



The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on 6/4/2019, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

JAKE FITISEMANU, CHAIR
DON CHRISTENSEN, VICE CHAIR

A G E N D A

1. Call to Order- Chair Jake Fitisemanu
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. May 7, 2019
5. Report of Chief Executive Officer
6. Public Hearings:
 - A. Accept Public Input Regarding the FY 2019-2020 Budget

Action: Consider Resolution 19-08, Adopt the Annual Budget of the West Valley City Redevelopment Agency for the Fiscal Year Commencing July 1, 2019 and Ending June 30, 2020

7. Adjourn

• West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
• If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
• Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

MINUTES OF RDA REGULAR MEETING – MAY 7, 2019

-1-

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, MAY 7, 2019, AT 7:14 P.M. IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN FITISEMANU.

THE FOLLOWING MEMBERS WERE PRESENT:

Jake Fitisemanu, Chair
Don Christensen, Vice-Chair
Ron Bigelow
Lars Nordfelt
Tom Huynh
Steve Buhler
Karen Lang

STAFF PRESENT:

Wayne Pyle, Chief Executive Officer
Nichole Camac, Secretary

Paul Isaac, Assistant City Manager/ HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Colleen Jacobs, Police Chief
Chris Beichner, Acting Fire Chief
Jim Welch, Finance Director
Nancy Day, Acting Parks and Recreation Director
Russ Willardson, Public Works Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department

APPROVAL OF MINUTES OF SPECIAL MEETING HELD APRIL 23, 2019

The Agency considered the Minutes of the Special Meeting held April 23, 2019. There were no changes, corrections or deletions.

Mr. Buhler moved to approve the Minutes of the Special Meeting held April 23, 2019. Mr. Christensen seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

RESOLUTION NO. 19-04: ADOPT A TENTATIVE BUDGET AND SET FORTH

MINUTES OF RDA REGULAR MEETING – MAY 7, 2019

-2-

PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2019 AND ENDING JUNE 30, 2020; SET JUNE 4, 2019 AS THE DATE FOR PUBLIC HEARING

Chairman Fitisemanu discussed proposed Resolution 19-04 that would adopt a tentative budget and set forth proposed appropriations for the support of the Redevelopment Agency for the Fiscal Year commencing July 1, 2019 and ending June 30, 2020; set June 4, 2019 as the date for Public Hearing,

Written documentation previously provided to the City Council included information as follows:

This resolution adopts the tentative budget for the Redevelopment Agency of West Valley City for the 2019-2020 fiscal year and sets a date for public comment at a hearing on June 4, 2019.

The Redevelopment Agency will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment before the final adoption of this tentative budget for FY 2019-2020.

Upon inquiry by Chairman Fitisemanu there were no further questions from members of the Agency, and he called for a motion.

Mr. Christensen moved to approve Resolution 19-04.

Mr. Buhler seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Fitisemanu	Yes

Unanimous.

RESOLUTION NO. 19-05: APPROVE A MARKETING AGREEMENT BETWEEN THE AGENCY AND UTAH SOCCER, LLC

MINUTES OF RDA REGULAR MEETING – MAY 7, 2019

-3-

Chairman Fitisemanu discussed proposed Resolution 19-05 that would approve a Marketing Agreement between the Agency and Utah Soccer, LLC.

Written documentation previously provided to the City Council included information as follows:

We are requesting approval of a Marketing Agreement between the Redevelopment Agency of West Valley City (RDA) and REAL SALT LAKE (RSL) that will provide marketing package for 2 years through Billboards, Radio Ads and Stadium Signage for Fairbourne Station and all of the Fairbourne Developments in West Valley City.

The \$75,312.17 will be broken up in to 2 semi-annual payments over 2 years and will come from the City Center RDA starting in May 2019. Wasatch is also sponsoring RSL in an equal amount, which will assist the Agency further in promoting the development within the new CRA.

