THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
June 14, 2023

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

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REDEVELOPMENT AGENCY MEETING 6:00 pm (*or as soon thereafter as possible*)

1. **CALL TO ORDER**
2. **BUSINESS ITEMS**
   a. Presentation of proposed improvements to be included in the FY 2024 Annual Budget

3. **CONSENT ITEMS**
   Routine items on the Consent Agenda not requiring public discussion by the board or which have been discussed previously may be adopted by one single motion. A board member may request to remove an item from the consent agenda for individual discussion and consideration.
   a. Approve Meeting Minutes
      - May 9, 2023 – Redevelopment Agency Meeting
      - May 10, 2023 – Redevelopment Agency Meeting

4. **ADJOURN**

Interested parties may contact the board PRIOR to the meeting in one of the following ways: *(your comment will not be part of the meeting but will be provided to all members of the board)*

- *Call the 24-hour Public Comment Line PRIOR to the meeting and leave a message:* ***(801) 569-5052****. Please include your name and phone number.*
- *Send an email to* ***councilcomments@westjordan.utah.gov****. Please include your name and phone number.*

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In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the West Jordan City Council Office at 801-569-5017, providing at least three working days' advance notice of the meeting.

ELECTRONIC PARTICIPATION
One or more board members may participate electronically in this meeting using online video conferencing technology per Utah Code (§52-4-207) and West Jordan City Ordinance 1-13-1-E. Members' participation via electronic communication will be broadcast and amplified so other board members and all other persons present in the meeting will be able to hear or see the communication.

INTELLECTUAL PROPERTY PERMISSION NOTICE
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CERTIFICATE OF POSTING
I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website https://www.utah.gov/pmn/, on West Jordan City's website https://westjordan.primegov.com/public/portal, and notification was sent to the Salt Lake Tribune, Deseret News, and the West Jordan Journal.

Please note: *agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the board, staff, and the public.*

Posted and dated June 9, 2023 Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Provide information to Board

Meeting Date Requested : 06/14/2023

Presenter: Danyce Steck, Isaac Astill, Chris Pengra

Deadline of item : 06/14/2023

Department Sponsor: Admin. Services

Agenda Type: REDEVELOPMENT AGENCY MEETING

Time Requested: 15 minutes presentation, 10 minutes Board

(Board may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Presentation of proposed improvements to be included in the FY 2024 Annual Budget

2. **EXECUTIVE SUMMARY**
   The RDA Board requested additional details on the proposed improvements to be included in the FY 2024 Annual Budget. Staff will present more detail on the improvements and will identify which areas are contributing to the improvements. The Board will be asked to prioritize the improvements and will need a majority to include them in the budget. The FY 2024 Annual Budget will be presented at a public hearing for adoption on June 28, 2023.

3. **TIME SENSITIVITY / URGENCY**
   An annual budget must be adopted prior to June 30, 2023.

4. **FISCAL NOTE**
   Proposed improvements total $1,500,000, however there are additional funds available if the Board chooses to allocate them for additional improvements.

5. **DEPARTMENT RECOMMENDATION**
   N/A

6. **PLANNING COMMISSION RECOMMENDATION**
   N/A

7. **MOTION RECOMMENDED**
   N/A

8. **MAYOR RECOMMENDATION**
   N/A

9. **PACKET ATTACHMENT(S)**

10. **OTHER INFORMATION**
    Legal reference:
    Utah State Code 17C-1-601.5(2) states, "The board shall adopt each agency budget: for an agency created by a municipality, before June 30 . . . ."

IMPROVEMENTS

JUNE 14, 2023

BOARD UPDATE

ISSUE FOR DISCUSSION

Area	Boundary
RDA #1	Redwood Road (6600 – 7000 S)
RDA #2	7800 South (1300-1600 W)
RDA #4	9000 South (1300-1700 W)
RDA #5	7600-7900 South (1700-1900 West)

ISSUE FOR DISCUSSION

Issue:	The budget proposes $1.5 million in streetscape improvements.
Financial impact:	Funding is being provided by the following 4 areas

- RDA #1 $ 430,000
- RDA #2 210,000
- RDA #4 550,000
- RDA #5 310,000

Funding from RDA could be combined with CIP funds for a project.

