

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

Wednesday, March 27, 2019

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

BOARD: Chair Jim Riding, and Board Members Alan Anderson, Dirk Burton, Zach Jacob, Chad R. Lamb, Chris M. McConnehey, and Kayleen Whitelock.

STAFF: David Brickey, City Manager; Korban Lee, Assistant City Manager; Rob Wall, City Attorney; Melanie Briggs, City Clerk; Scott Langford, Community Development Director; Danyce Steck, Finance Director; Brian Clegg, Public Works Director; Derek Maxfield, Fire Chief; Ken Wallentine, Police Chief; Justin Stoker, Deputy Public Works Director; Duncan Murray, Assistant City Attorney; Kim Wells, Public Information Manager; Paul Coates, Business Development Manager; Jeremy Olsen, Redevelopment Program Manager; Dave Murphy, Capital Improvements Manager, and Roslyn Mackay, Rental Dwelling Coordinator.

I. CALL TO ORDER

Chair Jim Riding called the Redevelopment Agency meeting to order at 6:02 p.m.

II. BUSINESS ITEMS

APPROVE THE MINUTES OF JANUARY 9, 2019 AS PRESENTED

MOTION: Board member McConnehey moved to approve the minutes of January 9, 2019 as presented. Board member Burton seconded the motion.

A roll call vote was taken

Board member Anderson	Yes
Board member Burton	Yes
Board member Jacob	Yes
Board member Lamb	Yes
Board member McConnehey	Yes
Board member Whitelock	Yes
Chair Riding	Yes

The motion passed 7-0.

**DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION NO. 213,
APPROVING A PARTICIPATION AGREEMENT FOR THE WEST JORDAN 90TH
AND REDWOOD SHOPPING PLAZA #1 COMMUNITY REINVESTMENT
PROJECT AREA (CRA #1)**

Jeremy Olsen explained that the process prescribed in state law regarding economic development projected utilizing tax increment financing was found in the Community Reinvestment Agency Act (Title 17C). For the Redevelopment Agency to create a project area, the Agency must first adopt a survey area resolution and then hold duly-noticed public hearings for the Project Area Plan and the Project Area Budget.

Project Survey Area

On July 12, 2017, the Redevelopment Agency of West Jordan (Agency) adopted a survey resolution, authorizing the preparation of a draft project area plan for Community Reinvestment Area No. 1 – 90th & Redwood Shopping Plaza (CRA #1).

Project Area Plan

After holding the required public hearing, the Project Area Plan for CRA #1 was adopted by the Agency Board on August 29, 2017. The project area was originally created to provide Smith & Edwards an incentive for a remodel of the vacant retail building located at 9010 S Redwood Road. The project area includes 67 acres of commercially zoned land and is located on the south side of 9000 South from approximately Redwood Road to 1300 West.

Project Area Budget

The Project Area Budget for CRA #1 was also approved by the Agency Board at its August 27, 2017 meeting. The Project Area Budget allows the Redevelopment Agency to utilize sales tax increment financing received from an interlocal agreement with the City of West Jordan to provide incentives for the redevelopment of the project area. These funds were used to provide a rebate of \$150,000 to Smith & Edwards to offset site improvement costs.

Participation Agreement

In late 2018, representatives with Sportsman's Warehouse engaged city staff requesting Agency participation to help offset some of the costs of property improvements to the site of their future corporate headquarters, located at 1475 W 9000 South. The property consists of 4.38 acres and has an existing retail building approximately 71,590 square feet in size. The company has proposed to repurpose the structure as an office building with a small retail component. Due to the costs associated with remodeling the building and associated site improvements, the company requested an incentive to make the site competitive with other locations along the Wasatch Front.

According to the terms of the proposed Participation Agreement, the total amount the Agency may distribute to Sportsman's Warehouse is limited to a cap of \$500,000 and a period not to exceed 10 years. The agreement contemplates annual payments of \$50,000 each year for a ten-year period and

required that the company initially invest at least \$2.0 M in the site and begin operations as a corporate headquarters by April 1, 2020. The total investment required at the site by 2023 is \$3.5 M, and it must be continuously operated as a corporate headquarters for a fifteen-year period, failure to meet these terms by the company will result in termination of the agreement. Funds for the annual payment will be drawn from available funds in the immediately adjacent Redevelopment Area #4.

Councilmember Lamb asked if Granite Furniture was leaving West Jordan or if they would be moving to a different location within the City. Jeremy Olsen responded that they were in search of a smaller location but had yet to locate one in West Jordan.

Councilmember McConnehey explained that he had a family member that had done some contract work for Sportsman's Warehouse in the past. There was no conflict since he was not an actual employee of the company but Councilmember McConnehey still wished to disclose the information.

MOTION: Board member Anderson moved to approve Resolution No. 213, authorizing the Chair of the Redevelopment Board to sign a Participation Agreement with Sportsman's Warehouse for the relocation and operation of its corporate headquarters to West Jordan. Board member Whitelock seconded the motion.

A roll call vote was taken

Board member Anderson	Yes
Board member Burton	Yes
Board member Jacob	Yes
Board member Lamb	Yes
Board member McConnehey	Yes
Board member Whitelock	Yes
Chair Riding	Yes

The motion passed 7-0.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION NO. 214, AUTHORIZING THE REDEVELOPMENT AGENCY PURCHASE REAL PROPERTY WITHIN RDA #6, PARCEL #21-34-251-006

Jeremy Olsen explained that earlier this year, a property located in the boundaries of Redevelopment Area #6 was listed for sale by owner. The subject property was approximately 0.49 acres in size and represents an opportunity for the agency to acquire property in anticipation of the redevelopment of the area.

Agency staff had negotiated for the purchase of the property at a price of \$340,000. In addition

to the land, the property also included a structure used as a residence and associated detached buildings incidental to the residential unit. The contract included a purchase date of no later than March 29, 2019. Funds for the acquisition of the property would be allocated from Redevelopment Area #6.

MOTION: Board member McConnehey moved to approve Resolution No. 214, authorizing the Agency to acquire parcel #21-34-251-006. The motion was seconded by Board Member Lamb.

A roll call vote was taken

Board member Anderson	Yes
Board member Burton	Yes
Board member Jacob	Yes
Board member Lamb	Yes
Board member McConnehey	Yes
Board member Whitelock	Yes
Chair Riding	Yes

The motion passed 7-0.

III. ADJOURN

MOTION: Board Member McConnehey moved to adjourn the RDA meeting and re convene the City Council meeting. The motion was seconded by Board Member Burton and passed unanimously.

The meeting adjourned at 6:08 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.

JIM RIDING
Chair

ATTEST:

DAVID R BRICKEY
Executive Director

Approved this day of 2019