

SOUTH JORDAN CITY  
COMBINED CITY COUNCIL STUDY AND  
REDEVELOPMENT AGENCY MEETING

May 4, 2021

**Present:** Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Director of Government Affairs Melinda Seager, Engineering Director Brad Klavano, Police Chief Jeff Carr, Associate Director of Parks, Colby Hill, Planning Director Steven Schaefermeyer, Public Works Director Jason Rasmussen, CFO Sunil Naidu, City Recorder Anna Crookston, Communications Manager Rachael VanCleave, City Commerce Director Brian Preece, Fire Chief Chris Dawson, IT Director Jon Day, Meeting Transcriptionist Diana Baun

**Others:** Steve Starks, Brad Holmes, Amanda Covington

4:30 PM  
STUDY MEETING

**A. Welcome, Roll Call and Introduction:** *By Mayor Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present. She introduced the meeting.

**B. Invocation:** *By Chief Technology Director, Jon Day*

Chief Technology Director Jon Day offered the invocation.

The City Council took a brief dinner break.

**C. Mayor and Council Coordination**

Mayor Dawn Ramsey said there is a Legislative Policy Committee (LPC) meeting coming up later this month on the 24<sup>th</sup>. There is a lot being worked on legislatively so it is going to be a busy off season.

**D. Discussion/Review of Regular Council Meeting**

Mayor Ramsey said this is a reasonably straight forward agenda, we will be approving our budgets. We will be discussing amending water efficiency standards. She noted that Council Member Don Shelton had some questions that he sent to CFO Sunil Naidu that will be addressed during the council meeting.

Council Member Shelton said there have been years where they had no comments from the public. He asked if anyone has had any questions or comments from the public.

Mr. Naidu said he has not received any comments. Typically he wouldn't expect any comments from the public until something is made public.

Mayor Ramsey said she has not heard from anyone regarding the budgets. In the council meeting they will go through their city budget, Redevelopment Agency (RDA) budget and Municipal Building Authority (MBA) budget. After that, they have a final update from City Attorney Ryan Loose on King Benjamin Court and a presentation as part of the water efficiency standards presentation.

City Manager Gary Whatcott said that we had assessments that residents of King Benjamin Court had to pay, and we have some that have never paid so they are going to be discussing during the council meeting what the council would like the city to do. Are they going to collect? They will discuss how they are going to approach that.

Mayor Ramsey asked for a motion to amend the agenda. They are going to introduce their guests and then go into a closed session to discuss character and competency of personnel. After that they will close, recess to the RDA meeting and have a closed meeting for the Redevelopment Agency meeting for the discussion of the purchase, exchange or lease of real property.

**Council Member Zander made a motion to amend the study meeting agenda to add an item to discuss the character, professional competence of an individual. Council Member Shelton seconded the motion. The vote was unanimous in favor.**

Mayor Ramsey introduced the Senior Executive Team from the Larry H. Miller Group, CEO Steve Starks, President of Larry H. Miller Real Estate Brad Holmes, and Chief Communications and Government Affairs Officer of the Larry H. Miller Organization Amanda Covington. They are our newest city partners and owners of Daybreak. We have a very long history working with Daybreak, they are a big part of the city. She looks forward to working with them and making the best outcomes for the future of the city and the buildout of the west part of the city. She asked the city council to introduce themselves.

Council Member Patrick Harris said he is from District 1 which is on the most eastern side of South Jordan.

Council Member Jason McGuire said he is from District 5, he covers the middle of the city.

Council Member Tamara Zander said she covers District 4 and she has a long skinny district that goes from I-15 all the way into Daybreak on the south end of the city.

Mayor Ramsey said they know her as they have met before.

Council Member Don Shelton said he covers District 3 which is most of Daybreak, including some traditional neighborhoods as well.

Council Member Brad Marlor said he covers District 2, it starts at 2200 West and goes out towards Bangerter a little bit further and covers that central part of old South Jordan from about 10600 South to the north border of the city.

Mayor Ramsey introduced the City Manager Gary Whatcott, the Assistant City Manager Dustin Lewis and City Attorney Ryan Loose.

