

**MINUTES TO
BE APPROVED**

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

Wednesday, June 22, 2016

6:00 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, Chad Nichols, and Sophie Rice. Board Member Chris McConnehey was excused.

STAFF: Mark Palesh, City Manager; David R. Brickey, City Attorney; Melanie Briggs, City Clerk; David Oka, Economic and Community Development Director; Brian Clegg, Parks Director; Bill Pyper, Deputy Finance Director; Wendell Rigby, Public Works Director; Reed Scharman, Deputy Fire Chief; Doug Diamond, Police Chief; Larry Gardner, Senior Planner; Eric Okerlund, Budget Officer; Steve Glain, Assistant to the City Manager; Jon Gardner, Human Resources Director; Jeremy Olsen, ODA Supervisor, and Paul Coates, ODA Manager.

I. CALL TO ORDER

Chair Kim V. Rolfe called the Redevelopment Agency meeting to order at 6:00 p.m.

II. BUSINESS ITEMS

APPROVE THE MINUTES OF JUNE 8, 2016 AS PRESENTED

MOTION: Board Member Nichols moved to approve the minutes of June 8, 2016 as presented. The motion was seconded by Board Member Jacob.

A roll call vote was taken

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

The motion passed 6-0.

**DISCUSSION AND POSSIBLE ACTION REGARDING THE PROCESS TO BEGIN
THE NOTICING PERIOD OF THE PROJECT AREA PLAN FOR THE ECONOMIC
DEVELOPMENT AREA #5 – PIONEER TECHNOLOGY DISTRICT**

David Oka explained that the process for the creation and adoption of an Economic Development

Project Area was 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), required 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), was 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 could, 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 approved a draft of a plan, it was then submitted to the City Council for adoption.

Once a Project Area Plan had been adopted by the Council, state statute required 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 was considered to be effective on the date of the publication of public notice, after which the agency could proceed with implementation of the plan.

The Project Area Plan for Economic Development Area #5 – Pioneer Technology Park included 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 had been in contact with a company interested in constructing a data center, and was negotiating terms to a development agreement for a large project, to be built in multiple phases. Once the terms were finalized, the development agreement would be provided to the Agency Board for approval.

The Board had no questions and was in favor of staff proceeding.

IV. ADJOURN

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

The meeting adjourned at 6:03 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 PALESH
Executive Director

Approved this day of 2016