MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING

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

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

COUNCIL: Chair Kayleen Whitelock, Vice-Chair Kelvin Green, Pamela Bloom (via Zoom), 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:

- ***August 31, 2021 Meeting***
- ***September 8, 2021 Meeting***
- ***January 12, 2022 Meeting***
- ***January 26, 2022 Meeting***

MOTION: Board Member McConnehey moved to approve Consent Items 2a approving various minutes.
Vice Chair Green 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 provided a detailed overview of the 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. He noted that Tallon and Jayden from Wagscap were also attending and available for questions.

A concept site plan was shown, and it was noted that a real estate purchase agreement was part of the participation agreement.

Vice Chairperson Green referring to a reference on page 5 paragraph 2.1 regarding compatible

commercial uses stated that uses not listed in this section may be approved by the Executive Director at their sole discretion. He questioned if that was an improper delegation of authority. Mr. Pengra felt that should be decided by the RDA Board, however, the purpose had been identified in the area and had base zoning, so it was unclear how much authority was actually being delegated. Outside Legal Counsel Adam Long agreed that the delegation of authority should be determined by the RDA Board. The agreement established a concept and general development ideas, and the Executive Director would have authority to approve decisions within that agreement.

Vice Chairperson Green asked Policy Analyst & Public Liaison Cassidy Hansen to respond to a question regarding the incentive numbers that showed the development would create 40 times more tax revenue than any other development in the City. Mr. Pengra respectfully disagreed with his statement.

Board Member McConnehey agreed with the concern regarding the delegation of authority and also felt that the dollar incentive shown was of concern. He felt it only addressed property tax value and left out the personal property tax from the incentives. Overall, he did feel it would be a good project for the City but questioned the value of the incentive being provided compared to the return they were expecting to receive.

Responding to questions from the Council, Policy Analyst & Public Liaison Hansen mentioned that the incentive was designed very differently from other incentives. The incentive provided had the advantage of including sales tax numbers. It was difficult to look at the analysis presented and call out what an amazing deal it was. She mentioned it would be difficult to determine how many vehicles would be sold at the location because there would be people buying from different places across the County which may cause the question of how much of the market could West Jordan take by creating the development. She suggested as the Council considered the proposal, it would be important to determine if the sales tax was important to them and if the revenue it would bring would be good for the City.

Vice Chairperson Green mentioned that the applicant would be given three years to buy the property and they did not know what the incentive would be during those years. He questioned if the value of property went up, would the value of the pre-performance incentive go up as well.

Board Member Jacob commented that he believed they did not know that, but they did know what they paid for the land and what they would sale the land for. He suggested that Council decide if they liked those numbers. He did like the numbers and thought the deal had come a long way.

Executive Director Dirk Burton agreed with Board Member Jacob. He felt the proposal was a good opportunity for Truck Ranch and for the City.

Board Member Worthen agreed. She felt it was a win-win all the way around. It was in a great location and something that the City had been striving for a long time. She believed they should move forward with the proposal.

Board Member Bloom agreed and felt it was something residents wanted for a long time.

Board Member Pack thanked staff and applicant for retooling the agreement. He felt it was a great opportunity to have the land go to highest and best use. He didn't want to reach a point where they lost the opportunity. He believed they should move forward.

Chairperson Whitelock reported that the property had been purchased by a prior RDA Board with the desire to have it be an auto dealership. She felt that with State Code and legislation the proposal

would be a good thing for the City. It was an opportunity for people come to our City and spend money. She wished the financial parts would have been more apples to apples instead of apples to oranges, however, overall it appeared to be a good thing for the City. She mentioned being able to see another location in Logan and found it attractive and also believed CARVANA was really cool and would fit well in the City.

MOTION: Board Member Jacob 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 Worthen seconded the motion.

Board Member Jacob withdrew the motion to consider Mr. Long's request. Mr. Long asked that the motion include authority for the Executive Director to make non substantive changes. Mr. Pengra gave the example of the name and address for the third party.

City Attorney Rob Wall noted that the agenda did not indicate the Board would vote on the resolution but that it was listed as a discussion.

MOTION: Board Member Jacob moved to TABLE Resolution No. 231 for two weeks.
Board Member Worthen seconded the motion.

The vote was recorded as follows:

Chairperson Kayleen Whitelock	**Yes**
Vice Chairperson Kelvin Green	**No**
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 6-1

4. ADJOURN

Board Member Jacob moved to adjourn the meeting. Council Member Worthen seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 9:24 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on February 23, 2022. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency Board meeting.

Cindy M. Quick, MMC
Secretary

Approved this 9th day of March 2022