



A Special Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on 2/25/2020 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.

DON CHRISTENSEN, CHAIR
KAREN LANG, VICE CHAIR

A G E N D A

1. Call to Order- Chair Don Christensen
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes
 - A. February 18, 2020
5. Resolutions:
 - A. 20-03: Approve a Real Estate Purchase Agreement with DRH Development, LLC, to Purchase Property Located at 2574 South Redwood Road
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 SPECIAL MEETING – FEBRUARY 18, 2020

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL SESSION ON TUESDAY, FEBRUARY 18, 2020, AT 7:38 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 CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

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

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
Nancy Day, Parks and Recreation Director
Russ Willardson, Public Works Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
Jonathan Springmeyer, CED

APPROVAL OF MINUTES OF SPECIAL MEETING HELD FEBRUARY 4, 2020

The Agency considered the Minutes of the Special Meeting held February 4, 2020. There were no changes, corrections or deletions.

Mr. Nordfelt moved to approve the Minutes of the Special Meeting held February 4, 2020. Mr. Fitisemanu seconded the motion.

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

RESOLUTION 20-02: DESIGNATE A SURVEY AREA TO DETERMINE THE

MINUTES OF RDA SPECIAL MEETING – FEBRUARY 18, 2020

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FEASIBILITY OF ESTABLISHING A COMMUNITY REINVESTMENT PROJECT AREA

Chairman Christensen discussed proposed Resolution 20-02 that would designate a survey area to determine the feasibility of establishing a Community Reinvestment Project Area.

Written documentation previously provided to the Redevelopment Agency included information as follows:

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 Redwood Crossing CRA.

Mr. Fitisemanu asked if the survey area typically becomes the CRA. Mr. Springmeyer stated that he can't recall any in West Valley City that hasn't but it has occurred in other municipalities.

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

Mr. Huynh thanked staff for the effort they put in.

Mr. Huynh moved to approve Resolution 20-02 option 2 to eliminate the church property and another property.

Ms. Lang seconded the motion.

Mr. Nordfelt stated that option 1 gives the City and residents a better opportunity.

Ms. Lang stated option 1 would change the atmosphere of the project area. Mr. Buhler stated that staff can adjust and make the CRA area work wherever the line is drawn. Councilmember Fitisemanu agreed that he is not overly concerned with the boundary.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	No
Chairman Christensen	Yes

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Majority.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE SPECIAL MEETING OF TUESDAY, FEBRUARY 18, 2020, WAS ADJOURNED AT 7:46 P.M. BY 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, February 18, 2020.

Nichole Camac
Secretary

A Resolution approving the purchase of residential property from DRH Development, LLC, for property located at 2574 West Redwood Road in West Valley City.

The Redevelopment Agency of West Valley City (RDA) desires to acquire .24+/- residential property at 2574 West Redwood Road. This property is located within the Lake Park 4Plex neighborhood, is in an opportunity zone, and has been vacant for several years.

The RDA has been studying the Redwood corridor and the evolution that has occurred over the last decade. This area has long been in need of redevelopment. As with other redevelopment areas, the City and the Redevelopment Agency have monitored this area in order to assess the right time for redevelopment. With the addition of the opportunity zone designation, this area has become an area of focus. As with other areas, when key pieces of property are put to market, the RDA will often purchase the pieces and assemble them for future redevelopment. This piece of property is vacant, located right on Redwood Road and backs onto the area known as the Lake Park Four Plex neighborhood. This property is a small but essential piece of the potential larger development. Therefore, the Redevelopment Agency desires to get this under contract in order to assemble for a larger development. In the event that the area is not redeveloped, this piece remains viable for resale and would not represent a loss the RDA.

RDA staff recommends approval of the resolution.

Jeff Jackson, RDA

WEST VALLEY CITY REDEVELOPMENT AGENCY

RESOLUTION NO. _____

A RESOLUTION APPROVING A REAL ESTATE PURCHASE AGREEMENT WITH DRH DEVELOPMENT, LLC, TO PURCHASE PROPERTY LOCATED AT 2574 SOUTH REDWOOD ROAD IN WEST VALLEY CITY.

