

## REQUEST FOR COUNCIL ACTION

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

**SUMMARY:** Adoption of the Project Area Plan will allow the Redevelopment Agency the opportunity to utilize tax increment financing for economic development projects located in the southwestern area of the City.

**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.

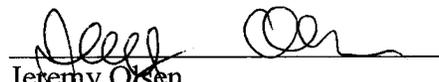
**STAFF RECOMMENDATION:**

Staff Recommends approval of the Project Area Plan.

**MOTION RECOMMENDED:**

Roll Call Vote required.

**Prepared by:**

  
Jeremy Olsen  
Economic and Development Assistance  
Supervisor

**Reviewed by:**

  
Paul Coates  
Economic Development Manager

**Approved by:**

  
David Oka  
Development Director

**Authorized by:**

  
Mark Palesh  
City Manager

## **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 provide notice and receive public comment on the draft, which commenced at the Council's June 22, 2016 meeting.

Following the public notice and comment period, 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.

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, bounded generally by Old Bingham Highway to the South, New Bingham Highway to the North, State Route 111 to the West, and 6400 West to the East.

City 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 City Council for approval.



**From: The Redevelopment Agency of West Jordan, Utah**

**Date: July 11, 2016**

**Re: Budget Hearing for Pioneer Technology District Economic Development Project Area**

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The Redevelopment Agency of West Jordan (the “Agency”) hereby gives notice of a public hearing on the proposed project area budget (the “Budget”) for the proposed Pioneer Technology District Economic Development Project Area (formerly called the New Bingham Highway EDA) (the “Project Area”). At the public hearing, the Agency will hear public comment on and objections to the draft Budget for the Project Area, including whether the Budget should be revised, approved, or rejected. At the hearing, the Agency will also receive all written comments and objections to the Budget. All interested persons are invited to submit to the Agency written comments on the Budget before the date of the hearing to the City Clerk/Recorder at 8000 S. Redwood Rd., 3rd Floor; West Jordan, UT 84088.

The Agency has requested an estimated \$134 million in property tax revenues that will be generated by development within the Project Area to fund a portion of project costs within the Project Area. These property tax revenues will be used for the following: incentivizing development, payments to developers, and other expenditures as allowed by law. These property taxes will be taxes levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the agency for this project area from each taxing entity will be as follows: Salt Lake County (\$28,039,888), Jordan School District (\$68,354,066), West Jordan City (\$22,390,134), South Salt Lake Mosquito Abatement (\$188,988), Jordan Valley Water Conservancy (\$3,978,700), Central Utah Water Conservancy (\$4,028,434), Salt Lake County Library (\$6,793,630). All of the property taxes to be paid to the agency for the development in the project area are taxes that will be generated only if the project area is developed. The actual amount of incremental tax revenue generated and received by the Agency and the taxing entities depends upon actual development that occurs; all figure included in this notice and in the Budget are estimates only. The Agency also expects to receive, pursuant to separate agreements with the City of West Jordan, a portion of the sales tax and municipal energy tax revenues generated within the Project Area.

