

MINUTES OF RDA SPECIAL REGULAR MEETING – MARCH 25, 2014

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, MARCH 25, 2014, AT 9:05 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton, Chair
Karen Lang, Vice Chair
Steve Buhler, Board Member
Tom Huynh, Board Member
Lars Nordfelt, Board Member
Steve Vincent, Board Member

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

ABSENT: Ron Bigelow, Board Member

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Kevin Astill, Parks and Recreation Director
Layne Morris, CPD Director
John Evans, Fire Chief
Sam Johnson, Strategic Communications Director
Russell Willardson, Public Works Director
Anita Schwemmer, Acting Police chief
Jake Arslanian, Public Works Department

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OPENING CEREMONY

The Opening Ceremony was previously conducted by Corey Rushton who invited Police Chaplain Don Maruji to give the invocation.

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RESOLUTION NO. 14-01, AUTHORIZE APPROVAL OF THE DEVELOPMENT OF 220,000 SQUARE FEET PURSUANT TO THE AGREEMENT FOR DISPOSITION OF LAND FOR PRIVATE DEVELOPMENT (ADL) WITH JORDAN RIVER MARKETPLACE, LLC

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 14-01 that would authorize approval of the development of 220,000 square feet pursuant

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to the Agreement for Disposition of Land for Private Development (ADL) with Jordan River Marketplace, LLC.

Mr. Pyle stated that in 2009 West Valley City entered into an ADL with Jordan River Marketplace, LLC for development of the Jordan River Marketplace. He indicated that at that time the Council and the developer had detailed discussions of the vision for the marketplace. He explained since then two amendments had been made to the original agreement that provided the developer with more time to make the improvements required by the ADL and provide for more flexibility. In addition, the second amendment outlined an approval process where the developer obtained approval from the Redevelopment Agency and City Council for the first 334,224.5 square feet developed.

The Chief Executive Officer advised the developer presented potential buildings for the first 220,000 square feet of the development. He explained information provided by the developer was much less detailed than prior presentations, as materials were extremely preliminary in the form of “potential” tenant lists, renderings, and illustrations.

After discussion, Mr. Buhler moved to deny Resolution No. 14-01, a Resolution Authorizing the Approval of the Development of 220,000 Square Feet Pursuant to the Agreement for Disposition of Land for Private Development (ADL) with Jordan River Marketplace, LLC. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Chairman Rushton	Yes

Unanimous.

Resolution No. 14-01 was not approved.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL REGULAR MEETING OF TUESDAY, MARCH 25, 2014, WAS ADJOURNED AT 9:06 P.M., BY CHAIRMAN RUSHTON.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, March 25, 2014.

Sheri McKendrick, MMC
Secretary