

MINUTES OF THE REDEVELOPMENT AGENCY SPECIAL MEETING – JUNE 28, 2022

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THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, JUNE 28, 2022, AT 6:43 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN SCOTT HARMON.

THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harmon, Chair
Jake Fitisemanu
William Whetstone
Tom Huynh
Karen Lang
Don Christensen
Lars Nordfelt (*electronically*)

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief (*electronically*)
John Evans, Fire Chief
Jim Welch, Finance Director (*electronically*)
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Jason Ereksen, Acting Parks and Recreation Director (*electronically*)
John Flores, HR Director (*electronically*)
Sam Johnson, Strategic Communications Director
Ken Cushing, IT (*electronically*)

APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 7, 2022

The Board considered Minutes of the Regular Meeting held June 7, 2022. There were no changes, corrections or deletions.

Mr. Huynh moved to approve the Minutes of the Regular Meeting held June 7, 2022. Mr. Fitisemanu seconded the motion.

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

RESOLUTION 22-04: APPROVE AN INCENTIVE AGREEMENT WITH GODFREY WEST INVESTORS, LLC

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Wayne Pyle, City Manager, presented proposed Resolution 22-04 that would approve an Incentive Agreement with Godfrey West Investors, LLC

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

Godfrey West Investors, LLC (GWI), a partnership between Scott Godfrey of Godfrey Trucking and Sansone Development, would like to develop a new industrial park to meet the high demand for fulfillment. The area of interest is a 38.7-acre property within the Northwest Economic Development Area located at 6941 S. 2100 S.

The TIF incentive will help offset the high costs of remediating compatible soils, constructing offsite water lines, and making substantial upgrades to the entire power grid as Rocky Mountain Power requires.

The development will include two sizable industrial buildings with a total square footage of 603,175. Building 1 is 314,175 SF. Building 2 will be 289,000 SF. The capital investment of the core and shell alone totals \$36,469,000. Additional tenant improvements for new tenants down the road will amount to an additional investment of \$15-20M.

The amount of TIF generated by this project is \$3,532,033. The incentive is subject to GWI meeting the performance terms of the agreement and totals \$700,000, which is 20% of the total TIF generated by the project.

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

Ms. Lang moved to approve Resolution 22-04.

Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Mr. Whetstone	Yes
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Nordfelt	Yes
Mr. Christensen	Yes
Chairman Harmon	Yes

Unanimous.

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MOTION TO ADJOURN

All voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL MEETING OF TUESDAY, JUNE 28, 2022, WAS ADJOURNED AT 6:44 PM. BY CHAIRMAN HARMON.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the Redevelopment Agency of West Valley City held Tuesday, June 28, 2022.



Nichole Camac
Secretary