



The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on 10/6/2020 at 6:30 PM, or as soon thereafter as the City Council Meeting is completed. This meeting will be held electronically. Members of the press and public are invited to view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>. To participate in scheduled public hearings, please visit www.wvc-ut.gov/PublicComment prior to 2:30 PM on October 6, 2020.

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. August 25, 2020 (Special Meeting)
5. Report of Chief Executive Officer
6. Public Hearings:
 - A. Accept Public Input Regarding Re-Opening the FY 2020-2021 Budget

Action: Consider Resolution 20-13, Amend the Budget of West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2020 and Ending June 30, 2021 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds
7. 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 – AUGUST 25, 2020

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL SESSION ON TUESDAY, AUGUST 25, 2020, AT 6:49 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
Lars Nordfelt
Ron Bigelow
Tom Huynh
Steve Buhler
Jake Fitisemanu

ABSENT:

Karen Lang, Vice-Chair

STAFF PRESENT:

Paul Isaac, Acting Executive Director
Nichole Camac, Secretary

Nicole Cottle, CED Director/General Counsel/ Assistant City Manager
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Collen 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
Jeff Jackson, RDA

APPROVAL OF MINUTES OF SPECIAL MEETING HELD AUGUST 11, 2020

The Agency considered the Minutes of the Special Meeting held August 11, 2020. There were no changes, corrections or deletions.

Mr. Fitisemanu moved to approve the Minutes of the Special Meeting held August 11, 2020. Mr. Huynh seconded the motion.

MINUTES OF RDA SPECIAL MEETING – AUGUST 25, 2020

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

RESOLUTION 20-11: AUTHORIZE THE AGENCY TO EXECUTE AN INCENTIVE AGREEMENT WITH WEST VALLEY INDUSTRIAL OWNER, LLC, A.K.A. SANSONE DEVELOPMENT

Paul Isaac, Acting Chief Executive Officer, presented proposed Resolution 20-11 that would authorize the Agency to execute an Incentive Agreement with West Valley Industrial Owner, LLC, A.K.A. Sansone Development

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

Sansone Development is a nationwide industrial real estate development company. Sansone is known for placing extra emphasis on the aesthetic appearance of its buildings as opposed to the past ways of building “industrial sheds.” Sansone is looking to develop two sizeable industrial buildings. Building 1 will be 206,800 SF in size while building 2 is 198,000 SF for a total of 404,800 SF. The capital investment of the core & shell alone totals \$23,500,000. Additional tenant improvements for new tenants down the road will amount to another investment of \$12-15M.

Sansone Development acquired 24 acres of property located at 6941 S. 2100 S. to develop a flex industrial park to meet the high demand for fulfillment space. The property is located inside the Northwest Economic Development Area. In order to develop the site, Sansone Development will need to mitigate 12 feet of undocumented soil fill that has been dumped on the site over the years. The undocumented fill makes the site unstable and completely unfeasible for development. Sansone Development will need to spend \$1.3M in order remediate the site and make it stable for development.

The TIF incentive will help offset the heavy cost of remediating the site to make it developable. The amount of TIF generated by this project totals \$2,900,000. This incentive is subject to meeting the performance terms of the agreement and totals \$600,000, which is nearly 20% of total TIF generated by the project.

The Redevelopment Agency worked with Sansone Development to select the site for development. Due to the development impediments created by the expenses associated with remediating the 12 feet of undocumented soil fill, the West Valley City RDA worked closely with Sansone Development to determine an incentive that would allow for the development to move forward.

Councilmember Huynh asked if soil tests were conducted. Jeff replied yes. Chairman

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Christensen asked if the applicant purchased the property knowing the soil issue. Jeff replied that they discovered the issue during their due diligence process and are waiting to close on the property contingent upon approval of this agreement. He indicated that the City wanted to assist because the company plans to bring in jobs and approximately 2.8 million dollars in the project area overall. He added that this is a great way to beautiful the area and noted that the payment would occur over 5 years. Mr. Bigelow stated that the City wants to assist on land that is unbuildable and 21% seems reasonable. He indicated that City staff does a good job and approving this will increase the revenue base of the City long-term.

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 20-11.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chairman Christensen	Yes

Unanimous.

