



The Annual Electronic Meeting of the West Valley City Redevelopment Agency will be held on 01/05/2021 at 6:30 P.M.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. 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>.

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. December 15, 2020 Special Meeting
5. Report of Chief Executive Officer
6. New Business
 - A. Elect Chair for 2021
 - B. Elect Vice Chair for 2021
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 – DECEMBER 15, 2020

-1-

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL SESSION ON TUESDAY, DECEMBER 15, 2020, AT 6:53 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
Karen Lang, Vice-Chair
Lars Nordfelt
Ron Bigelow
Tom Huynh
Steve Buhler
Jake Fitisemanu

STAFF PRESENT:

Wayne Pyle, Executive Director
Nichole Camac, Secretary

Paul Isaac, Assistant City Manager/ HR Director
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
Mark Nord, CED

APPROVAL OF MINUTES OF THE SPECIAL MEETING HELD NOVEMBER 17, 2020

The Agency considered the Minutes of the Special Meeting held November 17, 2020. There were no changes, corrections or deletions.

Ms. Fitisemanu moved to approve the Minutes of the Special Meeting held November 17, 2020. Mr. Buhler seconded the motion.

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

MINUTES OF RDA SPECIAL MEETING – DECEMBER 15, 2020

-2-

RESOLUTION 20-16: APPROVE A BUSINESS STABILIZATION AND REVITALIZATION GRANT AGREEMENT

Wayne Pyle, City Manager, presented proposed Resolution 20-16 that would approve a Business Stabilization and Revitalization Grant Agreement.

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

This is the first of multiple Business Stabilization and Improvement Grants. This agreement with VFM directs improvements at the Mall. The Parties agree that the improvements being required will create a more inviting space for customers to gather. Further, in an effort to solidify and perpetuate the success of the City's larger businesses long into the future thereby avoiding necessary redevelopment, this agreement also provides for a matching grant. Bringing foot traffic to the mall is essential to its long term success. Continued upgrades to the mall grounds provide for areas where entertainment, gathering and shopping can occur.

Retail trends demonstrate that "entertainment shopping" is the future of retail. In order for the Valley Fair Mall, which is a power retail center for the City to continue to take advantage of that type of shopping traffic, changes need to be made to the outdoor areas. These changes are specifically targeted at encouraging people to come, linger and shop. The Economic Development Department uses data and market studies to curate various programs which provide the greatest return on any RDA investment. This program is an explicit result of that targeted use of funds.

The Business Stabilization and Improvement Grant was set up to assist targeted High Visibility West Valley City businesses in upgrading their image, presence and sustainability. It is also targeted at ensuring that these power producers invest in their locations and remain successful long into the future. The Grant is a match dollar per dollar up to \$200,000 with parameters around improving visual aesthetics i.e. landscaping, business façade, signage etc. The goal of this grant is to raise the image and quality of some of our local businesses while also requiring private reinvestment.

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 20-16.

Mr. Bigelow seconded the motion.

MINUTES OF RDA SPECIAL MEETING – DECEMBER 15, 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
Chairman Christensen	Yes

Unanimous.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE SPECIAL MEETING OF TUESDAY, DECEMBER 15, 2020, WAS ADJOURNED AT 6:56 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, December 15, 2020.

Nichole Camac
Secretary

09/28/2020

AGENCY & AUTHORITY OFFICER ROTATION LIST**Redevelopment Agency**

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2021	Karen Lang	Steve Buhler
2022	Steve Buhler	Tom Huynh
2023	Tom Huynh	Lars Nordfelt
2024	Lars Nordfelt	Jake Fitisemanu
2025	Jake Fitisemanu	Don Christensen
2026	Don Christensen	Karen Lang
2027	Karen Lang	Steve Buhler

Housing Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2021	Tom Huynh	Lars Nordfelt
2022	Lars Nordfelt	Jake Fitisemanu
2023	Jake Fitisemanu	Don Christensen
2024	Don Christensen	Karen Lang
2025	Karen Lang	Steve Buhler
2026	Steve Buhler	Tom Huynh
2027	Tom Huynh	Lars Nordfelt

Building Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2021	Jake Fitisemanu	Don Christensen
2022	Don Christensen	Karen Lang
2023	Karen Lang	Steve Buhler
2024	Steve Buhler	Tom Huynh
2025	Tom Huynh	Lars Nordfelt
2026	Lars Nordfelt	Jake Fitisemanu
2027	Jake Fitisemanu	Don Christensen

09/28/2020

AGENCY & AUTHORITY OFFICER ROTATION LIST**Redevelopment Agency**

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2021	Karen Lang	Steve Buhler
2022	Steve Buhler	Tom Huynh
2023	Tom Huynh	Lars Nordfelt
2024	Lars Nordfelt	Jake Fitisemanu
2025	Jake Fitisemanu	Don Christensen
2026	Don Christensen	Karen Lang
2027	Karen Lang	Steve Buhler

Housing Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2021	Tom Huynh	Lars Nordfelt
2022	Lars Nordfelt	Jake Fitisemanu
2023	Jake Fitisemanu	Don Christensen
2024	Don Christensen	Karen Lang
2025	Karen Lang	Steve Buhler
2026	Steve Buhler	Tom Huynh
2027	Tom Huynh	Lars Nordfelt

Building Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2021	Jake Fitisemanu	Don Christensen
2022	Don Christensen	Karen Lang
2023	Karen Lang	Steve Buhler
2024	Steve Buhler	Tom Huynh
2025	Tom Huynh	Lars Nordfelt
2026	Lars Nordfelt	Jake Fitisemanu
2027	Jake Fitisemanu	Don Christensen