

RDA Meeting of March 31, 2016

Agenda Item No. 2.6

REQUEST FOR AGENCY ACTION

SUBJECT: Economic Development Project Area #5 – Pioneer Technology District.

SUMMARY: Approve Resolution No. 182 authorizing the preparation of a Draft Economic Development Project Area Plan and a Benefit Analysis & Budget for Economic Development Project Area – Pioneer Technology District EDA #5.

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 EDA #5.

MOTION RECOMMENDED:

“I move to approve Resolution # 182 authorizing the preparation of a Draft Economic Development Project Area Plan and a Benefit Analysis & Budget for Economic Development Project Area – Pioneer Technology District EDA #5.”

Roll Call vote required

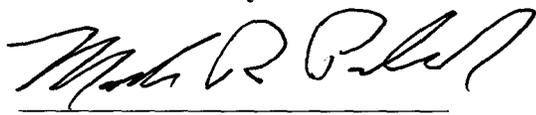
Prepared by:


Paul Coates
Economic and Development Assistance
Manager

Reviewed by:


David Oka
Development Director

Recommended by:


Mark R. Palesh
City Manager

BACKGROUND DISCUSSION:

In order to begin the process of creating an economic development project area, §17C-3-101(1) of the Utah Code requires that redevelopment agency adopt a resolution authorizing the preparation of an economic development draft project area plan.

Once adopted, the agency will begin the process to establish an EDA, 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 received several inquiries of industries looking at the feasibility of locating their operations in and around the area of 9000 South to 10200 South and running along Highway U-111. In discussions with these companies, each represents a very aggressive entitlement and construction schedule, leaving Agency Staff to commit to “hurry-up” performance. If an incentive is offered, then the creation of a redevelopment area is factored into the schedule adding one more layer of approval to obtain.

Having an established EDA on the properties of interest would demonstrate the City’s commitment to locating business to potential investors and greatly improve the time to construction.

THE REDEVELOPMENT AGENCY OF WEST JORDAN, UTAH

Resolution No. 182

A RESOLUTION AUTHORIZING THE PREPARATION OF ONE OR MORE PROJECT AREA PLANS AND BUDGETS, CONTEMPLATING THE CREATION OF ONE OR MORE PROJECT AREAS, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, STAFF, AND COUNSEL.

WHEREAS the City of West Jordan, Utah (the “City”), created the Redevelopment Agency of the City of West Jordan (the “Agency”) pursuant to the provisions of Utah redevelopment law and the Agency continues to operate under Title 17C of the Utah Code, the Limited Purpose Local Government Entities-Community Development and Renewal Agencies Act, as amended (the “Act”), for the purposes of conducting urban renewal, economic development, and community development activities within the City, as contemplated by the Act; and

WHEREAS the Agency, having made a preliminary investigation and conducted initial studies and inquiries, desires now to conduct economic development and community development activities, via one or more such project areas, in the approximate area depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference (the “**Proposed Projects Area**”), pursuant to UCA §§ 17C-3-102(1)(a) and 17C-4-102(1)(a); and

WHEREAS the Agency desires to begin the process of adopting one or more project area plans for the Proposed Projects Area by adopting this Resolution authorizing, among other things, the preparation of draft Project Area Plans, pursuant to UCA §§ 17C-3-101(1) and 17C-4-101(1).

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE REDEVELOPMENT AGENCY OF WEST JORDAN AS FOLLOWS:

1. The Agency is hereby authorized, pursuant to UCA § 17C-3-101(1), to analyze, study, and take such other actions as may be advisable or necessary or required by the Act, including the preparation of one or more project area plans, to create one or more economic development project areas pursuant to the Act within or in the vicinity of the Proposed Projects Area.
2. The Agency is hereby authorized, pursuant to UCA § 17C-4-101(1), to analyze, study, and take such other actions as may be advisable or necessary or required by the Act, including the preparation of one or more project area plans, to create one or more community development project areas pursuant to the Act within or in the vicinity of the Proposed Projects Area.
3. The proposed project areas, as may be determined by the Agency as authorized by this resolution, shall tentatively refer to the area as the “Pioneer Technology District.”
4. Agency counsel, Smith Hartvigsen, PLLC, and staff and hired consultants, are hereby authorized and directed:

- a. to prepare one or more draft economic development project area plans covering area within or in the vicinity of the Proposed Projects Area, including all such actions required under the Act to do so;
 - b. to prepare one or more draft community development project area plans covering area within or in the vicinity of the Proposed Projects Area, including all such actions required under the Act to do so;
 - c. to prepare, if necessary or advisable, project area budgets for one or more proposed project areas;
 - d. to undertake all such actions as may be required by the Act, or which may otherwise be necessary or desirable to the successful establishment of one or more proposed project areas, including, without limitation, the negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings and the preparation, publication, and/or mailing of statutorily required notices; and
5. That this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED on the ____ day of March, 2016.

Kim Rolfe, Chairperson

Attest:

Mark R. Palesh, Executive Director

Voting by the Redevelopment Agency Board:	“Aye”	“Nay”
Board Member Chris McConnehey	_____	_____
Board Member Dirk Burton	_____	_____
Board Member Zach Jacob	_____	_____
Board Member Sophie Rice	_____	_____
Board Member Jeff Hagga	_____	_____
Board Member Chad Nichols	_____	_____
Chair Kim Rolfe	_____	_____

Exhibit A
Proposed Projects Area

