



A Special Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on 11/19/2019, at 6:30 PM, 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 Fitisemanu
2. Opening Ceremony
3. Roll Call
4. Approval Of Minutes:
 - A. October 1, 2019
5. Resolutions:
 - A. 19-14: Designate a Survey Area to Determine the Feasibility of Establishing a Community Reinvestment Project Area
6. 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 – OCTOBER 1, 2019

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, OCTOBER 1, 2019, AT 7:13 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:

Paul Isaac, Acting City Manager/Assistant City Manager/ HR Director
Nichole Camac, Secretary

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jeanette Carpenter, Acting Finance Director
Nancy Day, 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 AUGUST 20, 2019

The Agency considered the Minutes of the Special Meeting held August 20, 2019. There were no changes, corrections or deletions.

Mr. Buhler moved to approve the Minutes of the Special Meeting held August 20, 2019. Mr. Christensen seconded the motion.

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

PUBLIC HEARINGS

A. **ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2019-2020 BUDGET**

MINUTES OF RDA REGULAR MEETING – OCTOBER 1, 2019

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Chairman Fitisemanu informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled October 1, 2019, in order for the Agency to hear and consider public comments regarding re-opening the FY 2019-2020 Budget.

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

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City Redevelopment Agency holds, as needed on a quarterly basis, public hearings to amend the annual budget.

A Public Notice was posted September 19, 2019 in (the Salt Lake Tribune and the Deseret Morning News) general circulation to the general public. Notice was given that a public hearing is to be held October 1, 2019 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Chairman Fitisemanu opened the Public Hearing. There being no one to speak in favor or opposition, Chairman Fitisemanu closed the Public Hearing.

ACTION: CONSIDER RESOLUTION 19-13, AMEND THE BUDGET OF WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Redevelopment Agency previously held a public hearing regarding proposed Resolution 19-08 that would amend the budget of West Valley City Redevelopment Agency for the fiscal year beginning July 1, 2019 and ending June 30, 2020 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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 19-13.

Mr. Christensen seconded the motion.

A roll call vote was taken:

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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. Huynh, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE REGULAR MEETING OF TUESDAY, OCTOBER 1, 2019, WAS ADJOURNED AT 7:15 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, October 1, 2019.

Nichole Camac
Secretary

19-14: Designate a Survey Area to Determine the...

Item: Lake Park CRA Survey Area
Fiscal Impact: 0
Funding Source:
Account #:
Budget Opening Required: ☐

ISSUE:

A resolution to designate as a Community Reinvestment Area Survey Area, the proposed Lake Park CRA.

SYNOPSIS:

With the creation of the Federal Opportunity Zone, the potential for increased commercial development exists in the proposed area. RDA staff would like the opportunity to study the proposed area for the purposes of creating a Community Reinvestment Area. The Proposed Resolution designates the area in the attached map as a Survey Area for the purposes of creating a Community Reinvestment Area, known as the Lake Park CRA.

RECOMMENDATION:

The WVC RDA Administrator recommends the WVC RDA Lake Park Survey Area Resolution.

SUBMITTED BY:

Jonathan Springmeyer
Business Development Manager
West Valley City Redevelopment Agency

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

RESOLUTION OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY DESIGNATING A SURVEY AREA TO DETERMINE THE FEASIBILITY OF ESTABLISHING A COMMUNITY REINVESTMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of West Valley City (the "Agency") was created to transact the business and exercise the powers provided for in the former Utah Neighborhood Development Act, the former Utah Redevelopment Agencies Act, the former Utah Community Development and Renewal Agencies Act, the current "Limited Purpose Local Government Entities – Community Reinvestment Agency Act" and any successor law or act (the "Act"); and

WHEREAS, the Act provides that the Agency shall establish a survey area prior to creating a community reinvestment project area; and

WHEREAS, the establishment of a community reinvestment project area may be feasible in certain areas within the boundaries of the Agency; and

WHEREAS, the adoption of a survey area resolution in accordance with Utah Code Section 17C-5-103 will allow the Agency to determine whether a community reinvestment project area is feasible within those areas; and

WHEREAS, the Board of Directors of the Redevelopment Agency of West Valley City does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to adopt a survey area resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City as follows:

1. The Board hereby designates the area depicted in the map attached hereto and incorporated herein as Exhibit A as the Lake Park Community Reinvestment Survey Area.
2. The Board hereby finds that the Lake Park Community Reinvestment Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area.
3. The Board hereby authorizes the Agency to prepare a proposed community reinvestment project area plan for each proposed community reinvestment project area within the Survey Area. The Board further authorizes the Agency to conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency considers appropriate.

IN WITNESS WHEREOF, the Redevelopment Agency of West Valley City has approved, passed and adopted this Resolution this _____ day of _____, 2019.

REDEVELOPMENT AGENCY
OF WEST VALLEY CITY

CHAIR

ATTEST:

SECRETARY

EXHIBIT A

MAP OF LAKE PARK SURVEY AREA