WHEREAS, the West Valley City Redevelopment Agency (herein the “Agency”) desires to promote development by purchasing certain property from DRH Development, LLC (herein the “Seller”); and

WHEREAS, Seller desires to sell the property located at 2574 South Redwood Road to the Agency; and

WHEREAS, an agreement has been prepared for execution by and between the Agency and Seller, a copy of which is attached hereto and entitled “Real Estate Purchase Agreement” (herein the “Agreement”), which sets forth the rights, duties, and obligations of each of the parties thereto; and

WHEREAS, the Board of Directors of the West Valley City Redevelopment Agency does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve the Real Estate Purchase Agreement;

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

1. That the Agreement for the property located at 2574 South Redwood Road is hereby approved, subject to approval of the final form of the Agreement by the Chief Executive Officer and City Attorney’s Office.
2. That the Chief Executive Officer is hereby authorized to accept the Deed to the property located at 2574 South Redwood Road and to execute any documents necessary to complete the purchase on behalf of the Agency.
3. That the West Valley City Recorder is hereby authorized to record the Deed in the Office of the Salt Lake County Recorder.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2020.

WEST VALLEY CITY
REDEVELOPMENT AGENCY

CHAIR

ATTEST:

SECRETARY

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT, herein the "Agreement," is made and entered into as of the _____ day of _____, 2020, by and between DRH Development, LLC, herein the "Seller," and the Redevelopment Agency of West Valley City, a municipal corporation of the State of Utah, herein the "Buyer."

RECITALS:

- A. The Seller owns a parcel of property located at 2574 South Redwood Road, in West Valley City, Salt Lake County, State of Utah, herein the "Property." The Property is more particularly described and depicted on the attached Exhibit "A," which is incorporated herein. For purposes of this Agreement, the term "Property" shall include the Property purchased pursuant to the terms of this Agreement and all of the Seller's right, title, and interest in and to all leases, privileges, rights-of-way, easements, and appurtenances, and all other rights appurtenant to or connected with the beneficial use or enjoyment of the Property, including, without limitation, any of the Seller's right, title, and interest in and to immediately adjacent public streets, roads, alleys, or rights-of-way; all mineral rights; all surveys in the Seller's possession or control relating to the Property; and all soils and other geological or environmental studies, investigations, and reports, engineering studies and reports, wetlands information and reports, and landscaping plans and specifications in the Seller's possession or control relating to the Property.
- B. The Seller desires to sell the Property to the Buyer, and the Buyer desires to purchase the Property from the Seller, upon the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the covenants and promises contained in this Agreement, the Buyer and the Seller agree as follows:

AGREEMENT:

1. **Purchase of Property.** Subject to the terms and conditions of this Agreement, the Seller agrees to sell the Property to the Buyer, and the Buyer agrees to purchase the Property from the Seller. The Seller hereby agrees to effect this purchase and sale transaction through the use of a General Warranty Deed, subject only to those title matters which are acceptable to the Buyer.
2. **Purchase Price.**
 - a. Purchase Price. The Purchase Price shall be \$229,000 payable in United States dollars.
 - b. Earnest Money. Within 10 days of the execution of this Agreement by all parties, the Buyer shall pay \$5,000 earnest money into escrow account with the title

company to be paid to the Seller at Closing. The Earnest Money shall become non-refundable upon Buyers approval of the Title to the property.

- c. Balance of Purchase Price. The Buyer shall pay the entire Purchase Price, less the Earnest Money, in cash at the Closing.
3. **Conditions to Closing.** The Closing shall not occur until each one of the following conditions precedent has been satisfied, in the Buyer's sole discretion, prior to the Closing; provided, however, that the Buyer is entitled to waive any of the conditions in writing.
- a. Approval of Title. At the Closing, the title to the Property shall be in a condition that is acceptable to the Buyer in its sole discretion. At the Buyer's written request, the Seller shall provide such documentation, releases, or reconveyances as may be necessary to provide a title acceptable to the Buyer.
 - b. Property Inspections. The Property shall be in a physical condition acceptable to the Buyer, in its sole discretion. The Buyer shall have 45 days from the date of the execution of this Agreement to perform physical inspections of the Property, including, but not limited to: any surveys, soils tests, groundwater tests, environmental tests, and any other tests Buyer determines. If the Buyer fails to terminate this Agreement within the 45 day period, the Buyer will be deemed to have accepted the physical condition of the Property.
 - c. Water Rights. The parties agree that all water rights, water shares, or stock owned by the Seller and associated with the property, if any, shall be conveyed to the Buyer.
 - d. Mineral Rights. The sale includes all mineral rights to the Property.
4. **Closing.** The term "Closing" is used in this Agreement to mean the time at which the title company records the Deed in the office of the Salt Lake County Recorder. The Closing shall occur on or before April 1, 2020, unless the Buyer and the Seller mutually agree in writing to close the transaction on an alternate date.
- a. Buyer Deliveries. On or before the Closing Date, the Buyer shall deliver payment of the balance of the cash Purchase Price.
 - b. Seller Deliveries. On or before the Closing Date, the Seller shall deliver the following to the Buyer:
 - (i) The duly executed and acknowledged General Warranty Deed in favor of the Buyer, conveying fee title to the Property, free and clear of all liens and encumbrances which are unacceptable to the Buyer.
 - (ii) Original copies, as available, of all leases, subleases and contracts relating to the Property. If applicable, all such leases, subleases and contracts shall

be assigned to the Buyer at Closing.