Council priority: Enhance City Aesthetics

UDOT STREETLIGHT PROJECT

Redwood Road from 7000 South – 7800 South

- UDOT received a federal safety grant to improve the light safety of Redwood Road from 7000 South to 7800 South
- Total project cost: $500,000 (estimate)
- Betterment cost: $300,000
- Funding source: RDA #1

- Project will provide street lighting and decorative lighting to improve visibility and safety along the road and sidewalks on both sides of Redwood Rd.
- UDOT's standard lighting options are not consistent with the aesthetic look for the City.
- Consistent lighting options support more efficient maintenance from an inventory and practical perspective.

UDOT STREETLIGHT PROJECT

UDOT
Keeping Utah Moving

Redwood Road from 7000 South – 7800 South

CITY ENTRANCES

7000 South 1275 West

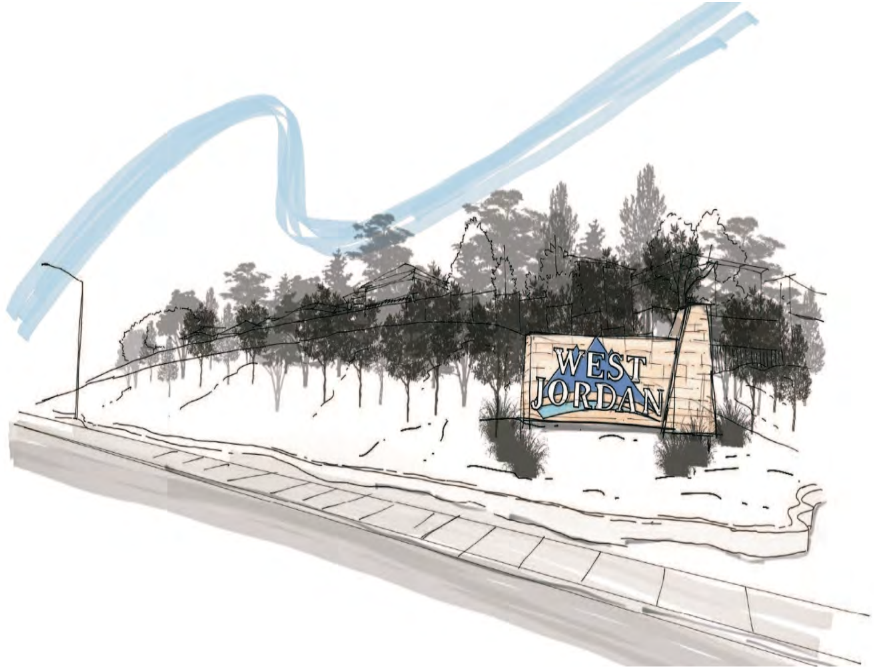
Create a new entrance sign that can be easily maintained and lit at night to welcome those entering the City limits.

- Design
- Coordinate with officials

Funding source:
RDA #1, RDA #2, RDA #4, RDA #5

CITY ENTRANCES

7000 South 1275 West



CITY ENTRANCES

CITY ENTRANCES

PRIORITIZATION

Considerations

- Entry beautification (plants, irrigation, trees)
- Electrical access
- Sound walls
- What does that area represent currently?

- Small Monument $40K - $60K
- Large Monument $60K - $100K
- Beautification $1K - $1M
- Electrical $5K - $25K
- Sound walls (access and type?)

