



A Special Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on 6/16/2020 at 6:30 PM. This meeting will be held electronically. Members of the Public and Press are invited to view the meeting live on YouTube at <https://www.youtube.com/user/WVCTV>

DON CHRISTENSEN, CHAIR
KAREN LANG, VICE CHAIR

A G E N D A

1. Call to Order- Chairman Don Christensen
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. June 2, 2020
5. Resolutions:
 - A. 20-09: Extend a Loan to the Housing Authority of West Valley City and Authorize the Execution of a Promissory Note
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 – JUNE 2, 2020

-1-

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, JUNE 2, 2020, AT 6:52 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN CHRISTENSEN.

THIS MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

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

STAFF PRESENT:

Wayne Pyle, Chief Executive Officer
Nichole Camac, Secretary

Paul Isaac, Assistant City Manager/ HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Scott Buchanan, Acting 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

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 5, 2020

The Agency considered the Minutes of the Regular Meeting held May 5, 2020. There were no changes, corrections or deletions.

Ms. Lang moved to approve the Minutes of the Regular Meeting held May 5, 2020. Mr. Fitisemanu seconded the motion.

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

PUBLIC HEARINGS

MINUTES OF RDA REGULAR MEETING – JUNE 2, 2020

-2-

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

Chairman Christensen informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled June 2, 2020, 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 May 21, 2020 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 June 2, 2020 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

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

ACTION: CONSIDER RESOLUTION 20-07, 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 20-07 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 Christensen there were no further questions from members of the Agency, and he called for a motion.

Mr. Buhler moved to approve Resolution 20-07.

Ms. Lang seconded the motion.

MINUTES OF RDA REGULAR MEETING – JUNE 2, 2020

-3-

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chair Christensen	Yes

Unanimous.

B. **ACCEPT PUBLIC INPUT REGARDING THE FY 2020-2021 BUDGET**

Chairman Christensen informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled June 2, 2020, in order for the Agency to hear and consider public comments regarding the FY 2020-2021 Budget.

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

This resolution adopts the final budget for the Redevelopment Agency of West Valley City for the 2020-2021 fiscal year after receiving public comment at a hearing on June 2, 2020.

The Redevelopment Agency adopted a tentative budget that was made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before adopting this final budget for FY 2020-2021.

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

ACTION: CONSIDER RESOLUTION 20-08, ADOPT THE ANNUAL BUDGET OF THE WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2020 AND ENDING JUNE 30, 2021

The Redevelopment Agency previously held a public hearing regarding proposed Resolution 20-08 that would adopt the annual budget of the West Valley City Redevelopment Agency for the fiscal year commencing July 1, 2020 and ending June 30, 2021.

MINUTES OF RDA REGULAR MEETING – JUNE 2, 2020

-4-

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

Ms. Lang moved to approve Resolution 20-08.

Mr. Fitisemanu seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chair 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 REGULAR MEETING OF TUESDAY, JUNE 2, 2020, WAS ADJOURNED AT 6:55 P.M. BY CHAIRMAN CHRISTENSEN.

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, June 2, 2020.

Nichole Camac
Secretary

Item: _____
Fiscal Impact: \$853,188.00
Funding Source: RDA Housing Funds
Account #: N/A
Budget Opening Required: ☐

ISSUE:

A Resolution approving a Loan in the form of a Promissory Note between the West Valley City Housing Authority and the West Valley City Redevelopment Agency for the purposes of facilitating redevelopment of the properties located at 1739 West Lake Park Drive and 1755 West Lake Park Drive in West Valley City to allow for flexibility in the redevelopment process.

SYNOPSIS:

The Housing Authority recently acquired property located at 1739 West Lake Park Drive and 1755 West Lake Park Drive. These properties were purchased by the Housing Authority for purposes of redevelopment in the area that would have potentially been financially structured similar to the former Harvey Street Project. As the development prospects in the area are evolving and the utilization of private sector Opportunity Zone funding becomes a matter of timing and as the redevelopment timelines are adjusting it has become necessary for the Housing Authority to create a mechanism by which they can transfer these properties to the RDA when it is appropriate and necessary for deal structure purposes so that the redevelopment can proceed while also leaving open the option to utilize the funding mechanisms available from both the Housing side and the RDA side in the redevelopment. As originally envisioned, the project funds would be put together and proposed utilizing methods very similar to the Harvey Street Development which incorporated federal, state and local dollars as well as nonprofit and private sector dollars. Because there are private sector developers interested in investing opportunity zone funding and because those dollars are, by federal law, required to be invested by the end of the year 2020 and further because working through a HUD development process with require a substantial amount of time, (potentially years) staff would like the flexibility of having these properties in the ownership that is most advantageous so that development deals can be brought forward in a more swift manner potentially utilizing more private dollars rather than federal housing or RDA dollars. This arrangement provides a broader ability for the RDA to push to market rate non housing based deals even in light of the very significant costs of purchasing the ground in the area. While the staff works to put together various deal options to bring to the City Council and the Redevelopment Agency Board, having the greatest flexibility and ability to leverage private sector dollars will lead to a better overall proposal.