(iii) All security deposits of current tenants, if any.

(iv) The Seller shall not pay closing costs, including title insurance, escrow or recording costs.

c. Buyer's Costs. The Buyer shall pay the following items at or before the Closing:

(i) The Purchase Price.

(ii) Closing, escrow and recording costs.

(iii) The cost of title insurance.

d. Failure to Deliver.

(i) If the Buyer fails or refuses to deliver the required funds at the Closing, the Seller may, at the Seller's option, extend the time for the Closing, or may commence an action for damages, or bring an action to compel specific performance by the Buyer. All costs shall be borne by the party incurring the cost. The Seller expressly agrees that the action for damages, or action for specific performance pursuant to this section shall be the Seller's sole remedies for the Buyer's failure to perform or deliver at the Closing.

(ii) If the Seller fails or refuses to deliver a valid and acceptable Deed, or such other documents as may be necessary for the Seller to perform at the Closing, the Buyer may, at the Buyer's option, extend the time for the Closing, or may take any legal action necessary to enforce the Buyer's rights, to be made whole for damages caused by the Seller's default, and/or to compel specific performance by the Seller.

e. Prorations.

(i) All water, sewer, and utility charges for the Property.

(ii) Seller is paying the prorated 2020 General Property Taxes through the date of Closing, however, if for any reason the Salt Lake County Treasurer determines there are still taxes due on the property, including rollback taxes, it is the responsibility of the Seller to pay said taxes since the Buyer is tax exempt.

(iii) All levied or pending assessments affecting the Property.

(iv) Current rents received from the Property, if any.

The Seller shall furnish to the Buyer sufficient information to enable the Buyer and the Seller to make the prorations required under this Agreement.

5. Seller's Representations, Warranties and Covenants.

- a. The parties expressly understand that each of the following representations, warranties, and covenants made herein is material, and that the Buyer is relying upon each of such representations, warranties, and covenants as true and correct as of the date on which the parties executed this Agreement and as of the Closing Date, as though such representations, warranties and covenants had been made on each of such dates. As a condition to the Closing, the Seller hereby makes the following representations and warranties, in addition to any others made in this Agreement:
- (i) At the Closing, the Seller will be the sole owner of the Property and will hold title to the Property in fee simple, free and clear of all encumbrances, except for those found acceptable by the Buyer.
 - (ii) The Seller warrants that there is no pending claim, suit, or litigation that involves the Property.
 - (iii) At the Closing, there will be no unpaid bills or claims in connection with the Property, except for utility bills related to the Seller remaining on the Property as set forth in Section 7 of this Agreement.
 - (iv) Between the date of this Agreement and the Closing date, the Seller, without the Buyer's prior written consent, shall not subject any right, title, or interest in the Property to any mortgage, pledge, lien, or other encumbrance.
 - (v) This Agreement and the consummation of this transaction do not and will not contravene any provision of any judgment, order, decree, writ, or injunction, and will not result in a breach of, constitute a default under, or require consent pursuant to any credit agreement, lease, indenture, mortgage, deed of trust, purchase agreement, guaranty, or other instrument to which any of the persons or entities comprising the Seller are presently a party or by which any of the same or their respective assets are presently bound or affected.
 - (vi) All documents delivered to the Buyer by the Seller pursuant to this Agreement are true, correct, and complete originals or accurate copies of originals.

To the actual knowledge of the Seller no hazardous waste or toxic substances have been stored on, released into, generated on, or deposited upon the Property or into any water systems on or below the surface of the

Property, and the Property complies with all local, state, and federal hazardous waste laws, rules, and regulations.

The Seller hereby agrees and covenants that the Purchase Price being paid by the Buyer constitutes full and adequate consideration for the Property and rights being acquired by the Buyer. The Seller also agrees and covenants that the sale of the Property is a transaction with the Buyer at arm's length in accordance with the terms and conditions set forth herein this Agreement and that the Seller was not induced, threatened, or otherwise compelled by Buyer to consummate the transaction.

