



WEST VALLEY CITY

The Special Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, July 28, 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 23, 2026
5. Resolutions:
 - A. 26-10: Approve a Memorandum of Understanding with the Utah Microloan Fund
6. Adjourn

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.



WEST VALLEY CITY

Redevelopment Agency Meeting Minutes
June 23, 2026

THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, JUNE 23, 2026, AT 7:11 P.M., OR AS SOON THEREAFTER AS THE CITY COUNCIL MEETING WAS COMPLETED, IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH.

THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON DON CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Chair
Tom Huynh
Cindy Wood (*electronically*)
Karen Lang
Scott Harmon

ABSENT:

Lars Nordfelt
William Whetstone

STAFF PRESENT:

Ifo Pili, City Manager
Tera Smith, Acting Secretary
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CD Director
Dan Johnson, Public Works Director
Jamie Young, 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 REGULAR MEETING HELD JUNE 9, 2026

The Agency considered Minutes of the Regular Meeting held June 9, 2026. There were no changes, corrections or deletions.

Ms. Karen Lang moved to approve the Minutes of the Regular Meeting held June 9, 2026. Mr. Scott Harmon seconded the motion.

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

RESOLUTION 26-09: AUTHORIZE THE CITY MANAGER TO EXECUTE A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT WITH QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

Chairman Christensen presented proposed Resolution 26-09 that would authorize the City Manager to execute a Temporary Construction Easement Agreement with Questar Gas Company dba Enbridge Gas Utah.

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

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

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.

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

Mr. Tom Huynh moved to approve Resolution 26-09.

Ms. Karen Lang seconded the motion.

A roll call vote was taken:

Ms. Wood	Yes
Mr. Whetstone	Absent
Mr. Harmon	Yes
Mr. Huynh	Yes

MINUTES OF REDEVELOPMENT AGENCY SPECIAL MEETING – JUNE 23, 2026

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Ms. Lang	Yes
Mr. Nordfelt	Absent
Chairman Christensen	Yes

Unanimous.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL MEETING OF TUESDAY, JUNE 23, 2026, WAS ADJOURNED AT 7:13 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, June 23, 2026.

Tera Smith
Acting Secretary



Description:

Fiscal Impact:

Funding Source:

Account #:

Budget Opening Required: ☐

Issue:

Summary:

Background:

Recommendation:

Department:

Submitted By:

Date Submitted:



Diversity - Community - Prosperity - Attractiveness - Reputation

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE UTAH MICROLOAN FUND.

WHEREAS, the Agency desires to support locally owned businesses throughout the City; and

WHEREAS, the Utah Microloan Fund (“UMLF”) offers loans to small businesses to enable them to remain and succeed in their local communities; and

WHEREAS, a Memorandum of Understanding (the “Agreement”) has been prepared by and between the Agency and UMLF offering grant funding to support loans to small businesses in West Valley City; 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

MEMORANDUM OF UNDERSTANDING BETWEEN UTAH MICROENTERPRISE FUND AND THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY

This Memorandum of Understanding (“MOU”) is entered into as of _____ between Utah Microenterprise Loan Fund (“UMLF”), a Utah-based CDFI located at 154 E. Ford Ave, Salt Lake City, UT 84115, and THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY (the “RDA”), a political subdivision of the state of Utah. UMLF and RDA may each be referred to individually as a “Party” and collectively, “Parties”.

WHEREAS, UMLF provides small business lending and technical assistance services to Utah-based underserved businesses. UMLF is seeking a grant for \$200,000 (“GRANT”) to facilitate UMLF services to underserved businesses based in West Valley City; and

WHEREAS, UMLF will provide match funding for GRANT of \$200,000 (“MATCH”), for a total of \$400,000 in program funding ; and

WHEREAS, UMLF anticipates that approximately thirty-two West Valley City small businesses will be served by this GRANT; and

WHEREAS, UMLF anticipates utilizing other available funding sources in conjunction with this GRANT; and

WHEREAS, UMLF is willing to make its technical assistance resources available to the RDA and small businesses served; and

WHEREAS, the Parties desire to cooperatively work together to redefine the purpose and uses of this GRANT upon mutual agreement; and

WHEREAS, the Parties agree to be bound by the terms and conditions of this MOU and all applicable federal and state laws and regulations.

NOW THEREFORE, the Parties agree to GRANT terms as set forth below:

I. GRANT and MATCH Uses and Restrictions: UMLF will utilize this GRANT as follows:

- GRANT and MATCH will be utilized for lending and services provided to West Valley City based businesses.
- As cash reserve accounts and loan loss protection for other UMLF financings, including SBA Microloan Program and other loan facilities. 100% of the financing provided to small businesses will be provided by these other UMLF Financings. A portion of these grant funds will be matched through the Utah

Small Business Credit Initiative Capital Access Program (CAP). Cash reserves funded by GRANT and MATCH will be 22% of overall small business financing provided.

- Direct funding to small businesses, possibly in conjunction with and subordinated to other UMLF financing options on larger loan commitments.
- UMLF technical assistance services and general operating and administrative support.

II. GRANT and MATCH Use of Funds

- Cash Reserve and Loan Loss Account Funding - \$200,000
- Technical Assistance/General Operating and Administration - \$200,000

III. Separate Accounts

UMLF will maintain GRANT and MATCH funds in restricted accounts with periodic accounting to RDA, as requested. These funds may be co-mingled with other grant funds at UMLF discretion.

IV. Term

UMLF will administer this GRANT for two years from the date of this agreement, or longer through mutual agreement. Should additional grants be awarded to UMLF, the terms under this MOU would remain in effect, with consideration of an increase in the term.

Upon termination of agreement, available GRANT and MATCH funds will be unrestricted for UMLF use at its discretion.

V. Successor and Assigns

This MOU shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

VI. Other Terms

The Parties will agree on such additional terms as are necessary to effectuate the Parties' objectives.

(Signatures Follow)

On behalf of UMLF:

Signature: _____

Name: _____

Title: _____

Date: _____

On behalf of RDA:

Signature: _____

Name: _____

Title: _____

Date: _____

ATTEST: _____

Approved as to form 7/7/2026

Brandon Hill