



The Annual Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, January 5, 2021, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed.

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>. To participate in the public comment period or scheduled public hearings, please visit www.wvc-ut.gov/PublicComment prior to 2:30 PM on January 5, 2021.

STEVE BUHLER, CHAIR
TOM HUYNH, VICE CHAIR

A G E N D A

1. Call to Order- Chair Steve Buhler
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. June 16, 2020 Special Meeting
5. Report of Executive Director
6. Public Hearings:
 - A. Accept Public Input Regarding Re-Opening the FY 2019-2020 Budget

Action: Consider Resolution 20-06, Amend the Budget of the Housing Authority of West Valley City 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

- 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.



7. New Business
 - A. Elect Chair for 2021
 - B. Elect Vice Chair for 2021
8. Adjourn

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MINUTES OF HOUSING AUTHORITY SPECIAL MEETING – JUNE 16, 2020

THE WEST VALLEY CITY HOUSING AUTHORITY MET IN A SPECIAL SESSION FOR A MEETING ON TUESDAY, JUNE 16, 2020, AT 6:50 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIR STEVE BUHLER.

THIS MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

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

STAFF PRESENT:

Wayne T Pyle, Executive Director
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
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

APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 2, 2020

The Board considered Minutes of the Regular Meeting held June 2, 2020. There were no changes, corrections or deletions.

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

RESOLUTION 20-05: ACCEPT A LOAN FROM THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY AND AUTHORIZE THE EXECUTION OF A PROMISSORY NOTE

MINUTES OF HOUSING AUTHORITY SPECIAL MEETING – JUNE 16, 2020

Chairman Buhler discussed proposed Resolution 20-05 that would accept a loan from the Redevelopment Agency of West Valley City and authorize the execution of a Promissory Note.

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

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.

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

MINUTES OF HOUSING AUTHORITY SPECIAL MEETING – JUNE 16, 2020

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.

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

Mr. Christensen moved to approve Resolution 20-05.

Mr. Fitisemanu seconded the motion.

A roll call vote was taken:

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

Unanimous.

MOTION TO ADJOURN

Upon motion by Mr. Fitisemanu all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY HOUSING AUTHORITY THE SPECIAL MEETING OF TUESDAY, JUNE 16, 2020, WAS ADJOURNED AT 6:52 P.M. BY CHAIRMAN BUHLER.

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 Housing Authority held Tuesday, June 16, 2020.

MINUTES OF HOUSING AUTHORITY SPECIAL MEETING – JUNE 16, 2020

Nichole Camac
Secretary

DRAFT

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

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 Housing Authority to amend its budget during the year. The West Valley City Housing Authority holds public hearings on budget amendments quarterly.

BACKGROUND:

A Public Notice was posted December 10, 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 January 5, 2021 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 the West Valley City Housing Authority 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.

HOUSING AUTHORITY OF WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE BUDGET OF THE
HOUSING AUTHORITY OF WEST VALLEY CITY 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 Board of Commissioners of the Housing Authority of West Valley City adopted a resolution approving the budget of the Housing Authority for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of state law; and

WHEREAS, the Treasurer of the Housing Authority has prepared the proposed amendments to the adopted budget for consideration by the Board of Commissioners 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 January 5, 2021, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on January 5, 2021 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 Commissioners of the Housing Authority 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 Housing Authority of West Valley City for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with the requirements of state law.

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 _____, 2021.

HOUSING AUTHORITY
OF WEST VALLEY CITY

CHAIR

ATTEST:

SECRETARY

HOUSING AUTHORITY - FUND 26
REVENUE STATEMENT

	Adopted 2020-2021	Dec 2020 Openings
OPERATING REVENUES		
VOUCHERS:		
Interest Income	0	0
Fraud Receivables	0	0
Misc. Revenue	0	0
Administrative Subsidy	0	0
Portability Payments	0	0
Campbell Court	0	350,000 1
Housing Payments	3,300,000	3,300,000
Total Vouchers	3,300,000	3,650,000
PUBLIC HOUSING:		
HUD Operating Subsidy	0	0
Misc. Revenue	0	0
Sale of Assets	0	0
Total Public Housing	0	0
Total Operating Revenue	3,300,000	3,650,000

HOUSING AUTHORITY - FUND 26
EXPENSE STATEMENT

	Adopted 2020-2021	Dec 2020 Openings
OPERATING EXPENSES		
GENERAL		
General Admin/Proj Cost	309,908	309,908
Vouchers	(309,908)	(309,908)
Campbell Court	0	350,000 1
Transfer Out	0	0
General Subtotal	0	350,000
VOUCHERS		
Administration	330,000	330,000
Vouchers - Regular	2,970,000	2,970,000
Vouchers Subtotal	3,300,000	3,300,000
PUBLIC HOUSING		
Administration	0	0
Public Housing Subtotal	0	0
Total Operating Expenses	3,300,000	3,650,000

BUDGET OPENING
OCT 2020 - DEC 2020
HOUSING AUTHORITY
FISCAL YEAR 2020-2021

No.	Amount	Description	Source
1	\$ 350,000.00	Campbell Court Apartment Complex <i>(To Establish Budget for Campbell Court Apartments)</i>	Campbell Court Revenue

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

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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

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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

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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
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