



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

Wednesday, March 9, 2022 - 5:30 pm
Approved March 23, 2022

West Jordan City Council Chambers • 8000 S Redwood Road • West Jordan, UT 84088

COUNCIL: Chair Kayleen Whitelock, Vice-Chair Kelvin Green, Pamela Bloom, Zach Jacob, Christopher McConnehey, David Pack, and Melissa Worthen

STAFF: Council Office Director Alan R. Anderson, Community Engagement & Government Affairs Director Tauni Barker, Mayor Dirk Burton, Policy Analyst & Public Liaison Cassidy Hansen, City Administrator Korban Lee, IT Administrative Assistant Rachel MacKay, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, and City Attorney Robert Wall

1. CALL TO ORDER

Chair Whitelock called the meeting to order at 8:30 pm

2. CONSENT

a. Approve Meeting Minutes:

- **February 23, 2022 Board Meeting**

MOTION: Board Vice Chairperson Green moved to approve Consent Item 2a approving the minutes.

Board Member McConnehey seconded the motion.

The vote was recorded as follows:

Chairperson Kayleen Whitelock	Yes
Vice Chairperson Kelvin Green	Yes
Board Member Pamela Bloom	Yes
Board Member Zach Jacob	Yes
Board Member Chris McConnehey	Yes
Board Member David Pack	Yes
Board Member Melissa Worthen	Yes

The motion passed 7-0

3. BUSINESS ITEMS

a. Participation Agreement

Economic Development Director Chris Pengra offered to answer any questions from Board Members.

Board Member Chris McConnehey voiced opposition to the agreement because of the amount being received versus the amount being spent and that there was not a ramp up period. He felt it was more of an incentive for the developer rather than the retailer.

Vice Chairperson Kelvin Green agreed with Board Member McConnehey. He believed that Wagscap was acting as the developer and not as the retailer.

MOTION: Board Member Bloom moved to approve Resolution No. 231 authorizing the

execution of a participation agreement between the Redevelopment Agency of the City of West Jordan and Wagscap, LLC for the West Jordan Copper Hills Marketplace Community Development Area.
Board Member Jacob seconded the motion.

Board Member McConnehey noted an additional reason for his opposition was that the incentive was being front loaded with no opportunity for a coarse correction. He asked Board Members if they could provide a way not to give the full benefit pre performance.

Board Member Zach Jacob was in favor of the agreement because he believed what was being received for the property was more than what was paid for.

Board Chairperson Kayleen Whitelock felt that it was a big draw and people in the area wanted places to shop, eat, and things to do in that area. She thought Board Member Jacob had a good point. This would put something in the area without losing money. Still, she felt the decision was difficult to make.

Board Member David Pack wondered if giving economic tax incentives would be greater than the tax coming in. He felt it was a difficult decision to make.

The vote was recorded as follows:

Chairperson Kayleen Whitelock	No
Vice Chairperson Kelvin Green	No
Board Member Pamela Bloom	Yes
Board Member Zach Jacob	Yes
Council Member Chris McConnehey	No
Council Member David Pack	Yes
Council Member Melissa Worthen	Yes

The motion passed 4-3

4. CLOSED MEETING

- a. *The City of West Jordan Redevelopment Agency temporarily recessed the City Council meeting to convene in a closed session*

At 9:25 pm, Board Member Whitelock moved to convene in a closed session to discuss the purchase, exchange, or lease of real property; or the sale of real property, including any form of a water right or water shares as provided by Utah Code Annotated §52-4-205.

Board Member Green seconded the motion.

Board Member McConnehey voiced appreciation for how Board Members handled differences of opinion. He was grateful for the ability to have a differing opinion without being attacked.

The vote was recorded as follows:

Chairperson Kayleen Whitelock	Yes
Vice Chairperson Kelvin Green	Yes
Board Member Pamela Bloom	Yes
Board Member Zach Jacob	Yes
Council Member Chris McConnehey	Yes

Council Member David Pack	Yes
Council Member Melissa Worthen	Yes

The motion passed 7-0

The closed meeting began at 9:26 pm.

Those present during the closed session included Board Members Pamela Bloom, Kelvin Green, Zach Jacob, Chris McConnehey, David Pack, Kayleen Whitelock, and Melissa Worthen. Staff members Mayor Dirk Burton, Chief Administrative Officer Korban Lee, City Attorney Rob Wall, and Council Office Director Alan Anderson, Policy Analyst & Public Liaison Cassidy Hansen, Council Office Clerk Cindy Quick, and Economic Development Director Chris Pengra.

Board Members discussed the purchase, exchange, or lease of real property as follows:
Property #1: 9:26pm to 9:30 pm

Board Vice Chair Green moved to adjourn the closed session. Board Member Worthen seconded the motion. All voted in favor and the motion passed unanimously.

The closed meeting adjourned at 9:31pm

5. ADJOURN

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

The meeting adjourned at 9:32 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 9, 2022. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency Meeting.

Cindy M. Quick, MMC
Secretary

Approved this 23rd day of March 2022