The WVC RDA is intending to build awareness for Fairbourne Station and all the new development that is occurring. RSL through Broadway media will utilize their marketing avenues to get the Fairbourne Station name and location out to the State.

Upon inquiry by Chairman Fitisemanu there were no further questions from members of the Agency, and he called for a motion.

Mr. Buhler moved to approve Resolution 19-05.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Fitisemanu	Yes

Unanimous.

RESOLUTION NO. 19-06: APPROVE A MARKETING AGREEMENT BETWEEN THE AGENCY AND UTAH ROYALS FC, LLC

MINUTES OF RDA REGULAR MEETING – MAY 7, 2019

-4-

Chairman Fitisemanu discussed proposed Resolution 19-06 that would approve a Marketing Agreement between the Agency and Utah Royals FC, LLC

Written documentation previously provided to the City Council included information as follows:

We are requesting approval of a Marketing Agreement between the Redevelopment Agency of West Valley City (RDA) and Utah Royals that will provide marketing package for 2 years through Billboards, Radio Ads and Stadium Signage for Fairbourne Station and all of the Fairbourne Developments in West Valley City.

The \$19,514.01 will be broken up in to 2 annual payments and will come from the City Center RDA starting in May 2019. Wasatch is also sponsoring Utah Royals in an equal amount, which will assist the Agency further in promoting the development within the new CRA.

The WVC RDA is intending to build awareness for Fairbourne Station and all the new development that is occurring. UR through Broadway media will utilize their marketing avenues to get the Fairbourne Station name and location out to the State.

Upon inquiry by Chairman Fitisemanu there were no further questions from members of the Agency, and he called for a motion.

Mr. Nordfelt moved to approve Resolution 19-06.

Ms. Lang seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Fitisemanu	Yes

Unanimous.

RESOLUTION NO. 19-07: APPROVE A MARKETING AGREEMENT BETWEEN THE AGENCY AND REAL MONARCH, LLC

MINUTES OF RDA REGULAR MEETING – MAY 7, 2019

-5-

Chairman Fitisemanu discussed proposed Resolution 19-07 that would approve a Marketing Agreement between the Agency and Real Monarch, LLC

Written documentation previously provided to the City Council included information as follows:

We are requesting approval of a Marketing Agreement between the Redevelopment Agency of West Valley City (RDA) and Real Monarchs (RM) that will provide marketing package for 2 years through Billboards, Radio Ads and Stadium Signage for Fairbourne Station and all of the Fairbourne Developments in West Valley City.

The \$5,173.82 will be broken up in to 2 annual payments and will come from the City Center RDA starting in May 2019. Wasatch is also sponsoring Real Monarchs in an equal amount, which will assist the Agency further in promoting the development within the new CRA.

The WVC RDA is intending to build awareness for Fairbourne Station and all the new development that is occurring. RM through Broadway media will utilize their marketing avenues to get the Fairbourne Station name and location out to the State.

Upon inquiry by Chairman Fitisemanu there were no further questions from members of the Agency, and he called for a motion.

Ms. Lang moved to approve Resolution 19-07.

Mr. Christensen seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Fitisemanu	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Mr. Nordfelt, all voted in favor to adjourn.

MINUTES OF RDA REGULAR MEETING – MAY 7, 2019

-6-

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE REGULAR MEETING OF TUESDAY, MAY 7, 2019, WAS ADJOURNED AT 7:19 P.M. BY CHAIRMAN FITISEMANU.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, May 7, 2019.

Nichole Camac
Secretary

Item: _____

Fiscal Impact: _____

Funding Source: _____

Account #: _____

Budget Opening Required: _____

ISSUE:

A Resolution adopting a final budget for the Redevelopment Agency (RDA) of West Valley City for the Fiscal Year commencing July 1, 2019 and ending June 30, 2020.

SYNOPSIS:

This resolution adopts the final budget for the Redevelopment Agency of West Valley City for the 2019-2020 fiscal year after receiving public comment at a hearing on June 4, 2019.