RESOLUTION 20-12: APPROVE TWO AGREEMENTS WITH A-1 ENVIRONMENTAL, INC. TO CONDUCT REMEDIATION OF HAZARDOUS MATERIALS

Paul Isaac, Acting Chief Executive Officer, presented proposed Resolution 20-12 that would approve two agreements with A-1 Environmental, Inc. to conduct remediation of hazardous materials.

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

Upon engaging a demolition contractor, asbestos and other hazardous materials were discovered at 1739 and 1755 West Lake Park Drive. State and federal law require that such materials be removed and disposed safely and separately from

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other demolition waste. These two agreements cover both properties and, upon completion of the work, the buildings can be fully demolished.

State and federal regulations require asbestos mitigation to be done by contractors with a specialized certification and in accordance with DEQ requirements. A-1 holds that certification and will manage the federal and state compliance processes as part of the agreements.

Mr. Bigelow stated that due to asbestos and other issues, the cost of demolishing is greatly increased.

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

Mr. Bigelow moved to approve Resolution 20-12.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
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 25, 2020, WAS ADJOURNED AT 7:03 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, August 25, 2020.

MINUTES OF RDA SPECIAL MEETING – AUGUST 25, 2020

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Nichole Camac
Secretary

DRAFT

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

Approve a resolution to re-open the fiscal year 2020-2021 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

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.

BACKGROUND:

A Public Notice was posted September 17, 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 October 6, 2020 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the resolution amending the budget of West Valley City Redevelopment Agency for the fiscal year beginning July 1, 2020 and ending June 30, 2021, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION AMENDING THE BUDGET OF WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS.

WHEREAS, on June 2, 2020, the Redevelopment Agency of West Valley City adopted a resolution approving the Redevelopment Agency budget for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended; and

WHEREAS, the Treasurer of the Redevelopment Agency has prepared and filed with the Secretary proposed amendments to said duly-adopted budget for consideration by the Board of Directors and inspection by the public; and

WHEREAS, said proposed amendments reflect changes in the budget from increased revenues and transfers as reflected; and

WHEREAS, notice was duly given of a public hearing to be held on October 6, 2020, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on October 6, 2020 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

WHEREAS, all conditions precedent to the amendment of the budget have been accomplished;

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

Section 1. The budget amendments attached hereto and made a part of this Resolution are hereby adopted and incorporated into the budget of the Redevelopment Agency of West Valley City for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended.

Section 2. The Secretary is directed to have this Resolution certified by the Treasurer and filed with the State Auditor, as required by law.

Section 3. The Resolution takes effect upon passage.

PASSED and APPROVED this _____ day of _____, 2020.

REDEVELOPMENT AGENCY
OF WEST VALLEY CITY

CHAIR

ATTEST:

SECRETARY

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
5600 WEST GATEWAY:		
Tax Increment	78,785	78,785
Total 5600 West Gateway	78,785	78,785
EAST 3500 A:		
Tax Increment	486,222	486,222
Total East 3500 A	486,222	486,222
NORTH CENTRAL:		
Tax Increment	1,014,628	1,014,628
Total North Central	1,014,628	1,014,628
JORDAN RIVER:		
Tax Increment	517,813	517,813
Total Jordan River	517,813	517,813
WILLOW WOOD:		
Tax Increment	385,371	385,371
Total Willow Wood	385,371	385,371
REDWOOD:		
Tax Increment	0	0
Total Redwood	0	0
HERCULES HILL A:		
Tax Increment	457,946	457,946
Total Hercules Hill A	457,946	457,946
HERCULES HILL B:		
Tax Increment	1,212,875	1,212,875
Total Hercules Hill B	1,212,875	1,212,875
MARKET STREET:		
Tax Increment	119,131	119,131
Total Market Street	119,131	119,131
DECKER LAKE:		
Tax Increment	1,234,440	1,234,440
Total Decker Lake	1,234,440	1,234,440
NORTHWEST:		
Tax Increment	2,822,032	2,822,032
Total Northwest	2,822,032	2,822,032
GRANGER CROSSING:		
Tax Increment	457,009	457,009
Total Granger Crossing	457,009	457,009
SOUTHWEST:		
Tax Increment	3,857,608	3,857,608
Total Southwest	3,857,608	3,857,608

