



The Annual Electronic Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, January 3, 2023, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

SCOTT HARMON, CHAIR
TOM HUYNH, VICE CHAIR

A G E N D A

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - A. October 4, 2022
4. Report of Chief Executive Officer
5. Resolutions
 - A. 22-09: Approve a Property Conveyance to West Valley City in Fairbourne Station
6. New Business
 - A. Elect Chair for 2023
 - B. Elect Vice Chair for 2023
7. Adjourn

- 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.

**MINUTES OF THE REDEVELOPMENT AGENCY REGULAR MEETING – OCTOBER 4,
2022**

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THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, OCTOBER 4, 2022, AT 7:13 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
Karen Lang (*electronically*)
Jake Fitisemanu
William Whetstone
Tom Huynh
Don Christensen
Lars Nordfelt

STAFF PRESENT:

Wayne Pyle, City Manager (*electronically*)
Nichole Camac, City Recorder
Nicole Cottle, Assistant City Manager/ General Counsel
Eric Bunderson, City Attorney (*electronically*)
Mike Fossmo, Acting Police Chief
John Evans, Fire Chief (*electronically*)
Jim Welch, Finance Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director (*electronically*)
Jason Erikson, Acting Parks and Recreation Director
John Flores, HR Director
Sam Johnson, Strategic Communications Director (*electronically*)
Ken Cushing, IT

APPROVAL OF MINUTES OF SPECIAL MEETING HELD SEPTEMBER 6, 2022

The Board considered Minutes of the Special Meeting held September 6, 2022. There were no changes, corrections or deletions.

Mr. Whetstone moved to approve the Minutes of the Regular Meeting held September 6, 2022. Mr. Christensen seconded the motion.

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

**MINUTES OF THE REDEVELOPMENT AGENCY REGULAR MEETING – OCTOBER 4,
2022**

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PUBLIC HEARINGS

**A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2022-
2023 BUDGET**

Wayne Pyle informed a public hearing had been advertised for the Regular Redevelopment Agency Meeting scheduled October 4, 2022, in order for the Authority to hear and consider public comments regarding re-opening the FY 2022-2023 Budget.

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

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City Redevelopment Agency holds, as needed on a quarterly basis, public hearings to amend the annual budget.

A Public Notice was posted September 22, 2022 in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held October 4, 2022 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Chairman Harmon opened the Public Hearing. There being no one to speak in favor or opposition, Chairman Harmon closed the Public Hearing.

ACTION: CONSIDER RESOLUTION 22-08, AMEND THE BUDGET OF WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Redevelopment Agency previously held a public hearing regarding proposed Resolution 22-08 that would amend the budget of West Valley City Redevelopment Agency for the fiscal year beginning July 1, 2022 and ending June 30, 2023 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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

Mr. Fitisemanu moved to approve Resolution 22-08.

**MINUTES OF THE REDEVELOPMENT AGENCY REGULAR MEETING – OCTOBER 4,
2022**

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Mr. Huynh seconded the motion.

A roll call vote was taken:

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

Unanimous.

MOTION TO ADJOURN

Upon motion by Mr. Huynh, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, OCTOBER 4, 2022, WAS ADJOURNED AT 7:15 PM. BY CHAIRMAN HARMON.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Redevelopment Agency of West Valley City held Tuesday, October 4, 2022.

Nichole Camac
Secretary

22-09: Approve a Property Conveyance to West Valley...

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

ISSUE:

A resolution authorizing the Redevelopment Agency of West Valley City to convey parcel 15-33-129-055 to West Valley City.

SYNOPSIS:

Wasatch Land Holdings is currently processing a new subdivision to be known as the WVLH Subdivision. The proposed subdivision is located north of City Hall and will consolidate old property lines, establish new lots for the public safety building, future commercial uses and a parking lot.

A portion of property located within said future subdivision is owned by the Redevelopment Agency of West Valley City. The existing Public Safety Building is located on the westerly portion of parcel 15-33-129-055 owned by the RDA and on parcels 15-33-129-039 and 15-33-129-065 owned by West Valley City. The conveyance of this property will clean up existing boundaries and will place the Public Safety Building under the single ownership of West Valley City.

RECOMMENDATION:

Approve the resolution to convey Parcel 15-33-129-055 as described in the attached Warranty Deed to West Valley City.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
WEST VALLEY CITY APPROVING A PROPERTY
CONVEYANCE TO WEST VALLEY CITY IN
FAIRBOURNE STATION.**

WHEREAS, a new subdivision located north of City Hall is necessary to consolidate old property lines, establish new lots for the Police Headquarters, Public Safety building, future commercial uses and parking lot; and

WHEREAS, the Redevelopment Agency of West Valley City (hereinafter, the “Agency”) owns a small portion of property that overlaps into what should be a lot totally owned by West Valley City (hereinafter, the “City”); and

WHEREAS, the Agency desires to convey this portion of property to the City such that the property lines are consistent with the new subdivision plat and existing new development; and

WHEREAS, a Deed has been prepared and attached hereto, conveying the portion of property from the Agency to the City; and

WHEREAS, the Board of Directors of the Agency does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve the Deed;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Agency that the Deed is hereby approved in substantially the form attached, and that the Chief Executive Officer is hereby authorized to execute said Deed, and any other documentation required to complete the conveyance of the portion of property, for and on behalf of the Agency, subject to approval of the final form of the Deed and associated documents by Agency legal counsel.

