



REQUEST FOR BOARD ACTION

Action: Need Board to take action

Meeting Date Requested : 6/23/2021

Presenter: Alan R. Anderson

Deadline of item : 6/23/2021

Department Sponsor: Council Office

Agenda Type: Business Item

Time Requested:

(Council may elect to provide more or less time)

ITEM 2a –

Approve Meeting Minutes for May 26 and June 9, 2021

**MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY BOARD MEETING**

Wednesday, May 26, 2021 – 7:00 pm
Waiting Formal Approval

This meeting was held electronically via Zoom and streamed on West Jordan's YouTube channel
base location at City Hall 8000 S Redwood Road • West Jordan, UT 84088

BOARD: Chair Zach Jacob (absent), Kelvin Green, Chad Lamb (absent), Christopher McConnehey, David Pack, Kayleen Whitelock, and Melissa Worthen (absent)

STAFF: IT Director Robert Allred, Council Office Director Alan R. Anderson, Community Engagement & Government Affairs Tauni Barker, Mayor Dirk Burton, Public Works Director Brian Clegg, City Planner/Zoning Administrator Larry Gardner, Community Development Director Scott Langford, City Administrator Korban Lee, IT Administrative Assistant Rachel MacKay, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, City Recorder Tangee Sloan, and City Attorney Robert Wall

REDEVELOPMENT AGENCY

1. CALL TO ORDER

Vice Chair Kelvin Green called the meeting to order at 7:26 pm

2. PUBLIC HEARING

a. Tentative Budget for the City of West Jordan Redevelopment Agency for Fiscal Year 2022

Administrative Services Director Danyce Steck reported regarding the Tentative Budget for the City of West Jordan Redevelopment Agency. She explained that they had been asked to be more proactive with using the Redevelopment Agency funds. She was happy to report a proposal for the sale of land owned by the agency for recovery of land purchased. Also proposed were several areas of improvements in the downtown district area. Those improvements would incentivize economic growth and beautify the areas increasing their value. It was proposed that 1.5 million be utilized for street scape improvements and 8.5 million be utilized for sewer and water improvements. She excitedly noted the economic incentive agreements and a final payment of bonds in the proposed budget.

Vice Chair Green opened a public hearing at 7:29 pm

Citizen Comments:

None

Vice Chair Green closed the public hearing at 7:29 pm

MOTION: Board Member Christopher McConnehey moved to approve Resolution No. 225 adopting the Tentative Budget for the City of West Jordan Redevelopment Agency for Fiscal Year 2022 and set June 9, 2021 as a public hearing to receive comment regarding the final budget.

Board Member Kayleen White seconded the motion.

The vote was recorded as follows:

Board Chair Zach Jacob	Absent
Board Member Kelvin Green	Yes
Board Member Chad Lamb	Absent
Board Member Chris McConnehey	Yes
Board Member David Pack	Yes
Board Member Kayleen Whitelock	Yes
Board Member Melissa Worthen	Absent

The motion passed 4-0

3. BUSINESS ITEMS

a. Consider approving Resolution No. 226 amending the Redevelopment Agency bylaws

Economic Development Director Chris Pengra oriented the Council with amendments to the Redevelopment Agency bylaws that would bring them current and add a provision designating a Chair and Vice Chair for the board. He noted that Adam Long, outside counsel for the RDA, was available for questions and had reviewed and approved the proposed changes.

Board Member David Pack asked for clarification regarding the duties of the Board Chair. It was explained that duties were similar to those for a City Council Chair and the time required was greatly reduced noting that meetings were held only as needed.

Board Member McConnehey asked in the future that a legislative version with redlines be provided for better clarity of the proposed changes. Mr. Pengra explained that the proposal was a basically a new version and not much had been kept from the original version, making a redlined version too confusing. He also noted the proposed amendment requested by Chair Jacob for language detailing that if a vote did not take place appointing a Board Chair and Vice Chair that Council Chair and Vice Chair would assume those roles ensuring the board was not without those positions.