BACKGROUND:

The RDA has been studying the Redwood corridor and the evolution that has occurred over the last decade. The Redwood Corridor is now prime for repurposing and redevelopment with growing demands for mixed use spaces. The opportunity to acquire these parcels of land became available

and the Housing Authority purchased them as a hold and sell for redevelopment purposes scenario. Shortly after these purchases were made, Covid-19 caused an interesting pause in the real estate market which has increased the pressure on developers to utilize their opportunity zone dollars in a much shorter timeframe. “Placing” these dollars in an area does not ensure development or development rights and any developer with which the staff would recommend partnering would be brought before the City Council for initial partnership approval and then many times after for all appropriate development approvals. This project is reminiscent of the early days of Fairbourne Station where maximum flexibility in deal making capability and maximum assistance from the City Council will be necessary if redevelopment is to occur. This action provides the RDA with the ability to include these properties in the overall discussion in a way that makes sense to prospective developers and in a way that allows for the potential removal of federal funding strings that make development significantly more difficult and untimely.

RECOMMENDATION:

Staff recommends approval of the resolution.

SUBMITTED BY:

Redevelopment Agency

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

**A RESOLUTION EXTENDING A LOAN TO THE
HOUSING AUTHORITY OF WEST VALLEY CITY
AND AUTHORIZING THE EXECUTION OF A
PROMISSORY NOTE.**

WHEREAS, Section 17C-1-411 authorizes community reinvestment agencies to lend certain funds to housing authorities; and

WHEREAS, the Agency is willing to lend certain funds in accordance with state law to the Housing Authority of West Valley City (the “Housing Authority”); and

WHEREAS, the Housing Authority is willing to accept said loan; and

WHEREAS, a Promissory Note has been prepared by and between the Agency and the Housing Authority setting forth the terms on which the loan shall be extended, and

WHEREAS, the Board of Directors of the Agency has determined that it is in the best interests of the citizens of West Valley City to extend said loan and execute said Promissory Note.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of West Valley City that the Agency extends a loan to the Housing Authority in the amount of \$853,188.00 and that the Chief Executive Officer is authorized to execute said Promissory Note for and on behalf of the Agency.

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

REDEVELOPMENT AGENCY OF WEST
VALLEY CITY

CHAIR

ATTEST:

SECRETARY

PROMISSORY NOTE
HOUSING AUTHORITY OF WEST VALLEY CITY

For the amount of \$853,188.00

Date: _____

FOR VALUE RECEIVED, the Housing Authority of West Valley City promises to repay the amount of \$853,188.00 (the “Loan”) to the Redevelopment Agency of West Valley City on the following terms:

1. The Loan shall be interest-free.
2. Except as set forth below, the Loan shall be repaid on or before December 31, 2025 (the “Due Date”).
3. The Housing Authority may repay the Loan in full or in part at any time before the Due Date with no prepayment penalty.
4. The Housing Authority shall pledge the property described in Exhibit A (the “Collateral”) as collateral for the Loan.
5. The Redevelopment Agency may call this Note due with thirty days’ notice at any time prior to the Due Date. If the Housing Authority does not repay the Loan within that time, the Redevelopment Agency shall assume title to the Collateral. If the Redevelopment Agency assumes title to the Collateral pursuant to this Section 5, the Loan shall be deemed to be repaid in full, with no further amount to be paid by the Housing Authority to the Redevelopment Agency.

By:
Redevelopment Agency of West Valley City

Chief Executive Officer

Attest:

Secretary

By:
Housing Authority of West Valley City

Chair

Attest:

Secretary

EXHIBIT A

The Collateral shall include the following two properties:

- 1) 1755 West Lake Park Drive, West Valley City, Utah. Lot 25, Lake Park Subdivision No. 1, according to the official plat thereof, recorded in Book “JJ” of Plats at Page 85, records of Salt Lake County, Utah. Tax ID 15-22-331-010.
- 2) 1739 West Lake Park Drive, West Valley City, Utah. Lot 26, Lake Park Subdivision No. 1, according to the official plat thereof, recorded in Book “JJ” of plats at Page 85, records of Salt Lake County, Utah. Tax ID 15-22-331-011.