PASSED and APPROVED this _____ day of _____, 2022.

REDEVELOPMENT AGENCY
OF WEST VALLEY CITY

CHAIR

ATTEST:

SECRETARY

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 S. Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL I.D. #15-33-129-055

WARRANTY DEED

Redevelopment Agency of West Valley City, a political subdivision of the State of Utah, GRANTOR, hereby conveys and warrants to **West Valley City, a municipal corporation of the State of Utah**, having an address of 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a parcel of land in fee, located at **3560 S. Constitution Boulevard** in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcel of land conveyed by this Warranty Deed are described as follows:

A parcel of land, located in the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point in the westerly right of way line of Constitution Boulevard (2700 West) and the beginning of a non-tangent 16.00 foot radius curve to the right, said point is 501.25 feet S.00°00'41"W. along the quarter section line and 70.22 feet S.89°53'20"W. from the North Quarter Corner of said Section 33 (Basis of bearing is S.89°53'20"W. along the section line between the found monuments representing the North Quarter Corner and the Northwest Corner of said Section 33); and running thence along said westerly right of way line the following two (2) courses: 1) southerly along the arc of said curve 4.86 feet through a central angle of 17°23'20" (Note: Chord bears S.08°42'48"E. 4.84 feet) and 2) S.00°01'19"E. 47.03 feet; thence S.89°56'30"W. 130.54 feet; thence S.00°00'41"W. 52.58 feet; thence S.89°56'30"W. 201.91 feet; thence S.00°00'41"W. 113.92 feet; thence S.89°56'30"W. 130.00 feet to the easterly boundary line of Fairbourne Station Phase 1 Subdivision recorded as Entry No. 11341968 in Book 2012P at Page 22 in the office of the Salt Lake County recorder; thence along said easterly boundary line the following three (3) courses: 1) N.00°00'20"E. 46.89 feet to the beginning of a 526.66 foot radius curve to the left; thence northerly along the arc of said curve 183.99 feet through a central angle of 20°01'00" (NOTE: Chord bears N.10°00'05"W. 183.06 feet) to the beginning of a 466.66 foot radius reverse curve to the right; thence northerly along the arc of said curve 16.86 feet through a central angle of 02°04'10" (Note: Chord bears N.18°58'34"W. 16.86 feet); thence N.89°53'20"E. 276.23 feet; thence S.00°00'41"W. 25.30 feet; thence N.89°53'20"E. 222.78 feet to the Point of Beginning.

The above described parcel of land contains 64,608 square feet or 1.48 acres in area, more or less.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants, and taxes and assessments of record or apparent or enforceable in law or equity.

WITNESSED the hand of said GRANTOR this ____ day of _____, 2022.

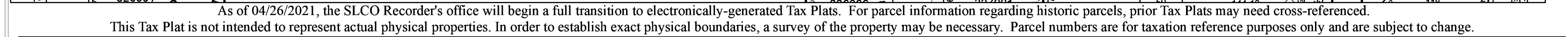
GRANTOR
**Redevelopment Agency of West Valley City,
a political subdivision of the State of Utah**

Wayne T. Pyle, Chief Executive Officer

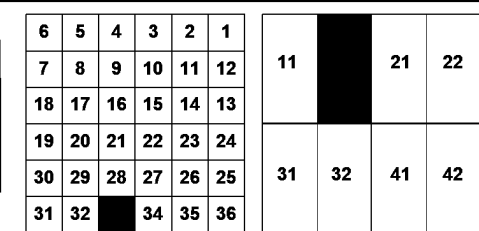
State of Utah)
 :SS
County of Salt Lake)

On this _____ day of _____, 2022, personally appeared before me **Wayne T. Pyle**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed to me that he is the **Chief Executive Officer** of the **Redevelopment Agency of West Valley City, a political subdivision of the State of Utah**, and that the foregoing instrument was signed on behalf of said agency by authority of a resolution of its Board of Directors, and acknowledged to me that said agency executed the same.

