

**FOR INFORMATION ONLY**

**SUBJECT:** Notice Period of the Project Area Plan for the Economic Development Area #5 – Pioneer Technology District.

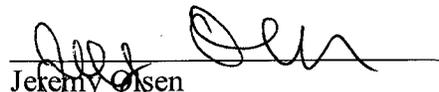
**SUMMARY:** State statute requires the agency to hold a public hearing to open the public comment period on a draft project area plan before it can be approved and submitted to the City Council for adoption.

**FISCAL IMPACT:** Expenditures for the preparation of plans and documents related to EDA #5 are expected to be between \$10,000 to \$15,000, which will be paid from Redevelopment Agency funds.

**STAFF RECOMMENDATION:**  
No action is required at this time.

**MOTION RECOMMENDED:**  
No Vote Required

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**Approved by:**

  
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**Authorized by:**

  
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## **BACKGROUND DISCUSSION:**

The process for the creation and adoption of an Economic Development Project Area is established in the Limited Purpose Local Government Entities – Community Reinvestment Agency Act of the Utah State Code.

The first step, as required by §17C-3-101(1), requires the Redevelopment Agency to adopt an Economic Development Project Area study, which the Agency approved at its March 31, 2016 meeting. The second step, as stipulated in 17C-3-102(1)(d), is to prepare a draft project area plan and hold a public hearing in order to receive public comment on the draft.

Following the public hearing, an agency may, in accordance with §17C-3-102(1)(g), either approve the plan, approve the plan with modifications, or reject the proposed plan. Once the agency approves a draft of a plan, it is then submitted to the City Council for adoption.

Once a Project Area Plan had been adopted by the Council, state statute requires the plan to be noticed in a newspaper of general circulation, which is to include a summary of the plan and provisions for the plan to be made available for inspection by the public for a period of 30 days (see 17C-3-107). The Project Area Plan is considered to be effective on the date of the publication of public notice, after which the agency may proceed with implementation of the plan.

The Project Area Plan for Economic Development Area #5 – Pioneer Technology Park includes a strategy to bring employment and private investment to West Jordan by utilizing tax increment financing to attract a variety of businesses, including office, industrial, and warehousing, to the southwestern area of the City.

Agency staff have been in contact with a company interested in constructing a data center, and are negotiating terms to a development agreement for a large project, to be built in multiple phases. Once these terms have been finalized, the development agreement will be provided to the Agency Board for approval.