

MINUTES OF RDA SPECIAL REGULAR MEETING – APRIL 8, 2014

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, APRIL 8, 2014, AT 7:15 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
Ron Bigelow, Board Member
Steve Buhler, Board Member
Tom Huynh, Board Member
Lars Nordfelt, Board Member
Steve Vincent, Board Member

Nicole Cottle, Acting Chief Executive Officer
Carel Hicks, Acting Secretary

STAFF PRESENT:

Eric Bunderson, City Attorney
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Layne Morris, CPD Director
Lee Russo, Police Chief
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
Kevin Conde', Administration

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OPENING CEREMONY

The Opening Ceremony was previously conducted by Ron Bigelow, who invited the Reverend Mark Seddon, Vicar of Saint Stephens Episcopal Church, to share a prayer from the Book of Common Prayer, *Prayer for Sound Government*.

1739

RESOLUTION NO. 14-03, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH MIKE AND KARREN NIELSON TO PURCHASE PROPERTY LOCATED AT 3524 S. HOLMBERG STREET IN WEST VALLEY CITY

Acting Chief Executive Officer, Nicole Cottle, presented proposed Resolution No. 14-03 that would approve a Real Estate Purchase Agreement with Mike and Karren Nielson, in the amount of \$175,000 plus closing/broker costs, to purchase property located at 3524 S. Holmberg Street in West Valley City.

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Ms. Cottle stated the Agency desired to acquire this residential property on Holmberg Street as it was located in the City Center Redevelopment Project Area and would play a key role in the renewal of the area. She explained by owning the property the Agency would have control over its use thus ensuring development in accordance with the Agency and City’s vision for the City Center.

The Acting Chief Executive Officer answered questions from members of the Board.

After discussion, Mr. Bigelow moved to approve Resolution No. 14-03, a Resolution Approving a Real Estate Purchase Agreement with Mike and Karren Nielson to Purchase Property Located at 3524 S. Holmberg Street in West Valley City. Mr. Vincent seconded the motion.

A roll call vote was taken:

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

Unanimous.

1740

RESOLUTION NO. 14-04, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH MIKE AND KARREN NIELSON TO PURCHASE PROPERTY LOCATED AT 2983 WEST 3500 SOUTH IN WEST VALLEY CITY

Acting Chief Executive Officer, Nicole Cottle, presented proposed Resolution No. 14-04 that would approve a Real Estate Purchase Agreement with Mike and Karren Nielson, in the amount of \$280,000.00 plus closing/broker costs, to purchase property located at 2983 West 3500 South in West Valley City.

Ms. Cottle stated the Agency desired to acquire this residential property on 3500 South as it was located in the City Center Redevelopment Project Area and would play a key role in the renewal of the area. She explained by owning the property the Agency would have control over its use thus ensuring development in accordance with the Agency and City’s vision for the City Center.

The Acting Chief Executive Officer answered questions from members of the Board.

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After discussion, Mr. Vincent moved to approve Resolution No. 14-04, a Resolution Approving a Real Estate Purchase Agreement with Mike and Karren Nielson to Purchase Property Located at 2983 West 3500 South in West Valley City. Ms. Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

1741

RESOLUTION NO. 14-05, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH MIKE AND KARREN NIELSON TO PURCHASE PROPERTY LOCATED AT 2991-2999 WEST LEON AVENUE IN WEST VALLEY CITY

Acting Chief Executive Officer, Nicole Cottle, presented proposed Resolution No. 14-05 that would approve a Real Estate Purchase Agreement with Mike and Karren Nielson, in the amount of \$175,000 plus closing/broker costs, to purchase property located at 2991-2999 West Leon Avenue in West Valley City.

Ms. Cottle stated the Agency desired to acquire this residential property at 2991-2999 West Leon Avenue as it was located in the City Center Redevelopment Project Area and would play a key role in the renewal of the area. She explained by owning the property the Agency would have control over its use thus ensuring development in accordance with the Agency and City's vision for the City Center.

The Acting Chief Executive Officer answered questions from members of the Board.

After discussion, Mr. Buhler moved to approve Resolution No. 14-05, a Resolution Approving a Real Estate Purchase Agreement with Mike and Karren Nielson to Purchase Property Located at 2991-2999 West Leon Avenue in West Valley City. Ms. Lang seconded the motion.

A roll call vote was taken:

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

Unanimous.

1742

RESOLUTION NO. 14-06, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH MIKE AND KARREN NIELSON TO PURCHASE PROPERTY LOCATED AT 3532 S. HOLMBERG STREET IN WEST VALLEY CITY

Acting Chief Executive Officer, Nicole Cottle, presented proposed Resolution No. 14-06 that would approve a Real Estate Purchase Agreement with Mike and Karren Nielson, in the amount of \$120,000.00 plus closing/broker costs, to purchase property located at 3532 S. Holmberg Street in West Valley City.

Ms. Cottle stated the Agency desired to acquire this residential property at 3532 S. Holmberg Street as it was located in the City Center Redevelopment Project Area and would play a key role in the renewal of the area. She explained by owning the property the Agency would have control over its use thus ensuring development in accordance with the Agency and City's vision for the City Center.

The Acting Chief Executive Officer answered questions from members of the Board.

After discussion, Mr. Nordfelt moved to approve Resolution No. 14-06, a Resolution Approving a Real Estate Purchase Agreement with Mike and Karren Nielson to Purchase Property Located at 3532 S. Holmberg Street in West Valley City. Mr. Bigelow seconded the motion.

A roll call vote was taken:

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

Unanimous.

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RESOLUTION NO. 14-07, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH MIKE AND KARREN NIELSON TO PURCHASE PROPERTY LOCATED AT 2992-3000 W. LEON AVENUE IN WEST VALLEY CITY

Acting Chief Executive Officer, Nicole Cottle, presented proposed Resolution No. 14-07 that would approve a Real Estate Purchase Agreement with Mike and Karren Nielson, in the amount of \$165,000 plus closing/broker costs, to purchase property located at 2992-3000 W. Leon Avenue in West Valley City.

Ms. Cottle stated the Agency desired to acquire this residential property at 2992-3000 W. Leon Avenue as it was located in the City Center Redevelopment Project Area and would play a key role in the renewal of the area. She explained by owning the property the Agency would have control over its use thus ensuring development in accordance with the Agency and City's vision for the City Center.

The Acting Chief Executive Officer answered questions from members of the Board.

After discussion, Ms. Lang moved to approve Resolution No. 14-07, a Resolution Approving a Real Estate Purchase Agreement with Mike and Karren Nielson to Purchase Property Located at 2992-3000 W. Leon Avenue in West Valley City. Mr. Bigelow seconded the motion.

A roll call vote was taken:

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

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL REGULAR MEETING OF TUESDAY, APRIL 8, 2014, WAS ADJOURNED AT 7:20 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, April 8, 2014.

Carel Hicks, MMC
Acting Secretary