

**MINUTES
TO BE
APPROVED**

**MINUTES OF THE WEST JORDAN CITY
REDEVELOPMENT AGENCY MEETING**

Wednesday, March 31, 2016

5:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

BOARD: Chair Kim V. Rolfe and Board Members, Dirk Burton, Jeff Haaga, Zach Jacob, Chris McConnehey, and Sophie Rice. Councilmember Chad Nichols was excused.

STAFF: Mark Palesh, City Manager; Melanie Briggs, City Clerk; David Oka, Economic and Community Development Director.

I. CALL TO ORDER

Chair Kim V. Rolfe called the Redevelopment Agency meeting to order at 5:02 p.m.

II. BUSINESS ITEM

APPROVE THE MINUTES OF JANUARY 13, 2016 AS PRESENTED

MOTION: Board Member McConnehey moved to approve the minutes of January 13, 2016 as presented. The motion was seconded by Board Member Burton.

A roll call vote was taken:

Board Member Burton	Yes
Board Member Haaga	Yes
Board Member Jacob	Yes
Board Member McConnehey	Yes
Board Member Nichols	Absent
Board Member Rice	Yes
Chair Rolfe	Yes

The motion passed 6-0.

**DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION NO.182,
AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY
DEVELOPMENT PROJECT AREA PLAN AND A BENEFIT ANALYSIS &
BUDGET FOR ECONOMIC DEVELOPMENT PROJECT AREA #5 – PIONEER
TECHNOLOGY DISTRICT**

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

Once adopted, the agency would 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 had received several inquiries of industries looking at the feasibility of locating their operations in and around the area of 9000 South 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.

He said once an EDA was established 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 fiscal impact to the RDA would be the fee for the consultant to create the Benefit Analysis & Budget estimated to be \$10,000 - \$15,000, and the attorney's fee to prepare the Economic Development Project Area Plan would be up to \$18,000, which would be paid by revenue from the project.

Staff recommended approval of a resolution authorizing the preparation of a Draft Project Area Plan and a Benefit Analysis & Budget for EDA #5.

Mark Palesh clarified that the reason for beginning this process was because of the newest House Bill that passed during the 2016 Legislation. This legislation would change the steps for an RDA to create a Project Area.

Mayor Rolfe clarified that the area included three parcels.

MOTION: Board Member Haaga moved to approve Resolution 182, authorizing the preparation of a Draft Economic Development Project Area Plan and a Benefit Analysis and Budget for Economic Development Project Area – Pioneer Technology District EDA #5. The motion was seconded by Board Member McConnehey.

A roll call vote was taken:

Board Member Burton	Yes
Board Member Haaga	Yes
Board Member Jacob	Yes
Board Member McConnehey	Yes
Board Member Nichols	Absent
Board Member Rice	Yes
Chair Rolfe	Yes

The motion passed 6-0.

IV. ADJOURN

MOTION: Board Member Jacob moved to adjourn the Redevelopment Agency meeting. The motion was seconded by Board Member Haaga and passed 6-0 in favor.

The meeting adjourned at 5:08 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

KIM V. ROLFE
Chair

ATTEST:

MARK R. PALESH
Executive Director

Approved this 11th day of May 2016