

MINUTES TO BE APPROVED

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

Wednesday, August 14, 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, Chad R. Lamb, Chris M. McConnehey, and Kayleen Whitelock. Board Member Zach Jacob was absent.

STAFF: David R. Brickey, City Manager; Korban Lee, Assistant City Manager; Paul Dodd, Civil Litigator; Scott Langford, Community Development Director; Danyce Steck, Finance Director; Brock Hudson, Community Preservation Director; Dave Murphy, Capital Improvement Projects Manager; Derek Maxfield, Fire Chief; Travis Rees, Deputy Police Chief; Lisa Elgin, Associate Planner; Paul Coates, Business Development Manager; Ray McCandless, Senior Planner; Tauni Barker, Communications and Events Manager; and Jamie Brooks, Interim City Clerk.

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 JULY 17, 2019 AS PRESENTED

MOTION: Board Member McConnehey moved to approve the minutes of July 17, 2019 as presented. The motion was seconded by Board Member Lamb and passed unanimously.

**DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 19-218,
AUTHORIZING THE CHAIR TO EXECUTE A PARTICIPATION AGREEMENT
FOR THE PIONEER TECHNOLOGY DISTRICT (EDA #5)**

Danyce Steck explained that the City had been negotiating with the developer of a proposed project, code-named "Project Lonestar." Project Lonestar was to be a distribution and warehouse facility located at the northeast corner of the intersection of Old Bingham Highway and Bacchus Highway. The facility would include approximately 1.3 million square feet of interior space and was expected to have an assessed value of approximately \$109 million.

Project Lonestar would be located in the EDA#5 Pioneer Technology District (Area), which was created in 2016. The Agency had not yet requested tax increment from this Area, which meant the taxing entities may receive the full benefit of this growth. Since there was currently no tax increment in this Area, the funds for the incentive contemplated by this Participation Agreement would come from existing Redevelopment Agency Fund. The Fund would be reimbursed once the RDA determined it was in the best interest of the Agency to begin to request tax increment in this Area.

The developer of Project Lonestar would be required to construct infrastructure at a cost greater than this Agreement's value. This infrastructure would include roads, traffic signals, as well as water, wastewater, and storm drain lines. The developer had agreed to construct additional system improvements beyond those required for this development which would help accommodate future growth in the adjacent areas. The estimated cost of these additional system improvements was approximately \$900,000. The details of the infrastructure construction would be covered in a separate development agreement between the developer and the City.

Many development projects within the City have been subject to a "pioneering agreement" whereby the initial developer was entitled to reimbursement from future developers for the cost of any upsized infrastructure (additional improvements). Project Lonestar would not be subject to a pioneering agreement.

Project Lonestar would be the first major project in the area and was expected to spur additional development. This location was also adjacent to the area that the City was working to designate as a megasite. The Agency anticipated that construction of Project Lonestar and the associated infrastructure improvements would encourage other significant development in nearby areas.

In order to facilitate the development of Project Lonestar, the Agency had agreed to contribute approximately \$1,575,500 toward infrastructure costs. In exchange for the payment from the Agency, the developer of Project Lonestar was required to construct new infrastructure with a cost of greater than \$1,575,500. If the developer did not construct the anticipated facility and related infrastructure, the developer would be required to repay the funds to the Redevelopment Agency.

Responding to a question from Board Member McConnehey, Ms. Steck confirmed that the City would retain just under \$200,000 per year in property tax revenue in exchange for the infrastructure, with a 7.5 year payback period.

Board Member Anderson asked if the project would include water tanks. Ms. Steck responded that the development agreement included a Water Impact Fee, but no water tanks. It was not anticipated that the development would be a large water user.

MOTION: Board Member McConnehey moved to approve Resolution 19-218, authorizing the Chair to execute a Participation Agreement for the Pioneer Technology District (EDA #5). The motion was seconded by Board Member Anderson.

A roll call vote was taken

Board Member Anderson	Yes
Board Member Burton	Yes
Board Member Jacob	Absent

Board Member Lamb	Yes
Board Member McConnehey	Yes
Board Member Whitelock	Yes
Chair Riding	Yes

The motion passed 6-0.

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 Burton and passed unanimously.

The meeting adjourned at 5:37 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:

JAMIE BROOKS, CMC
Interim City Clerk

Approved this day of 2019