City Signage

- Redwood Road North Entrance
- Redwood Road South Entrance
- 7000 S. East Entrance
- 9000 S. East Entrance
- Mountain View Corridor North
- Mountain View Corridor South
- Bacchus Hwy. North
- Bacchus Hwy. South
- Other

MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING

Tuesday, May 09, 2023 - 6:00 PM
Waiting Formal Approval

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

REDEVELOPMENT AGENCY MEETING

1. CALL TO ORDER

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

STAFF: Council Office Director Alan R. Anderson, Policy Analyst & Public Liaison Cassidy Hansen, City Administrator Korban Lee, Economic Development Director Chris Pengra, Administrative Services Director Danyce Steck

Chair McConnehey called the meeting to order at 7:01 pm and noted technical difficulties.

Administrative Services Director Danyce Steck responding to a question from Board Member Green reported that once an RDA expired, they had several years to spend the money collected.

Economic Development Director Chris Pengra responding to a question from Board Member Green explained that reactivating an RDA would require entering into a new agreement.

2. BUSINESS ITEMS

a. Work session to discuss the Redevelopment Agency Tentative Budget for FY 2024

Economic Development Director Chris Pengra presented an overview of the Redevelopment Agency's project areas. The following information was provided for each project area:

RDA Project Area 1 - Town Center
The collection period concludes on December 31, 2024, with a significant increase of approximately $39 million in marginal taxable value.

Board Member Green inquired about plans for the area. Economic Development Director Pengra mentioned that infrastructure improvements, a traffic signal, and potential investments for the north site were part of the plan. However, a strategic planning process was also being developed to ensure a systematic and strategic approach to the area.

Chair McConnehey pointed out that the collection period would end in 2024 and asked if the remaining funds could be carried over for expenditure. Mr. Pengra confirmed that this was possible. He also mentioned a proposed House Bill that could establish a five-year limit on any remaining funds, but at the moment, there was no specific sunset date, and the funds could be utilized for planned projects in the area as necessary.

RDA Project Area 2 – Industrial Park
The collection period is set to conclude in December 2025. The total increase in taxable value amounted to just over $23 million. There were no active agreements in place for the area.

RDA Project Area 3 – Southwire
The area has expired with no remaining balance. The taxable value experienced a moderate increase.

Board Member Green questioned why the expired project area was still included in the report if it had a zero balance. Mr. Pengra explained that it was standard practice to keep it open for a couple years after expiration in case any new developments arise, but they would work to remove it.

RDA Project Area 4 – Spratling
A significant increase in taxable value amounting to $55 million was observed. Mr. Pengra reported that H-Mart was progressing with plans to open by October. He also mentioned working with a private investor for a separate investment opportunity. Furthermore, site plans for an NHL regulation ice sheet catering to hockey organizations were being finalized.

RDA Project Area 5 – Downtown
There are four more collection years remaining in this project area, which had experienced considerable success. The taxable value has increased by $40 million.

RDA Project Area 6 – Briarwood
The area expired in 2020, with a total increase in taxable value of $17 million. There is a remaining balance earmarked for affordable housing. Mr. Pengra noted the possibility of entering into a new agreement for the city center.

EDA Project Area 2 – Bingham Business Park (Bowing)
The was a significant increase in taxable value amounting to $110 million. Currently, there are no active agreements and it is in the final collection year.

EDA Project Area 3 – Oracle Data Center
Similar to the previous project area, this area also experienced a substantial increase in taxable value amounting to $110 million. It expired in 2021 with a remaining balance and an expired agreement. Mr. Pengra noted anticipated plans for a large investment, where Oracle intends to sell the property to a private data center owner and lease it back. Oracle no longer wishes to retain ownership of the asset. He considered this a success for the project area.

Board Member Whitelock inquired about water efficiency methods for the new data center. Mr. Pengra confirmed that water-efficient methods would indeed be used. When asked about the purpose of the remaining balance, Mr. Pengra stated that the funds would be utilized for agency-wide investments, such as water tanks, sewer improvements, and street scape enhancements.