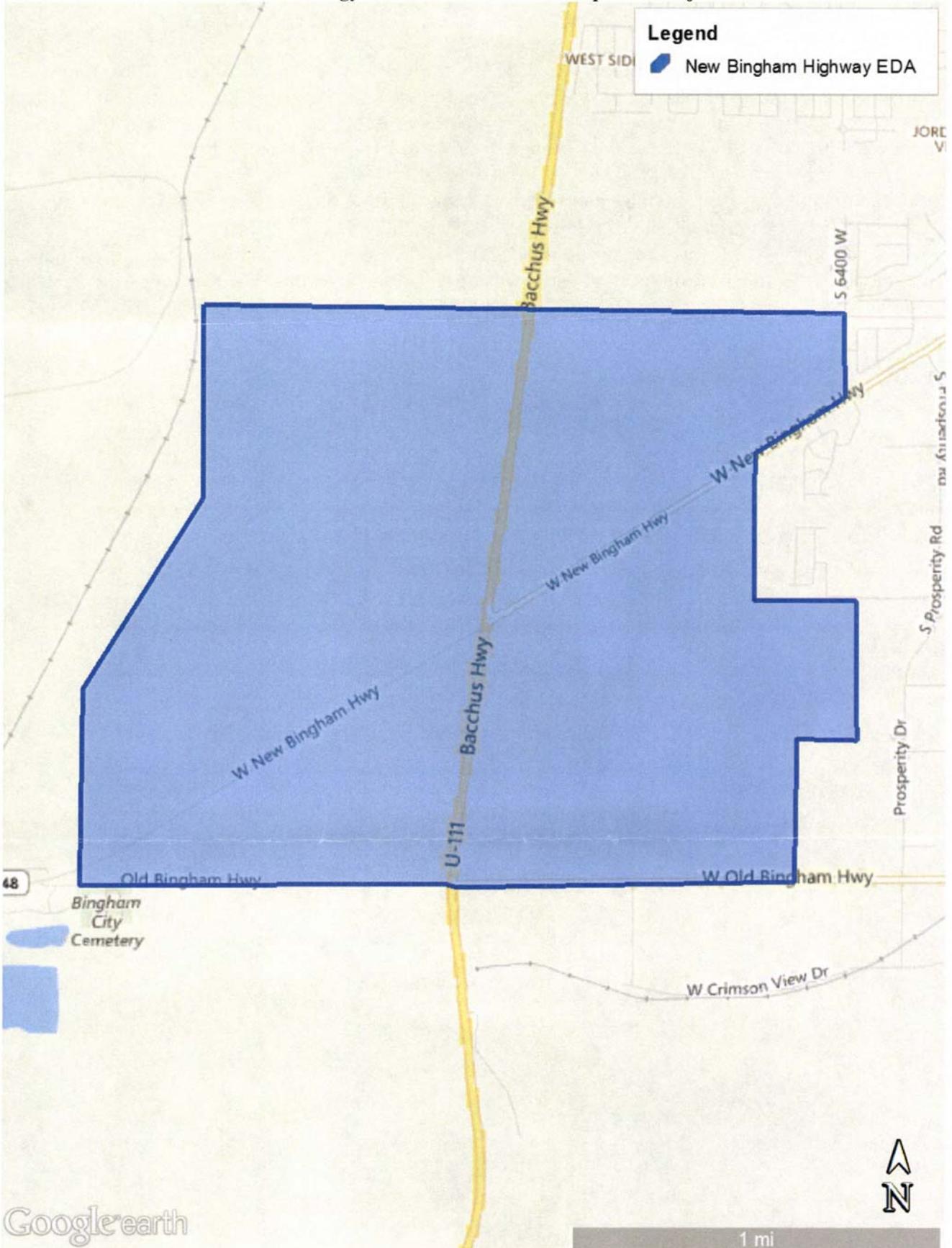
All concerned citizens are invited to attend the project area budget hearing scheduled for **August 10, 2016 at 6:00 p.m., or as soon thereafter as possible, in the 3<sup>rd</sup> floor council chambers at 8000 South Redwood Rd, West Jordan, UT. A copy of the Budget is available for inspection at the Agency offices at 8000 South Redwood Rd, West Jordan, UT, during regular business hours.**

A specific description of the property to be included in the Project Area is included with this notice.

The Agency is creating the Project Area to facilitate economic development and job creation within the City of West Jordan. A portion of the property tax revenues resulting from an increase in valuation of property within the Project Area will be paid to the Agency for project area development rather than to the taxing entity to which the tax revenues would otherwise have been paid if the taxing entity committee consents to the project area budget; and the project area plan provides for the agency to receive tax increment. The eventual adoption of the Budget for the Project Area will not cause property taxes within the Project Area to go up nor will such actions grant to the Agency any power of eminent domain within the Project Area.