BACKGROUND:

The Redevelopment Agency adopted a tentative budget that was made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before adopting this final budget for FY 2019-2020.

RECOMMENDATION:

City staff recommends approval of the Resolution.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE ANNUAL
BUDGET FOR THE WEST VALLEY CITY
REDEVELOPMENT AGENCY FOR THE FISCAL
YEAR COMMENCING JULY 1, 2019 AND ENDING
JUNE 30, 2020.**

WHEREAS, as required by law, the Redevelopment Agency of West Valley City (the “Redevelopment Agency”) submitted a proposed annual budget (the “Budget”) to the Redevelopment Agency Board of Directors for review and revision before final approval; and

WHEREAS, on May 7, 2019, by Resolution No. 19-04, the Redevelopment Agency tentatively adopted the Budget; and

WHEREAS, the Redevelopment Agency held a public hearing on June 4, 2019, to consider final adoption of the Budget for the 2019-2020 fiscal year; and

WHEREAS, the Redevelopment Agency caused a notice of public hearing to be published in a local newspaper of general circulation at least two weeks in advance of the public hearing; and

WHEREAS, the Redevelopment Agency made available a copy of the Budget for public inspection during regular business hours in the office of the Secretary, located at 3600 Constitution Boulevard, West Valley City, Utah, at least ten days before the commencement of the public hearing and adoption of a final budget; and

WHEREAS, the Redevelopment Agency has considered all written and oral statements made at the public hearing objecting to or supporting the Budget, based upon the testimony received at the public hearing; and

WHEREAS, the Board of Directors of the Redevelopment Agency has determined that it is in the best interests of the citizens of West Valley City to adopt the annual Redevelopment Agency Budget for the 2019-2020 fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City that the annual Budget, attached hereto as Exhibit “A,” is hereby adopted for the fiscal year commencing July 1, 2019 and ending June 30, 2020.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2019.

REDEVELOPMENT AGENCY OF WEST
VALLEY CITY

CHAIR

ATTEST:

SECRETARY

REDEVELOPMENT AGENCY - FUND 22

REVENUE STATEMENT

	Actual 2015-2016	Actual 2016-2017	Actual 2017-2018	Adopted 2018-2019	Final 2019-2020	Percent Change
5600 WEST GATEWAY:						
Tax Increment	116,397	66,055	84,967	93,439	57,122	
Total 5600 West Gateway	116,397	66,055	84,967	93,439	57,122	-38.9%
EAST 3500 A:						
Tax Increment	260,997	269,942	268,650	390,828	378,763	
Total East 3500 A	260,997	269,942	268,650	390,828	378,763	-3.1%
NORTH CENTRAL:						
Tax Increment	352,492	341,452	684,984	972,523	911,265	
Total North Central	352,492	341,452	684,984	972,523	911,265	-6.3%
JORDAN RIVER:						
Tax Increment	390,848	382,026	371,102	526,669	510,857	
Total Jordan River	390,848	382,026	371,102	526,669	510,857	-3.0%
WILLOW WOOD:						
Tax Increment	343,794	235,221	354,698	398,878	430,432	
Total Willow Wood	343,794	235,221	354,698	398,878	430,432	7.9%
REDWOOD:						
Tax Increment	1,069,054	429,001	219,160	0	0	
Total Redwood	1,069,054	429,001	219,160	0	0	0.0%
HERCULES HILL A:						
Tax Increment	1,193,447	764,230	303,143	452,450	460,462	
Total Hercules Hill A	1,193,447	764,230	303,143	452,450	460,462	1.8%
HERCULES HILL B:						
Tax Increment	735,047	515,263	638,577	671,237	915,928	
Total Hercules Hill B	735,047	515,263	638,577	671,237	915,928	36.5%
MARKET STREET:						
Tax Increment	144,809	129,562	68,467	91,765	52,439	
Total Market Street	144,809	129,562	68,467	91,765	52,439	-42.9%
DECKER LAKE:						
Tax Increment	1,685,670	1,107,000	687,633	1,564,151	1,420,421	
Total Decker Lake	1,685,670	1,107,000	687,633	1,564,151	1,420,421	-9.2%
NORTHWEST:						
Tax Increment	0	646,259	1,334,836	2,108,115	1,591,077	
Total Northwest	0	646,259	1,334,836	2,108,115	1,591,077	-24.5%
GRANGER CROSSING:						
Tax Increment	89,714	126,003	163,351	220,393	370,696	
Total Granger Crossing	89,714	126,003	163,351	220,393	370,696	68.2%
SOUTHWEST:						
Tax Increment	3,072,419	2,923,530	3,205,954	4,095,952	4,075,753	
Total Southwest	3,072,419	2,923,530	3,205,954	4,095,952	4,075,753	-0.5%