These representations, warranties, and covenants of the Seller shall survive the Closing on the Property.

6. **Brokerage Commissions.** The Buyer is represented by Broker Dee Hansen of the DRH Realty, LLC. The Seller is not represented by a broker or real estate agent in this transaction. The Buyer shall be solely responsible for the payment of the commission to Dee Hansen in this transaction. Further, the Seller hereby indemnifies the Buyer from and against all claims, actions, damages, or costs, including reasonable attorney's fees and court costs, in connection with any claimed brokerage or real estate commissions with respect to the transaction contemplated by this Agreement that arise from or through any agent or broker consulted or used by the Seller. The Buyer hereby indemnifies the Seller from and against all claims, actions, damages, or costs, including reasonable attorney's fees and court costs, in connection with any claimed brokerage or real estate commissions with respect to the transaction contemplated by this Agreement that arise from or through any agent or broker consulted or used by the Buyer.
7. **Additional Acts and Consideration.** Both the Buyer and the Seller agree to execute all other documents and to do such other acts as may be reasonably necessary or proper in order to consummate the transaction contemplated by this Agreement.
8. **Notices.** All notices, requests, demands, and other communications required under this Agreement, except for normal, daily business communications, shall be in writing. Such written communication shall be effective upon personal delivery to any party or upon being sent by overnight mail service; by telecopy (with verbal confirmation of receipt); or by certified mail, return receipt requested, postage prepaid, and addressed to the respective parties as follows:

If to the Seller:

DRH Development, LLC
Dee Hansen
5445 Highland Drive
Salt Lake, UT 84117
801-274-2002

If to the Buyer:

Mark Nord
RDA Director
3600 Constitution Boulevard
West Valley City, Utah 84119
Telephone: 801-963-3473
Facsimile: 801-963-8434

With a copy to:

Claire Gillmor
RDA Attorney
West Valley City
3600 Constitution Boulevard
West Valley City, Utah 84119
Telephone: 801-963-3271
Facsimile: 801-963-3366

Either party may change its address for purposes of this Agreement by giving written notice to the other party.

9. **Attorney's Fees.** Should it become necessary for either party to enforce its rights under this Agreement, whether in suit or otherwise, the prevailing party shall be entitled to recover from the unsuccessful party reasonable attorney's fees and costs, in addition to any other relief to which the party attempting to enforce its rights hereunder may be entitled.
10. **Modification.** Neither party to this Agreement may amend or modify this Agreement, except in a writing executed by the parties hereto.
11. **Risk of Loss.** If, prior to the Closing Date, the Property or any portion thereof is damaged by fire, acts of God, or other casualty or cause, the Buyer shall have the right to terminate this Agreement and the Earnest Money shall be refunded to Buyer.
12. **Entire Agreement.** The parties expressly agree that this Agreement and the exhibits attached hereto constitute the full and complete understanding and agreement of the parties, and that this Agreement supersedes all prior understandings, agreements, and conversations between the parties, whether oral or written. Any prior negotiations, correspondence, or understandings related to the subject matter of this Agreement shall be deemed to be merged into this Agreement and the attached exhibits.
13. **Severability.** If any term or provision of this Agreement is invalid or unenforceable for any reason whatever, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Agreement.
14. **Captions and Headings.** The section headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original for all purposes, but all of which shall constitute but one and the same instrument.
16. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Utah.
17. **Assignability.** This Agreement shall bind and inure to the benefit of the assignees, heirs, and successors-in-interest of the Buyer and the Seller. Neither the Buyer nor the Seller shall assign its rights or delegate its obligations hereunder without the prior written consent of the other.
18. **Time of the Essence.** Time is of the essence with respect to the performance of the parties under this Agreement.
19. **Waiver.** A waiver by either party of any provision of this Agreement shall not operate or be construed as a waiver of any other subsequent breach.

IN WITNESS WHEREOF, the parties to this Agreement have executed this Agreement as of the day and year first above written.

BUYER:

Redevelopment Agency of West Valley City

Chief Executive Officer

ATTEST:

Secretary

APPROVED AS TO FORM
West Valley City Attorney's Office

By: 

Date: 2/12/20

SELLER:
DRH DEVELOPMENT, LLC

Dee R. Hanna
By:

Manager
Its:

EXHIBIT A

Tax Parcel No.: 15-22-331-012

1. All of Lot 27, LAKE PARK SUBDIVISION, NO, 1, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.