REDEVELOPMENT AGENCY - FUND 22
REVENUE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
SOUTH REDWOOD ROAD:		
Tax Increment	383,595	383,595
Total Southwest	383,595	383,595
CITY CENTER:		
Tax Increment	1,125,340	1,125,340
Total City Center	1,125,340	1,125,340
Rental Income	0	0
RDA Operations	2,484,262	2,484,262
Sale of Land	0	0
Other Sources-Bond Proceeds	0	0
Bond Interest	97,000	97,000
PTIF Interest	0	0
Build America Back	0	0
Misc. Rev.	0	0
Subtotal	2,581,262	2,581,262
Total	16,734,057	16,734,057
Appropriation From Fund Balance	300,000	300,000
Grand Total	17,034,057	17,034,057

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
5600 WEST GATEWAY:		
Project Costs	0	0
Total 5600 West Gateway	0	0
EAST 3500 A:		
Tax Increment Pmts.	0	0
Project Costs	0	0
Total East 3500 A	0	0
NORTH CENTRAL:		
Tax Increment Pmts.	350,000	350,000
Project Costs	0	0
Total North Central	350,000	350,000
JORDAN RIVER:		
Tax Increment Pmts.	0	0
Project Costs	0	0
Total Jordan River	0	0
GENERAL:		
Sold Services	0	0
Payroll Expenses	779,645	779,645
Admin./Proj. Costs	728,872	643,301
Total General	1,508,517	1,422,946
WILLOW WOOD:		
Project Costs	0	0
Tax Increment Pmts.	0	0
Total Willow Wood	0	0
HERCULES HILL A:		
Tax Increment Pmt.	150,000	150,000
Debt Service	0	0
Project Costs	0	0
Total Hercules Hill A	150,000	150,000
HERCULES HILL B:		
Project Costs	0	0
Tax Increment Pmt.	0	0
Debt Service - City	0	0
Total Hercules Hill B	0	0
MARKET STREET:		
Project Costs	0	0
Tax Increment Pmt.	0	0
Total Market Street	0	0

REDEVELOPMENT AGENCY - FUND 22
EXPENDITURE STATEMENT

	Adopted 2020-2021	Sept 2020 Openings
DECKER LAKE:		
UCCC Reimbursement	0	0
Granite School District SARR	0	0
Transfer Out Gen. Fund	0	0
Transfer Out UCCC Bond	0	0
Total Decker Lake	0	0
MULTI-PURPOSE EVENT CENTER:		
Bond Fees	2,500	2,500
Debt Service 2015	386,042	386,042
Transfer Out SARR (DS)	2,037,020	2,037,020
Total MP Event Ctr.	2,425,562	2,425,562
NORTHWEST:		
Project Costs	150,000	150,000
Tax Increment Payment	1,200,000	1,200,000
Total Northwest	1,350,000	1,350,000
GRANGER CROSSING:		
Project Costs	0	0
Tax Increment Payment	0	0
Total Granger Crossing	0	0
SOUTHWEST		
Project Costs	150,000	150,000
Tax Increment Payment	1,600,000	1,600,000
Total Southwest	1,750,000	1,750,000
SOUTH REDWOOD ROAD		
Project Costs	306,876	306,876
Tax Increment Payment	0	0
Total Southwest	306,876	306,876
CITY CENTER:		
Prof/Tech	357,410	357,410
Rental Expense	0	0
Tax Increment Payment	0	0
Debt Service 2010B	0	0
Debt Service 2014	0	0
Debt Service 2016 A & B	3,473,697	3,473,697
Debt Service 2016	777,875	777,875
Debt Service 2020	87,858	87,858
Bond Fees	12,000	12,000
WVC Credit Tenant Lease	2,484,262	2,484,262
RDA Operations	0	0
Project Costs	2,000,000	2,000,000
Transfers Out	0	0
Bond Defeasance	0	0
Total City Center	9,193,102	9,193,102
Appropriation To Fund Balance		85,571 ¹
Grand Total	17,034,057	17,034,057

BUDGET OPENING
JULY 2020 - SEPT 2020
REDEVELOPMENT AGENCY
FISCAL YEAR 2020-2021

No.	Amount	Description	Source
1	\$ 85,571.21	Unused funds for Market Street Reconstruction Project <i>(Excess funds not needed for Reconstruction of Market Street)</i>	Transfer from CIP Fund