EDA Project Area 4 – Fairchild
The collection period for this project area concludes in 2030. It was noted that there is a rebate for personal property tax and an aligned energy rebate of the municipal energy tax. Board Member Whitelock inquired about the inclusion of a restaurant in the front, and it was confirmed that the plan still stands. Board Member Green mentioned the presence of a sign for pad sites on the property and suggested that Aligned Energy should apply for a rezone. Mr. Pengra explained that they would either work through the process with a developer or consider purchasing the property.

EDA Project Area 5 - Pioneer Technology District (SWQ)
It was reported that the tax increment has not yet been triggered in this area. However, they are currently collaborating with Lewis, Young, Roberts, and Burningham for a strategic plan and MDA (Master Development Agreement). Board Member Green expressed a preference that no housing incentives be offered in the area, emphasizing the need to focus on building the economic base of the city. Mr. Pengra agreed and assured that he would take that into consideration.

CDA Project Area 1 - Jordan Valley Station
Mr. Pengra provided an update that Paul is actively involved in the development with a focus on commercial exchanges in the area. Board Member Whitelock requested better signage for Trax parking in the vicinity. Board Member Green expressed disappointment that there has been no commercial development in the area over the past 20 years.

CDA Project Area 2 – Copper Hills Marketplace
Tax increment measures have not been triggered yet but once triggered, they believe there is potential for innovation with the property across the street. Mr. Pengra noted that Truck Ranch plans to include a boat dealership, in response to Board Member Whitelock's inquiry.

CRA Project Area 1 – 9000 S Redwood Road
Several big box stores in the area have reduced their footprint and two successful incentives were implemented to attract users and increase the assessed taxable value, preventing major blight in the area.

The RDA Strategic Plan is scheduled to kick off at the end of May with the objective to collaborate with the board to identify potential investments and explore triggering the TIF (Tax Increment Financing) collection for CDA#2 and EDA#5.

Administrative Service Director Steck provided a brief history of the tax increments collected in each project area year by year. A budget amendment would be presented to adjust actual figures. Interest on reserves had been accrued, and the energy tax, currently receipted in the General Fund, needs to be transferred to the RDA and Aligned Energy to restore balances to zero for closure. The PayPal incentive for personal property tax will be rebated due to higher amounts compared with the previous year.

The outstanding Bangerter Station incentive owed to the developer was mentioned, and an adjustment in administration was deemed necessary to bring it back to the General Fund. Regarding the Bangerter Station incentive, Board Member Green requested that City Administrator Lee provide a compliance report.

Next, Ms. Steck provided a budget overview, comparing Fiscal Year 2023 to estimations for Fiscal Year 2024. Budgeted items were highlighted, including the strategic plan, administration costs, incentive projections, UDOT improvements with walls and streetscapes, streetlights along Redwood Road, new city signage at strategic entrances, a new message board for City Hall, and contribution towards a cemetery water tank.

Board Member Whitelock expressed concern that if the noted improvements were only planned for Redwood Road, 9000 South was equally important and sought further clarification. Board Member Green inquired about potential improvements on 7800 South, particularly at the east end. Ms. Steck acknowledged the confusion and clarified that the description provided was for the area in general and not specific locations. Additional information would be provided.

Brief time frames for the agreements with Aligned Energy (5 of 10 years paid), PayPal (4 of 10 years paid), and Jordan Valley Station (5 of 20 years paid) were outlined. One-time improvements were detailed, and the balances for each RDA, EDA, CDA, and CRA area were provided. It was mentioned that an RDA budget amendment and budget adoption would be considered on May 10th. Board Member Bloom expressed gratitude to Ms. Steck for her diligent work in preparing the budget.

3. ADJOURN

Board Member Whitelock moved to adjourn. Board Member Green seconded the motion. All voted in favor and the motion passed unanimously (7-0).