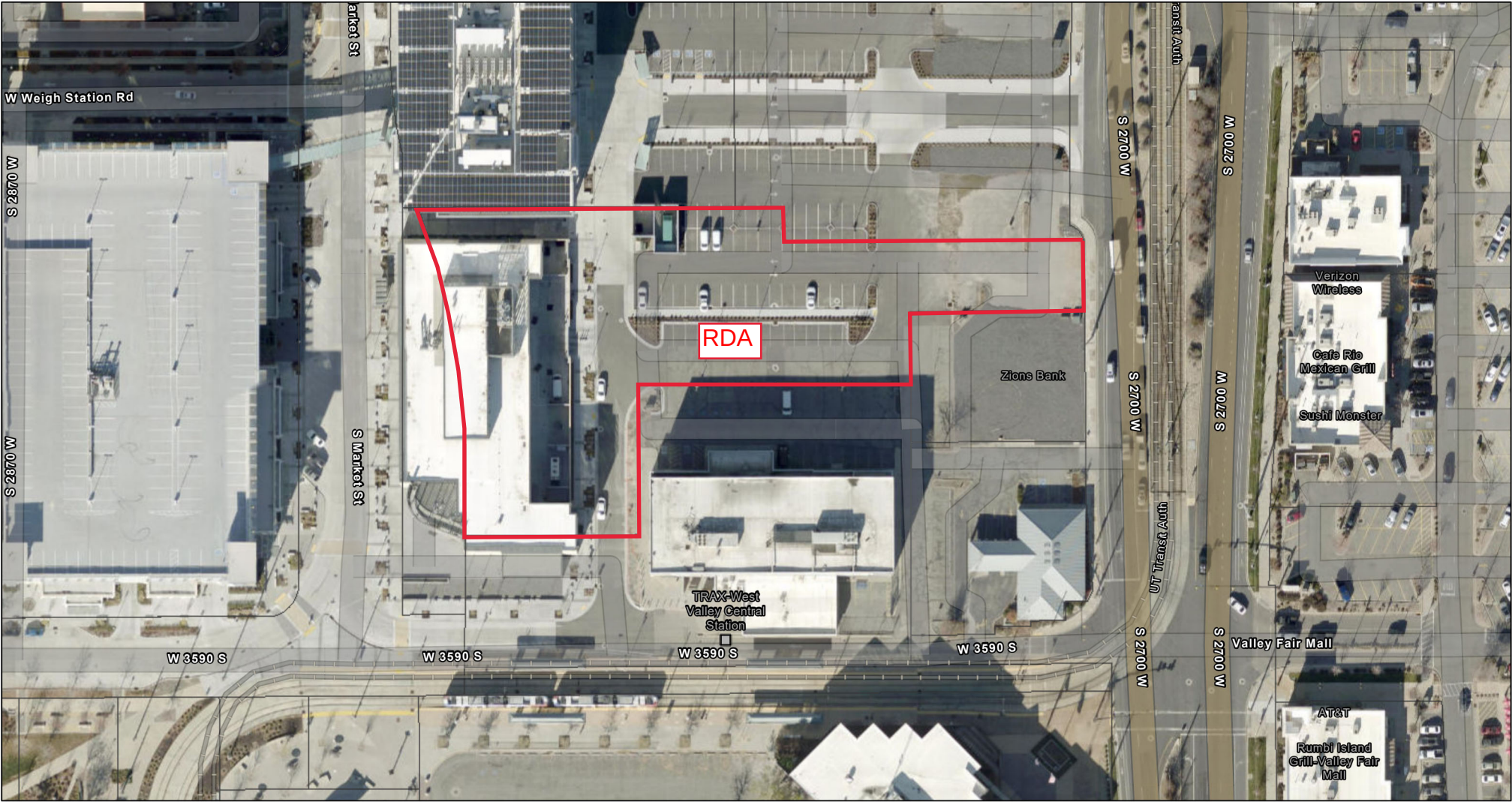
Notary Public



Prepared and published by: Scale 1"=100'



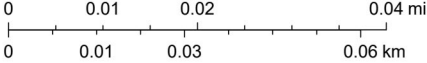
West Valley City, Utah - Web Map



12/8/2022, 8:55:01 AM

Parcels

1:1,128



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11/28/2022

AGENCY & AUTHORITY OFFICER ROTATION LIST**Redevelopment Agency**

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2023	Tom Huynh	Lars Nordfelt
2024	Lars Nordfelt	Jake Fitisemanu
2025	Jake Fitisemanu	Don Christensen
2026	Don Christensen	William Whetstone
2027	William Whetstone	Scott Harmon
2028	Scott Harmon	Tom Huynh
2029	Tom Huynh	Lars Nordfelt

Housing Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2023	Jake Fitisemanu	Don Christensen
2024	Don Christensen	William Whetstone
2025	William Whetstone	Scott Harmon
2026	Scott Harmon	Tom Huynh
2027	Tom Huynh	Lars Nordfelt
2028	Lars Nordfelt	Jake Fitisemanu
2029	Jake Fitisemanu	Don Christensen

Building Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2023	William Whetstone	Scott Harmon
2024	Scott Harmon	Tom Huynh
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11/28/2022

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