

REQUEST FOR AGENCY ACTION

SUBJECT: Community Development Project Area #2 – Copper Hills Marketplace.

SUMMARY: Approve Resolution No. 170 authorizing the preparation of a Draft Community Development Project Area Plan and a Benefit Analysis & Budget for Community Development Project Area – Copper Hills Marketplace CDA #2.

FISCAL IMPACT: The fee for the consultant to create the Benefit Analysis & Budget is estimated to be between \$10,000 - \$15,000, and the attorney's fee to prepare the Economic Development Project Area Plan will be up to \$18,000, which will be paid by revenue from the project.

STAFF RECOMMENDATION:

Staff recommends approval of a resolution authorizing the preparation of a Draft Project Area Plan and a Benefit Analysis & Budget for CDA #2.

MOTION RECOMMENDED:

“I move to approve Resolution # 170 authorizing the preparation of a Draft Community Development Project Area Plan and a Benefit Analysis & Budget for Community Development Project Area – Copper Hills Marketplace CDA #2.”

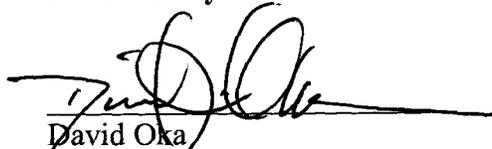
Roll Call vote required

Prepared by:



Jeremy Olsen
Economic and Development Assistance
Supervisor

Reviewed by:



David Oka
Community and Economic Development
Interim Director

Recommended by:



Bryce Haderlie
Interim City Manager

BACKGROUND DISCUSSION:

In order to begin the process of creating a community development project area, §17C-4-102(1) of the Utah Code requires that redevelopment agencies adopt a resolution authorizing the preparation of a community development draft project area plan.

Once adopted, the agency will begin the process to establish a CDA, including obtaining legal counsel, hiring a consultant to begin work on a budget and project area plan, and negotiating with taxing entities with jurisdiction in the proposed area.

Agency staff has met with industry representatives regarding the feasibility of the area around the intersection of 9000 S 5600 West for a regional shopping district. These talks have culminated in a proposed shopping center at this location. In order to make the project a reality, a CDA is necessary to assist with site acquisition costs and on-site or off-site infrastructure requirements. Final costs will be determined once the consultant has completed the project area plan and budget.

RESOLUTION NO. 170

DATE: June 10, 2015

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF WEST JORDAN, AUTHORIZING THE PREPARATION OF A DRAFT PLAN FOR THE COMMUNITY DEVELOPMENT PROJECT AREA – COPPER HILLS MARKETPLACE CDA #2

WHEREAS, the Redevelopment Agency of the City of West Jordan (the “Agency”) was created to transact the business and exercise all of the powers provided for in the Utah Neighborhood Development Act, the Utah Redevelopment Agencies Act and the current Utah Community Development and Renewal Agencies Act and any subsequent, replacement or amended law or act (the “Act”); and

WHEREAS, pursuant to Section 17C-4-101 of the Act, Utah Code Annotated 1953, as amended, the Agency board is duly empowered to authorize by resolution the preparation of a draft community development project area plan; and

WHEREAS, the Agency board desires to authorize the preparation of a draft community development project area plan for a proposed community development project area known as the Community Development Project Area – Jordan Valley Station CDA #1.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF WEST JORDAN that the Agency and its staff are hereby authorized to:

1. Prepare a draft community development project area plan for the proposed Community Development Project Area – Copper Hills Marketplace CDA #2;
2. Obtain whatever information is needed, and hire or contract with consultants and others as necessary for the preparation of the draft community development project area plan; and
3. Take other and additional actions necessary or prudent in considering and creating the proposed community development project area in compliance with the Act.

ADOPTED by the Board of Directors of the Redevelopment Agency of the City of West Jordan this tenth day of June, 2015.

REDEVELOPMENT AGENCY OF
THE CITY OF WEST JORDAN

Kim Rolfe, Chairperson

ATTEST:

Melanie Briggs, City Clerk

Voting by the Redevelopment Agency Board

"AYE"

"NAY"

- Board Member Chris McConnehey
- Board Member Judy Hansen
- Board Member Ben Southworth
- Board Member Sophie Rice
- Board Member Jeff Haaga
- Board Member Chad Nichols
- Chair Kim Rolfe