Mr. Pengra responded to a question for clarification about the provision, he felt that the provision would protect the board. He further explained that it had been many years since the bylaws were approved and since that time, many provisions had been rendered obsolete, making the board technically not in compliance as an oversight. The provision would keep the board in compliance even if there was nothing pressing the board to meet. Board Member Pack noted he would be happy to help out in one of either capacity.

Board Member McConnehey asked for the addition of a designee in Section 5 for the Secretary of the agency. He asked for clarification regarding the Chairperson terms coinciding with City Council terms. It was his understanding that when you start your term on Council, you would then also be a board member for a four-year term. However, the appointment section stated that it would be done on an annual basis. Mr. Long, Legal Counsel for the Redevelopment Agency explained that it could be handle however the Chair or Vice Chair were willing. Section 8 was proposed so that the board at least thought about it annually. It would not matter if the position was a one-year term or four-year term, the goal was to ensure someone took the responsibility. Board Member McConnehey preferred that the positions be one-year terms. Board Member Green agreed and requested that the language be modified for an annual process/term. Board Member McConnehey asked that the positions also be appointed by resolution.

MOTION: Board Member Christopher McConnehey moved to table Resolution No. 226 amending the Redevelopment Agency Bylaws to the meeting on June 9, 2021
Board Member Kelvin Green seconded the motion.

The vote was recorded as follows:

Board Chair Zach Jacob	Absent
Board Member Kelvin Green	Yes
Board Member Chad Lamb	Absent
Board Member Chris McConnehey	Yes
Board Member David Pack	Yes
Board Member Kayleen Whitelock	Yes
Board Member Melissa Worthen	Absent

The motion passed 4-0

b. Election of Chair and Vice Chair of the Redevelopment Agency

MOTION: Board Member Christopher McConnehey moved to table the Election of the Chair and Vice Chair of the Redevelopment Agency to the meeting on June 9, 2021
Board Member Kelvin Green seconded the motion.

The vote was recorded as follows:

Board Chair Zach Jacob	Absent
Board Member Kelvin Green	Yes
Board Member Chad Lamb	Absent
Board Member Chris McConnehey	Yes
Board Member David Pack	Yes
Board Member Kayleen Whitelock	Yes
Board Member Melissa Worthen	Absent

The motion passed 4-0

c. Letter of intent for the development of a surf park

Economic Development Director Chris Pengra mentioned that there Kip and Josh were available to answer any questions regarding the letter of intent for purchase of RDA property to build a surf park.

Board Member Green briefly oriented the board regarding the letter of intent for the purchase of a Redevelopment Agency property for the development of a surf park at 9000 S Mountain View Corridor. Mr. Pengra clarified that the letter was a non-binding, and a public hearing would be held at a future meeting for the acceptance of a purchase agreement.

Board Member McConnehey mentioned an interest in the agreement and how it would shape up, noting that there were still a lot of details to work out.

MOTION: Board Member Christopher McConnehey moved to approve letter of intent between Wave Haven LLC and the City of West Jordan Redevelopment Agency for the development of a surf park

Board Member Kayleen Whitelock seconded the motion.**The vote was recorded as follows:**

Board Chair Zach Jacob	Absent
Board Member Kelvin Green	Yes
Board Member Chad Lamb	Absent
Board Member Chris McConnehey	Yes
Board Member David Pack	Yes
Board Member Kayleen Whitelock	Yes
Board Member Melissa Worthen	Absent

The motion passed 4-0**4. ADJOURN**

Board Member McConnehey moved to adjourn the meeting and Board Member Whitelock seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 7:50 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 26, 2021. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this _____ day of _____ 2021

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REDEVELOPMENT AGENCY BOARD MEETING**

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BOARD: Chair Zach Jacob, Vice-Chair Kelvin Green, Chad Lamb, Christopher McConnehey, David Pack, Kayleen Whitelock, and Melissa Worthen