Mr. Starks said they couldn't be more excited about this opportunity they've been pursuing for several months and finally closed on a few weeks ago. Before he talks about Daybreak specifically, he mentioned they have a strong history with South Jordan already. When he was hired by Mr. Miller 14 or 15 years ago, he remembers sitting in his office when he received a phone call about 11400 South and trying to get that to go all the way west and he helped facilitate that. To see what that has turned in to today is pretty remarkable. Also, their theater at The District is something they are very proud of and they love the fact that the theater, here in South Jordan City, is one of the best performing theaters in the country. Even through Coronavirus, when they had movie releases it has performed really well. They have appreciated the partnership for a long time. He is a South Jordan resident, his wife grew up in South Jordan and they live in Daybreak and have lived there for about 14 years. It is home to them in a very real way. His oldest daughter's first best friend was Council Member McGuire's oldest daughter because they were neighbors. To him, this is more than a business venture, it is about home, community and building; that is something they are really excited about. They believe this represents the best of what the Larry H. Miller Group stands for, building the communities, enriching the communities and blessing lives. Their strategy really is to diversify their portfolio and they really liked this opportunity because they were familiar with the project. We have high growth in this area and that's something they want to continue to see and put their fingerprints on. They have seen opportunities to do that working with the city and other stakeholders in a meaningful way. They are on a bit of a listening tour, meeting with key stakeholders. They met with the school district last week, they met with the mayor and this meeting is part of that. Fortunately, he believes their organization is able to have strong relationships up and down I-15, so part of their listening tour is telling the story of Daybreak and South Jordan, and what this place has to offer. There is obviously 300 acres that are really key that they want to work with the city on to make something really special now and into the future. They are very excited and look forward to this relationship and want to be great partners, they want to be challenged that way too with feedback and what's on the city's mind.

Mr. Holmes said they are excited. He lives in South Jordan as well, his wife grew up in South Jordan, his wife and Mr. Starks' wives went to school together. In regards to how the management is going at Daybreak, it used to be managed under a management agreement with a company called Daybreak Communities, and they managed the asset for a previous owner. As a part of their acquisition they will manage that themselves and have hired the majority of the team that works with Daybreak Communities. They had a previous real estate group of a few employees, they have now moved their offices out to SoDa Row. He goes out there every day and is helping that team to understand more about the Larry H. Miller Group, their vision and the relationships they desire to have with stakeholders and others. He has been in the real estate industry his whole life so it is exciting to be able to work on a project such as this in such a great city.

Council Member Zander asked where their offices are located in SoDa Row, if they took over the second floor?

Mr. Holmes responded they did take over the second floor, as well as the teeny one down on the first floor, right around the corner from Council Member Zander.

Ms. Covington said as they were looking in due diligence at acquiring Daybreak, they enter business agreements because they share values and they see something that is reflective of their organization

and mission, vision and values. They saw a lot of that in South Jordan City and the Daybreak community. It aligns really well with who they are and they want to continue to carry on that legacy and improve on what's already been put there, as well as realize the vision that Mr. Starks laid out. They are excited to move forward on that.

Mayor Ramsey said she has heard Mr. Holmes share a personal story about when Daybreak was in its infancy and how he spent Saturdays at the first model home, she asked him to share that story.

Mr. Holmes said they used to have a family business, now it's just the family name; two of his brothers own Holmes Homes and he grew up in the residential home building business. Holmes Homes was the first builder to sign the contract to go out and build in Daybreak. At that time he was working for the business and went out and was overseeing and supervising model homes that were built out there, while giving out hot dogs and lemonade at the very first model home's grand opening. He just loves what Daybreak has done, it really is an incredible development. In order to do that it takes a lot of good relationships and it is an incredible development.

Mr. Starks said they are really hands on. The first day after they closed on it, he was driving out of Daybreak and there is a bit of a cell phone hotspot. He contacted Mr. Holmes, as a resident, asking how they can get better cellphone coverage there.

**Council Member Marlor motioned to go into a closed session to discuss character and competency of personnel. Council Member McGuire seconded the motion.**

*RECESS STUDY MEETING TO MOVE TO EXECUTIVE CLOSED SESSION*

**Council Member Marlor made a motion to go into executive closed session. Council Member McGuire seconded the motion. The vote was unanimous in favor.**

**E. Executive Closed Session:**

E.1. Discuss the character or professional competence of an individual.

**Council Member McGuire made a motion to end discussion of an individual and move to discuss the purchase, exchange or lease of real property. Council Member Shelton seconded the motion. The vote was unanimous in favor.**

E.2. Discuss the purchase, exchange, or lease of real property.

*RECESS STUDY MEETING TO MOVE TO EXECUTIVE CLOSED SESSION*

**Council Member Harris made a motion to go into executive closed session to discuss reasonably imminent litigation. Council Member Zander seconded the motion. The vote was unanimous in favor.**

**F. Executive Closed Session Item:** Discussion of reasonably imminent litigation.

*ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO STUDY MEETING*

**Council Member McGuire made a motion to come out of executive closed session. Council Member Marlor seconded the motion. The vote was unanimous in favor.**

The City Council reconvened in an open City Council study meeting.

ADJOURNMENT

**Council Member Zander made a motion to adjourn. Council Member McGuire seconded the motion. The vote was unanimous in favor.**

The May 4, 2021 City Council electronic study meeting adjourned at 6:17 p.m.

**This is a true and correct copy of the May 4, 2021 City Council Study Meeting Minutes, which were approved on May 18, 2021.**

*Anna Crookston*

**South Jordan City Recorder**