The meeting adjourned at 7:49 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 9, 2023. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Secretary

Approved this ____ day of _____________ 2023

MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING

Wednesday, May 10, 2023 - 6:00 PM
Awaiting Formal Approval

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

REDEVELOPMENT AGENCY MEETING 6:00pm

1. *CALL TO ORDER*

BOARD: Chairperson Chris McConnehey, Vice Chairperson Pamela Bloom, Board Member Kelvin Green, Board Member David Pack, Board Member Kayleen Whitelock, Board Member Melissa Worthen

STAFF: Public Services Director Isaac Astill, Council Office Director Alan Anderson, Community Engagement & Government Affairs Director Tauni Barker, Mayor Dirk Burton, Public Work Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, Assistant Planner Mark Forsythe, Senior PC Specialist Rodney Glore, Policy Analyst Cassidy Hansen, Community Development Director Scott Langford, Fire Chief Derek Maxfield, Economic Development Director Chris Pengra, Administrative Services Director Danyce Steck, Council Office Clerk Cindy Quick

Chair McConnehey called the meeting to order at 6:04 pm and noted Board Member Jacob was absent.

2. *PUBLIC HEARINGS*

a. **Resolution No. 241 amending the annual budget for FY 2023**

Administrative Services Director Danyce Steck noted that a total amendment of $289,250 was made towards revenue, rather than expenses. Revenue amendments included property tax, interest, and a transfer from the general fund. Expense amendments consisted of a PayPal incentive, the Bangerter station incentive, and administrative fees allocated to the general fund.

Chair McConnehey opened the public hearing at 6:06 pm

Comments:
None

Chair McConnehey closed public the public hearing at 6:06 pm

MOTION: **Board Member Green moved to APPROVE Resolution No. 241 amending the annual budget for FY 2023.**
Board Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: **Chris McConnehey, Pamela Bloom, Kelvin Green, David Pack, Kayleen Whitelock, Melissa Worthen**

NO:

ABSENT: **Zach Jacob**

The motion passed 6-0.

b. ***Public hearing and consideration of Resolution No. 240 adopting the Annual Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2024.***

Administrative Services Director Danyce Steck presented the budget for Fiscal Year 2024, which amounted to $759,000. The board was informed that any changes to the budget could be discussed after the public hearing.

Chair McConnehey opened the public hearing at 6:08 pm

Ryan Wilkinson inquired about the revenue generated from the South Valley Regional Airport. He mentioned that he discovered the airport contributed slightly over $16,000 directly, which he considered insignificant.

Chair McConnehey closed the public hearing at 6:10 pm

Board Member Whitelock expressed her unreadiness to vote, as she still required answers to questions raised during the previous evening. Board Member Green agreed and expressed discomfort in voting without a clear understanding of the infrastructure expenses in the RDAs. Board Member Worthen concurred.

Chair McConnehey raised a procedural concern, stating that if they didn't adopt the budget, it would become the active budget. He questioned whether there would be any issues with taking no action. Ms. Danyce responded that they could postpone the item to the next meeting and request additional information.

MOTION: **Board Member Green moved to CONTINUE Resolution No. 240 adopting the Annual Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2024 until June 14, 2023.**
Board Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: **Chris McConnehey, Pamela Bloom, Kelvin Green, David Pack, Kayleen Whitelock, Melissa Worthen**

NO:

ABSENT: **Zach Jacob**

The motion passed 6-0.

3. *CONSENT ITEMS*

a. Approve Meeting Minutes

- April 26, 2023 – Redevelopment Agency meeting

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

The vote was recorded as follows:

YES:	**Chris McConnehey, Pamela Bloom, Kelvin Green, Kayleen Whitelock, Melissa Worthen, David Pack**
NO:	
ABSENT:	**Zach Jacob**

The motion passed 6-0.

4. ADJOURN

Board Member Green moved to adjourn. Chair McConnehey seconded the motion. All voted in favor and the motion passed unanimously (6-0)

The meeting adjourned at 6:15 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on October 12, 2022. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Secretary

Approved this_____ day of______2023