STAFF: IT Director Robert Allred, Council Office Director Alan R. Anderson, Community Engagement & Government Affairs Director Tauni Barker, Police Lieutenant Richard Bell, Police Lieutenant James Bigelow, Mayor Dirk Burton, Public Works Director Brian Clegg, City Planner/Zoning Administrator Larry Gardner, Community Development Director Scott Langford, City Administrator Korban Lee, IT Administrative Assistant Rachel MacKay, Fire Chief Derek Maxfield, Economic Development Director Chris Pengra, Assistant City Attorney David Quealy, Council Office Clerk Cindy Quick, Deputy Police Chief Jeremy Robertson, Administrative Services Director Danyce Steck, Assistant City Attorney Jared Tingey, Police Lieutenant Brandon Turner, Police Chief Ken Wallentine, and City Attorney Robert Wall

REDEVELOPMENT AGENCY

1. CALL TO ORDER

Chair Jacob called the meeting to order at 7:54 pm

2. PUBLIC HEARING

a. Final Budget for the City of West Jordan Redevelopment Agency for Fiscal Year 2022

Administrative Services Director Danyce Steck explained that the Board adopted the tentative budget for FY 2022 on May 26, 2021. Revenues come from property tax in areas considered blighted. An RDA is adopted over those areas to develop and re-incentivize that area. Some improvements were streetscapes and water storage tanks to revitalize and spur economic development. The purpose of the hearing was to receive public comment and the final adoption would take place on June 23, 2021.

Chair Jacob opened a public hearing at 7:57 pm

Citizen Comments:

None

Chair Jacob closed the public hearing at 7:57 pm

b. Amendments to the City of West Jordan Redevelopment Agency Budget for Fiscal Year 2021

Administrative Services Director Danyce Steck outlined the budget amendments noting that the final action would take place on June 23, 2021.

Chair Jacob opened a public hearing at 8:01 pm

Citizen Comments:

None

Chair Jacob closed the public hearing at 8:02 pm

3. BUSINESS ITEMS

a. Approve the minutes of April 28, and May 12, 2021

MOTION: Board Member Green moved to approve the Minutes of May 12, 2021 as presented
Board Member Worthen seconded the motion.

The vote was recorded as follows:

Board Chair Zach Jacob	Yes
Board Member Kelvin Green	Yes
Board Member Chad Lamb	Yes
Board Member Chris McConnehey	Yes
Board Member David Pack	Yes
Board Member Kayleen Whitelock	Yes
Board Member Melissa Worthen	Yes

The motion passed 7-0

b. Amending the bylaws of the Redevelopment Agency, designating a location for agency meetings, and authorizing electronic agency meetings

Economic Development Director Chris Pengra addressed board regarding the amendments to the bylaws.

Board Member McConnehey noted the modification regarding the Chair and Vice Chair serving for a one-year term. He requested that it coincide with the calendar year and other Council assignments. He felt that the language stated that if someone were to resign and that person were Chair, the new person would be put in for a new term or for a term of one year. He requested there be language stating that they would fulfill the remainder of the existing term for the calendar year and reflect that change for both the Chair and the Vice Chair.

MOTION: Board Member Green moved to table Resolution No. 226 amending the bylaws of the Redevelopment Agency until June 23, 2021 to make the appropriate amendments as requested
Board Member McConnehey seconded the motion.

The vote was recorded as follows:

Board Chair Zach Jacob	Yes
Board Member Kelvin Green	Yes
Board Member Chad Lamb	Yes
Board Member Chris McConnehey	Yes
Board Member David Pack	Yes
Board Member Kayleen Whitelock	Yes
Board Member Melissa Worthen	Yes

The motion passed 7-0

c. Election of officers for the Board

MOTION: Board Member McConnehey moved to table Resolution No. 228 regarding the election of officers of the board until June 23, 2021
Board Member Green seconded the motion.

The vote was recorded as follows:

Board Chair Zach Jacob	Yes
Board Member Kelvin Green	Yes
Board Member Chad Lamb	Yes
Board Member Chris McConnehey	Yes
Board Member David Pack	Yes
Board Member Kayleen Whitelock	Yes
Board Member Melissa Worthen	Yes

The motion passed 7-0

4. ADJOURN

Board Member McConnehey moved to adjourn the meeting and Board Member Whitelock seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 8:08 pm

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 9, 2021. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this _____ day of _____ 2021