

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

Wednesday, March 22, 2023 - 8:30 PM
Approved April 12, 2023

Thomas M. Rees Justice Center • 8040 S Redwood Road • West Jordan, UT 84088

REDEVELOPMENT AGENCY MEETING *(following City Council Meeting)*

1. CALL TO ORDER

BOARD: Pamela Bloom, Kelvin Green, Zach Jacob, Chris McConnehey, David Pack, and Melissa Worthen

STAFF: Mayor Dirk Burton, Chief Administrative Officer Korban Lee, Council Office Director Alan Anderson, Economic Development Director Chris Pengra, Policy Analyst Cassidy Hansen, and Council Office Clerk Cindy Quick

Board Member Chris McConnehey called the meeting to order at 8:35 pm

2. CONSENT ITEMS

- a. Approve Meeting Minutes
 - June 23, 2021 – Redevelopment Agency Meeting
 - October 26, 2022 – Redevelopment Agency Meeting

MOTION: Board Member Green moved to APPROVE consent items.
Board Member Bloom seconded the motion.

The vote was recorded as follows:

Yes: Pamela Bloom, Kelvin Green, Zach Jacob, Chris McConnehey, David Pack, Kayleen Whitelock, Melissa Worthen

No:

Absent:

The motion passed 7-0.

3. BUSINESS ITEMS

- a. *Resolution No. 238 regarding the Election of Agency Officers for Calendar Year 2023*

MOTION: Board Member Green moved to APPROVE Resolution No. 238 regarding the Election of Agency Officers for Calendar Year 2023 and pursuant to the RDA Bylaws that Council Chair McConnehey and Vice Chair Bloom be designated as the Board RDA Chair and Vice Chair.
Board Member Whitelock seconded the motion.

The vote was recorded as follows:

Yes: Pamela Bloom, Kelvin Green, Zach Jacob, Chris McConnehey, David Pack, Kayleen Whitelock, Melissa Worthen

No:

Absent:

The motion passed 7-0.

b. Resolution No. 237 authorizing the execution of a Purchase and Sale Agreement between the Redevelopment Agency of West Jordan City (seller) and Sawtell Properties, LLC (Buyer).

City Administrator Korban Lee briefly introduced the item noting that the City had been speaking in negotiations with Peterson Development regarding selling a portion of property. Adjustments had been made to the property disposal. In addition to purchasing the property, Peterson would deed a protection strip in a different location to the City. He clarified it was a Quit Claim Deed but still an important part of the item.

Council Office Director Anderson asked for time to take care of a technical issue.

At 8:39 pm Board Member Green moved to take a five-minute recess. Board Member Jacob seconded the motion. All voted in favor and the motion passed unanimously (7-0).

The meeting reconvened at 8:44 pm

Economic Development Director Chris Pengra gave a brief overview of the Purchase and Sale Agreement (PSA). He noted that Dave Clemence and Adam Long were available via Zoom to answer any questions. Pertinent provisions were that it governs the sale of 2.895 acres at \$13.25 per square feet.

Chairperson McConnehey asked where the property was located. Mr. Pengra explained it was east of Mountain View Corridor and north of 9000 South, sandwiched in between Mountain View Corridor and 5600 West.

He continued noting that along with the PSA there was a Road and Easement Agreement, as well as a Buyback Agreement which would be executed at closing. The PSA also required the Buyer and Seller to share the cost of a traffic signal located at Frisco Drive and 5600 West if warranted by the development of either party.

The Road Easement and Buyback Agreements identify the relationship, cost sharing, and obligations between the Redevelopment agency and the purchaser at a future date when the road is established. The Buyback Agreement was there in case the PSA is executed but the property doesn't close. At that point, the Redevelopment Agency would retain ownership of the property and provide access to the buyer.

Board Member Green noted a difference in the footer of the signed PSA and the one attached to the Resolution. Adam Long was not concerned, the difference was not substantive. Board Member Green referencing Section 9.7 of the Buyback Agreement voiced concern with language addressing 16 units per acre and voiced concern that it alluded to promising zoning. Mr. Pengra clarified that the board could not make that promise. Board Member Green referencing language at the top of page 10 regarding conditions described and not satisfied on or before closing the buyer could terminate the agreement. He questioned the language where it was referencing something that

would take place in the future. Mr. Long clarified that the condition referenced was that the buyback agreement gets signed and not that the zoning gets determined.

MOTION: Board Member Whitelock moved that the Board APPROVE Resolution No. 237 authorizing the execution of a Purchase and Sale Agreement between the Redevelopment Agency of West Jordan City and Sawtell Properties, LLC for the sale of approximately 2.895 acres of agency owned land.
Vice Chairperson Bloom seconded the motion.

The vote was recorded as follows:

Yes: Pamela Bloom, Kelvin Green, Zach Jacob, Chris McConnehey, David Pack, Kayleen Whitelock, Melissa Worthen

No:

Absent:

The motion passed 7-0.

c. Board Updates

None

4. ADJOURN

Board Member Whitelock moved to adjourn the meeting.
Board Member Green seconded the motion.

The meeting adjourned at 8:55 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 22, 2023. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Secretary

Approved this 12th day of April 2023