Map

Pioneer Technology District Economic Development Project Area



THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

ORDINANCE NO. 16-33

AN ORDINANCE ADOPTING THE PIONEER TECHNOLOGY DISTRICT ECONOMIC DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE REDEVELOPMENT AGENCY OF WEST JORDAN, AS THE OFFICIAL ECONOMIC DEVELOPMENT PROJECT AREA PLAN FOR THE PIONEER TECHNOLOGY DISTRICT ECONOMIC DEVELOPMENT PROJECT AREA, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Redevelopment Agency of West Jordan (the “Agency”), having prepared a Draft Project Area Plan (the “Draft Plan”) for the Pioneer Technology District Economic Development Project Area pursuant to Utah Code Annotated (“UCA”) §§ 17C-3-102 and -103, and having held the required public hearing on the Draft Plan, has adopted on the Draft Plan as the Official Economic Development Project Area Plan for the Pioneer Technology District Economic Development Project Area; and

WHEREAS Section 17C-3-106 of the Utah Community Reinvestment Agency Act (the “Act”) mandates that, before an economic development project area plan approved by an agency under UCA § 17C-3-105 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency; and

WHEREAS the Act also requires that certain notice is to be given by the community legislative body upon its adoption of an economic development project area plan under UCA § 17C-3-107.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

1. The West Jordan City Council hereby adopts and designates the Pioneer Technology District Economic Development Project Area Plan, as approved by the Agency, as the *Official Economic Development Project Area Plan for the Pioneer Technology District Economic Development Project Area* (the “Official Plan”) for the Project Area as shown and described on the map and legal description, respectively, attached hereto as **EXHIBIT A** and incorporated herein by this reference.
2. City personnel are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-3-107, substantially in the form attached hereto as **EXHIBIT B**, whereupon the Official Plan shall become effective under UCA § 17C-2-107.
3. Pursuant to UCA § 17C-3-107, the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

4. This Ordinance shall become effective upon publication or posting, or upon the expiration of 20 days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 27<sup>th</sup> day of July 2016

CITY OF WEST JORDAN

KIM V ROLFE  
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC  
City Clerk

Voting by the City Council	"AYE"	"NAY"
Dirk Burton	_____	_____
Jeff Haaga	_____	_____
Zach Jacob	_____	_____
Chris McConnehey	_____	_____
Chad Nichols	_____	_____
Sophie Rice	_____	_____
Mayor Kim V Rolfe	_____	_____

**CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION**

I, Wendy Deppe, certify that I am the Acting City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, pursuant to Utah Code Annotated, 10-3-711.

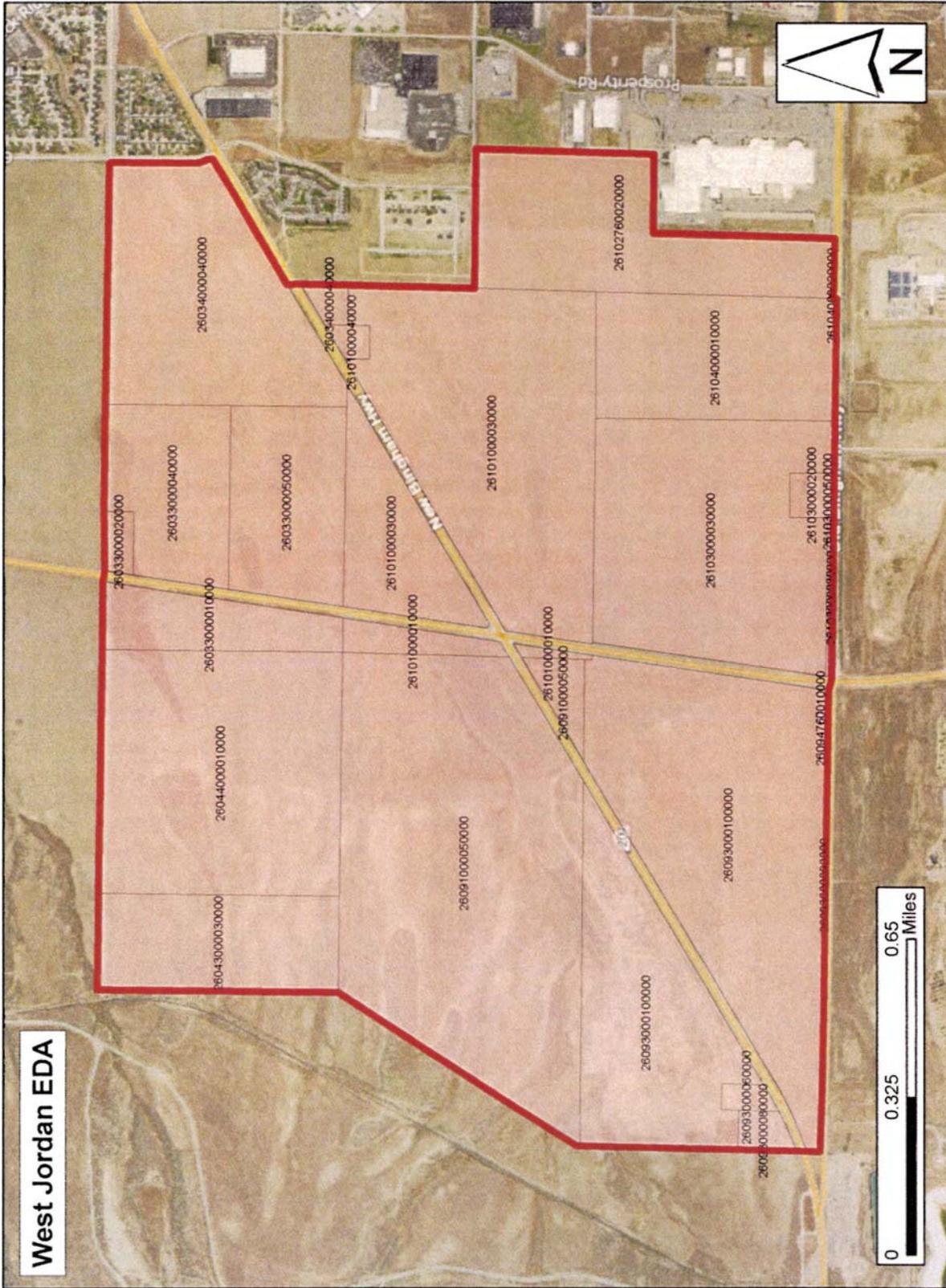
WENDY DEPPE  
Acting City Clerk/Recorder