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Actual 2015-2016	Actual 2016-2017	Actual 2017-2018	Adopted 2018-2019	Final 2019-2020	Percent Change
CITY CENTER:						
Tax Increment	1,018,295	802,685	888,911	1,425,414	1,129,134	
Total City Center	1,018,295	802,685	888,911	1,425,414	1,129,134	-20.8%
Rental Income	51,050	273,280	217,031	0	0	
RDA Operations	7,071,676	7,705,514	8,287,076	9,000,000	2,509,056	
Sale of Land	1,580,674	10	3,987,225	500,000	0	
Other Sources-Bond Proceeds	3,163,000	36,690,834	0	0	0	
Bond Interest	29,762	46,204	37,252	97,000	97,000	
PTIF Interest	99,391	97,349	139,889	0	0	
Build America Back	79,793	79,707	79,835	0	0	
Misc. Rev.	456,000	212,000	704,159	0	0	
Subtotal	12,531,346	45,104,897	13,452,467	9,597,000	2,606,056	-72.8%
Total	23,004,329	53,843,126	22,726,900	22,608,814	14,910,405	-34.1%
Appropriation from Fund Balance	0	0	0	0	0	
Grand Total	23,004,329	53,843,126	22,726,900	22,608,814	14,910,405	-34.1%

REDEVELOPMENT AGENCY - FUND 22

EXPENDITURE STATEMENT

	Actual 2015-2016	Actual 2016-2017	Actual 2017-2018	Adopted 2018-2019	Final 2019-2020	Percent Change
5600 WEST GATEWAY:						
Project Costs	0	0	0	0	0	
Total 5600 West Gateway	0	0	0	0	0	0.0%
EAST 3500 A:						
Tax Increment Pmts.	0	0	0	0	0	
Project Costs	0	0	0	340,000	0	
Total East 3500 A	0	0	0	340,000	0	-100.0%
NORTH CENTRAL:						
Tax Increment Pmts.	105,196	178,743	39,355	770,000	350,000	
Project Costs	810	0	0	0	0	
Total North Central	106,006	178,743	39,355	770,000	350,000	-54.5%
JORDAN RIVER:						
Tax Increment Pmts.	42,390	48,486	30,000	0	0	
Project Costs	4,613	0	202,500	300,000	0	
Total Jordan River	47,003	48,486	232,500	300,000	0	-100.0%
GENERAL:						
Sold Services	(768,097)	(749,991)	(831,325)	(1,439,907)	(1,385,063)	
Payroll Expenses	498,473	483,708	429,730	641,017	599,699	
Business Dev. Contracts	0	241,209	0	0	0	
Admin./Proj. Costs	445,592	25,074	451,522	773,890	773,890	
Total General	175,968	(0)	49,927	(25,000)	(11,474)	0.0%
WILLOW WOOD:						
Project Costs	0	0	200,000	0	0	
Tax Increment Pmts.	0	0	0	0	0	
Total Willow Wood	0	0	200,000	0	0	0.0%
HERCULES HILL A:						
Tax Increment Pmt.	841,271	50,000	100,000	125,000	250,000	
Debt Service	218,000	218,000	218,000	218,000	11,000	
Project Costs	0	0	200,000	0	0	
Total Hercules Hill A	1,059,271	268,000	518,000	343,000	261,000	-23.9%
HERCULES HILL B:						
Project Costs	0	749,991	248,697	0	0	
Debt Service - City	5,197	5,197	5,197	5,197	0	
Total Hercules Hill B	5,197	755,188	253,894	5,197	0	-100.0%
MARKET STREET:						
Project Costs	67	0	0	0	0	
Tax Increment Pmt.	37,554	0	0	0	0	
Total Market Street	37,620	0	0	0	0	0.0%

**REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT**

	Actual 2015-2016	Actual 2016-2017	Actual 2017-2018	Adopted 2018-2019	Final 2019-2020	Percent Change
DECKER LAKE:						
UCCC Reimbursement	0	0	0	0	0	
Granite School District SARR	431,432	0	0	0	0	
Transfer Out Gen. Fund	0	0	0	0	0	
Transfer Out UCCC Bond	0	0	0	0	0	
Total Decker Lake	431,432	0	0	0	0	0.0%
MULTI-PURPOSE EVENT CENTER:						
Bond Fees	46,422	0	0	5,000	2,500	
Debt Service 2005	3,858,996	0	0	0	0	
Debt Service 2015	411,483	411,700	411,400	386,500	386,861	
SARR Contingency	0	0	0	0	0	
Granite School District SARR	593,863	0	0	0	0	
Transfer Out SARR (DS)	2,649,096	3,765,557	2,031,000	2,407,400	2,195,588	
Total MP Event Ctr.	7,559,860	4,177,257	2,442,400	2,798,900	2,584,949	-7.6%
NORTHWEST:						
Project Costs	1,283	460	0	575,000	575,000	
Tax Increment Payment	0	186,214	634,550	950,000	950,000	
Total Northwest	1,283	186,674	634,550	1,525,000	1,525,000	0.0%
GRANGER CROSSING:						
Project Costs	0	0	0	0	67,745	
Tax Increment Payment	0	0	0	0	0	
Total Granger Crossing	0	0	0	0	67,745	100.0%
SOUTHWEST						
Project Costs	768,097	0	0	400,000	0	
Tax Increment Payment	1,403,899	0	3,308,288	1,800,000	2,200,000	
Total Southwest	2,171,996	0	3,308,288	2,200,000	2,200,000	0.0%
CITY CENTER:						
Prof/Tech	345,989	250,771	277,856	932,409	450,000	
Rental Expense	13,768	44,551	40,095	0	0	
Tax Increment Payment	177,408	100,000	100,000	0	0	
Tax Increment Bond 2009	832,370	0	0	0	0	
Debt Service 2010B	1,782,625	8,907,998	244,613	244,612	244,612	
VFM 2012	377,324	0	0	0	0	
Debt Service 2014	461,430	3,623,122	0	0	0	
Debt Service 2016 A & B	0	2,426,730	4,389,819	3,378,596	3,937,942	
Debt Service 2016	0	14,893	776,500	779,100	779,575	
Bond Fees	18,800	435,743	10,000	12,000	12,000	
WVC Credit Tenant Lease	2,484,261	2,484,262	2,484,262	2,484,262	2,484,262	
RDA Operations	5,058,109	5,648,175	6,189,967	6,520,738	24,794	
Project Costs	3,459,562	4,737,142	1,009,324	0	0	
Transfers Out	0	2,240,211	910,000	0	0	
Bond Defeasance	0	12,783,390	0	0	0	
Total City Center	15,011,646	43,696,987	16,432,435	14,351,717	7,933,185	-44.7%
Grand Total	26,607,283	49,311,335	24,111,349	22,608,814	14,910,405	-34.1%