CELEBRATION CENTER SUB; N63°53'42" E 252.80 FT; E'LY ALONG A 1175.81 FT RADIUS CURVE TO R, 79.29 FT (CHD S 77°08'45" E 79.28 FT); S 04°23'42" W 54.37 FT; S 02°53'42" W 127.05 FT; S 32°51'17" E 162.18 FT; N 74°27'42" E 11.26 FT; S 31°59'18" E 5.17 FT; S 89°36'18" E 284.39 FT; S 00°06'18" E 259.46 FT; N 89°23'55" W 142.55 FT; S 85°37'12" W 167.35 FT; S 72°15'09" W 50.17 FT; S 85°23'19" W 313.29 FT; N 01°08'18" W 538.39 FT TO BEG. (BEING A PORTION OF LOT 3 UTAH CULTURAL CELEBRATION CENTER SUB.) 6.47 AC M OR L

Parcel: 15263510200000

FR W 1/4 COR SEC 26, T1S, R1W, SLB & M; E'LY 28.74 FT ALONG A 1175.81 FT RADIUS CURVE TO R (CHD S 74°30'50" E 28.74 FT); SE'LY 212.20 FT ALONG A 759.50 FT RADIUS CURVE TO R (CHD S 65°48'35" E 211.51 FT); SE'LY 140.46 FT ALONG A 594.50 FT RADIUS CURVE TO R (CHD S 51°02'13" E 140.13 FT); N 45°43'53" E 0.50 FT; SE'LY 171.32 FT ALONG A 560 FT RADIUS CURVE TO R (CHD S 35°30'16" E 170.65 FT); N 89°36'18" W 338.08 FT; N 31°59'18" W 5.17 FT; S 74°27'42" W 11.26 FT; N 32°51'17" W 162.18 FT; N 02°53'42" E 127.05 FT; N 04°23'42" E 54.37 FT TO BEG. 1.97 AC M OR L