

MINUTES OF RDA SPECIAL MEETING – AUGUST 20, 2019

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL SESSION ON TUESDAY, AUGUST 20, 2019, AT 7:50 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 VICE-CHAIRMAN CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen, Vice-Chair
Ron Bigelow
Lars Nordfelt
Tom Huynh
Steve Buhler

ABSENT:

Jake Fitisemanu, Chair
Karen Lang

STAFF PRESENT:

Paul Isaac, Acting Chief Executive Officer
Nichole Camac, Secretary

Nicole Cottle, CED Director/General Counsel/ Assistant City Manager
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Jason Erikson, 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 JULY 23, 2019

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

Ms. Nordfelt moved to approve the Minutes of the Special Meeting held July 23, 2019.
Mr. Huynh seconded the motion.

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

RESOLUTION 19-10: AUTHORIZE THE AGENCY TO ENTER INTO

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AMENDMENT NO. 1 TO THE AGREEMENT FOR DISPOSITION OF LAND FOR PRIVATE DEVELOPMENT

Vice-Chairman Christensen discussed proposed Resolution 19-10 that would authorize the agency to enter into Amendment No. 1 to the Agreement for Disposition of Land for Private Development.

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

The Office Tower is nearly complete and the Developer needs to finalize the financing for the remainder of the construction. The lender securing the final construction financing for the Office Tower requested an amendment to the ADL in order to allow assignments for financing purposes.

This amendment shall allow the Developer to assign certain monetary rights under the ADL to the lender for additional loan collateral.

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

Mr. Buhler moved to approve Resolution 19-10.

Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Vice- Chairman Christensen	Yes

Unanimous.

RESOLUTION 19-11: AUTHORIZE THE AGENCY TO CONSENT TO ASSIGNMENT OF THE AGREEMENT FOR DISPOSITION OF LAND FOR PRIVATE DEVELOPMENT

Vice-Chairman Christensen discussed proposed Resolution 19-11 that would authorize the Agency to Consent to Assignment of the Agreement for Disposition of Land for Private Development.

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

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The Office Tower is nearly complete and the Developer needs to finalize the financing for the remainder of the construction. The lender securing the final construction financing for the Office Tower requested that certain Developer rights to revenue under the Agreement for Disposition of Land for Private Development (“ADL”), by and between the City, the Agency, and West Valley Land Holdings, LLC (“Developer”), be assigned for loan collateral purposes.

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

Mr. Huynh moved to approve Resolution 19-11.

Mr. Bigelow seconded the motion.

A roll call vote was taken:

Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Vice- Chairman Christensen	Yes

Unanimous.

RESOLUTION 19-12: AUTHORIZE THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY TO RENEW AN AGREEMENT WITH THE UNIVERSITY OF UTAH TO SUPPORT AND PARTNER WITH THE OPPORTUNITY SCHOLARS PROGRAM FOR THE BENEFIT OF WEST VALLEY CITY STUDENTS IN A PILOT PROGRAM TO PROMOTE SECONDARY EDUCATION

Vice-Chairman Christensen discussed proposed Resolution 19-12 that would authorize the Redevelopment Agency of West Valley City to renew an Agreement with the University of Utah to support and partner with the Opportunity Scholars Program for the benefit of West Valley City Students in a pilot program to promote secondary education.

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

It is recommended that the RDA provide for an additional year so that we are able to assess the viability of permanently providing housing units for student use. Further, we want to search out corporate partners that may want to permanently join the program to provide funding, internships and post graduate employment.

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You will recall that we presented the first cohort and the results of the first year to the City Council.

As part of the City's goal of creating and maintaining a sustainable city, the RDA has been tasked with improving educational opportunities for secondary education for West Valley City students. The City Council and the Board recognized that having an educated workforce present in the city provides for many economic development opportunities not otherwise available.

As the City moves to the future it is important to maintain the workforce already in place and to increase the educational attainment levels of our residents. As we have studied some of the hurdles that students face, we have learned that many want to attend college and live in the City but that affordable housing for students is limited. We also learned that many are first generation college students who would benefit from experienced mentors that can assist them in addressing the common issues faced by college students. These mentors can also help them navigate the college system in a successful way.

With that information in mind, the City seeks to assist the program in partnership with the University of Utah. This program will provide us with valuable hands on data and information in order to help us shape a long-term partnership and more tailored approach. The program includes only students from West Valley City and the housing provided will be located at Fairbourne Station. All services and data will be provided by Opportunity Scholars and the University. The RDA has reported to the City Council about the initial pilot year. In that initial phase there were 16 students housed in 4 units at Fairbourne Station and an additional 15 students that were also assisted through the Opportunity Scholars Program. We saw 5 out of 5 seniors graduate out of the Hometown program, each of which still reside in the City and intend to remain in the City.

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

Mr. Nordfelt moved to approve Resolution 19-12.

Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes

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Vice- Chairman Christensen Yes

Unanimous.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE SPECIAL MEETING OF TUESDAY, AUGUST 20, 2019, WAS ADJOURNED AT 7:54 P.M. BY VICE-CHAIRMAN CHRISTENSEN.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the West Valley City Redevelopment Agency held Tuesday, August 20, 2019.

Nichole Camac
Secretary