[SEAL]

**EXHIBIT A**  
*Map and Legal Description*

Map

**Proposed Pioneer Technology District Economic Development Project Area**



**Legal Description**

**Proposed Pioneer Technology District Economic Development Project Area**

Beginning at the Southwest Corner of Sec. 9, Township 3 South, Range 2 West, SLBM; running thence approximately 9890 feet East along the section line to the Southeast Corner of Lot 2 of the RWK Subdivision Amended; thence N01°07'48"E 2000 feet; thence S89°51'04"E 850.12 feet; thence N01°07'48"E 1953.07 feet; thence N89°48'00"W 1293.51 feet; thence N01°05'44"E 1314.78 feet; thence N00°08'03"E 523.42 feet; N58°16'00"E 1558.76 feet to the Northwest Corner of Lot 1 of the Cadyn Meadows Subdivision Phase 2; thence North approximately 1297 feet to the East Quarter Corner of Sec. 3 of said township and range; thence West approximately 8966 feet to the Northwest Corner of Parcel #2604300003; thence South approximately 2640 feet to the South Section Line of Sec. 4 of said township and range, also known as the Northwest Corner of Parcel #2609100005; thence S31°13'06"W 3087.01 feet; thence South approximately 2672 feet to the point of beginning.

## **EXHIBIT B**

### **Notice of Adoption of Ordinance ~~16-33~~ by the West Jordan City Council**

Pursuant to Section 17C-3-107 of the Utah Code, the West Jordan City Council (the “City Council”) is providing this notice with respect to Ordinance \_\_\_ which was passed by the City Council on July 27, 2016, adopting the official Pioneer Technology District Economic Development Project Area Plan (the “Official Plan”), as approved by the Redevelopment Agency of West Jordan (the “Agency”), and directing that the notice of adoption be given as required by law. Ordinance \_\_ and the Official Plan shall become effective upon publication of this notice (the “Effective Date”), at which time the Agency may proceed to implement the Official Plan. The Official Plan is available for general public inspection at the West Jordan City Offices at 8000 South Redwood Rd, West Jordan, UT, during regular office hours. For a period of 30 days after the Effective Date of the Official Plan (the “30-Day Period”), any person in interest may contest the Official Plan or the procedure used to adopt it if the Official Plan or procedure fails to comply with applicable statutory requirements. After the 30-Day Period, no person may contest the Official Plan or procedure used to adopt it for any cause.