

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

Wednesday, July 17, 2019

5:30 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: Korban Lee, Assistant City Manager; Duncan Murray, Deputy City Attorney; Scott Langford, Community Development Director; Danyce Steck, Finance Director; Brock Hudson, Community Preservation Director; Brian Clegg, Public Works Director; Derek Maxfield, Fire Chief; Ken Wallentine, Police Chief; Jeremy Olsen, Redevelopment Program Manager; Cecelia Budd, Victim Assistance Coordinator; Jared Tingey, Assistant City Attorney; Dave Murphy, Engineering Manager for CIP; Larry Gardner, City Planner; Dave Clemence, Real Property Administrator; Ray McCandless, Senior Planner; Kent Page, Senior Planner, and Jamie Brooks, Interim City Clerk. Robert Wall, City Attorney, arrived at 7:11 p.m.

I. CALL TO ORDER

Chair Jim Riding called the Redevelopment Agency Meeting to order at 5:30 p.m.

II. BUSINESS ITEM

APPROVE THE MINUTES OF JUNE 26, 2019 AS PRESENTED

MOTION: Board Member Burton moved to approve the minutes of June 26, 2019 as presented. The motion was seconded by Board Member McConnehey and passed unanimously.

**DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 19-217,
AUTHORIZING THE PURCHASE OF PARCELS NUMBERED 26-023-200-035, 26-
01-200-036-0000, AND 26-02-200-040 WITHIN THE PROJECT AREA BOUNDARIES
OF CDA #2**

Jeremy Olsen reminded the Board that at its January 13, 2016 meeting, the Redevelopment Agency of the City of West Jordan had adopted resolution #181 authorizing the creation of the Copper Hills Marketplace - Community Development Project Area #2 in the area surrounding 5600 W 9000 South.

The Agency also authorized the purchase of approximately 19.4 acres of property in CDA #2 from the Woodbury Corporation for \$4.5 M, which is located at 9204 S 5600 West, located at the southwest corner of the intersection of 5600 West and 9000 South, representing a price per acre of \$231,900 for this transaction.

Since that time, Agency Staff had been in negotiations with the Bodenvest group regarding the acquisition of their 30-acre property, which was located on the northeast corner of the intersection located of 5600 West and 9000 South, directly north of the former Woodbury property, for a purchase price of \$232,600 per acre. The proposed purchase totaled \$7.0 million and included a three-payment structure comprising a first payment of \$2.5 million, a second payment of \$2.25 million, and the third and final payment of \$2.25 million.

If approved, the purchase would bring the Agency's total land holdings in the area to almost 50 acres, which could be utilized in the development of a regional shopping center, business or research park, or as a corporate campus. Ultimately, the City would be able to decide the future of the development in the area, and partner with the private sector to help improve the City's economic base, provide new employment opportunities to city residents, and potentially to provide goods and services to an underserved market.

MOTION: Board Member Jacob moved to approve Resolution 19-217, authorizing the purchase of real property as listed in the staff report. The motion was seconded by Board Member McConnehey.

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

III. ADJOURN

MOTION: Board Member McConnehey moved to adjourn the Redevelopment Agency meeting and convene the City Council meeting. The motion was seconded by Board Member Whitelock and passed unanimously.

The meeting adjourned at 5:34 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.

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JIM RIDING
Chair

ATTEST:

JAMIE BROOKS, CMC
Interim City Clerk

Approved this 31st day of July 2019