



**THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
March 13, 2024**

8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Zoom Webinar ID: **827 6304 9112** Password: **8000** [Click Here to Join](#)

Members of the board not attending in person may participate electronically using the Zoom information below. Interested parties are encouraged to attend the meeting in person. Those unable to attend in person may participate electronically via Zoom Webinar when called upon by the Chair in one of the following ways:

- *In your web browser, go to join.zoom.us and enter the **Webinar Meeting ID: 827 6304 9112** and **Password: 8000***
- *By phone dial one of the following numbers: 346-248-7799 or 312-626-6799 and enter **Webinar Meeting ID: 827 6304 9112** and **Password: 8000***
- *View the meeting on the [City of West Jordan's YouTube Channel](#)*

To view agendas and packet information, please visit <https://westjordan.primegov.com/public/portal>

REDEVELOPMENT AGENCY MEETING 6:15 pm (or as soon thereafter as possible)

1. CALL TO ORDER

2. PUBLIC HEARINGS

- a. RDA Resolution No. 242 amending the budget for fiscal year ending June 30, 2024.

3. CONSENT ITEMS

Items not requiring public discussion or which have previously been discussed may be adopted by one single motion. A board member may request to pull an item for further discussion and consideration.

- a. Approve Meeting Minutes
 - February 28, 2024 – 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 entire 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.

You can follow the City Council on Facebook @WestJordanCityCouncil

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 Code 1-13-1-E. Participation will be broadcast and amplified so all present in the meeting will be able to hear or see the communication.

INTELLECTUAL PROPERTY PERMISSION NOTICE

By attending this meeting/event, you consent to the use of your photograph, voice, likeness, and image in broadcasts of this meeting/event, and in subsequent productions drawn from video or audio recordings of this meeting/event, in the sole and absolute discretion of the City of West Jordan. The city retains copyright for all video and audio recordings. Video and audio recordings may not be modified, manipulated, or distributed in any way without the express written consent of the City Administrator.

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/pmnl/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and 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 March 8, 2024 Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Need Board to take action

Meeting Date Requested : 03/13/2024

Presenter: Danyce Steck

Deadline of item : 03/13/2024

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Time Requested: 10 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

RDA Resolution No. 242 amending the budget for fiscal year ending June 30, 2024.

2. EXECUTIVE SUMMARY

RDA Resolution No. 242 amends the budget for FY 2024 to purchase the property at 8071 S Redwood Road. Budget request is estimated and includes costs for the purchase, appraisals, and other costs related to the property.

3. TIME SENSITIVITY / URGENCY

Property owner requests a decision on acquisition by March 1, 2024 with closing estimated at or after May 1, 2024.

4. FISCAL NOTE

Purchase will require the use of \$450,000 from reserves in the Redevelopment Agency Fund.

5. DEPARTMENT RECOMMENDATION

Staff recommends approval of RDA Resolution No. 242 to fund the purchase of the property located at 8071 S Redwood Road. This property will be held for future development of the area.

6. MOTION RECOMMENDED

Move to approve/deny RDA Resolution No. 242 amending the budget for the fiscal year ending June 30, 2024.

7. MAYOR RECOMMENDATION

Executive Director, Mayor Burton, recommends approval of RDA Resolution No. 242 to fund the purchase of the property located at 8071 S Redwood Road. This property will be held for future development of the area.

8. PACKET ATTACHMENT(S)

Resolution No. 242

1 REDEVELOPMENT AGENCY OF WEST JORDAN CITY

2
3 **RESOLUTION NO. 242**

4
5 **A RESOLUTION AMENDING THE BUDGET FOR THE REDEVELOPMENT AGENCY OF**
6 **WEST JORDAN CITY FOR FISCAL YEAR 2024.**

7
8 WHEREAS, the Executive Director of the Redevelopment Agency of West Jordan City (RDA) has
9 prepared an amended budget for the RDA for Fiscal Year 2024 and has submitted the same to the RDA
10 Board; and

11
12 WHEREAS, the RDA Board held a public hearing on March 13, 2024 concerning such fund and the
13 proposed amended budget for such fund;

14
15 NOW, THEREFORE, be it resolved by the Board of the Redevelopment Agency of West Jordan
16 City:

17
18 SECTION 1. The RDA Board hereby adopts the Amended Budget for the Redevelopment Agency of
19 West Jordan City for the Fiscal Year 2024.

20
21 SECTION 2. The budget for the fund described above shows balanced revenues and expenditures in
22 the following total amount and any adjustments made earlier this evening:
23

	Adopted Budget	Amendment	Amended Budget
Revenues	\$ 6,348,000	\$ -	\$ 6,348,000
Expenditures	(6,539,800)	(450,000)	(6,989,800)
Transfers (Net)	300,000	-	300,000
Net change	<u>\$ 108,200</u>	<u>\$ (450,000)</u>	<u>\$ (341,800)</u>
Beginning Fund Balance	\$ 13,818,522		\$ 13,818,522
Net change	<u>108,200</u>		<u>(341,800)</u>
Ending Fund Balance	<u>\$ 13,926,722</u>		<u>\$ 13,476,722</u>

24
25 SECTION 3. This Resolution shall take effect immediately upon adoption.

26
27 ADOPTED by the Board of the Redevelopment Agency of West Jordan City this 13th day of March,
28 2024.

29
30 BOARD OF THE REDEVELOPMENT AGENCY
31 OF WEST JORDAN

32
33
34 _____
35 Zach Jacob
36 Chairperson

37 ATTEST:

38
39 _____
40 Cindy M. Quick, MMC
41 Secretary

42	Voting by the Redevelopment Agency Board	"YES"	"NO"
43	Board Chairperson Zach Jacob	☐	☐
44	Board Vice Chairperson Chad Lamb	☐	☐
45	Board Member Bob Bedore	☐	☐
46	Board Member Pamela Bloom	☐	☐
47	Board Member Kelvin Green	☐	☐
48	Board Member Kent Shelton	☐	☐
49	Board Member Kayleen Whitelock	☐	☐

50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90

(Exhibit A on the following page)

91
92
93
94
95

EXHIBIT A
Budget Amendment

	Adopted Budget	Amendment	Amended Budget
Revenue			
Property taxes	\$ 3,848,000		\$ 3,848,000
Land sale	2,500,000		2,500,000
Transfer from General Fund	300,000		300,000
Expense			
Administration	(138,050)		(138,050)
Streetscape improvements	(1,500,000)		(1,500,000)
Property purchase		(450,000)	(450,000)
Water storage tank	(3,500,000)		(3,500,000)
Strategic plan	(100,000)		(100,000)
Agreement rebate	(1,821,750)		(1,821,750)
Net change	(411,800)	(450,000)	(861,800)
Beginning reserves	\$ 13,818,522		\$ 13,818,522
Ending reserves	\$ 13,406,722		\$ 12,956,722

96
97
98

Ending Reserves by Area (after amendment)		Adopted Budget	Amendment	Amended Budget
RDA #Holding		\$ 6,548		\$ 6,548
RDA #1: 6600-7000 S Redwood	Exp: 12/31/24	3,926,253		3,926,253
RDA #2: 1300-1600 W 7800 South	Exp: 12/31/26	2,006,863	(450,000)	1,556,863
RDA #4: 1300-1700 W 9000 South	Exp: 12/31/25	5,296,455		5,296,455
RDA #5: 1700-1900 W 7600-7900 S	Exp: 12/31/26	3,075,227		3,075,227
RDA #6: 1500-1825 W 7700-8200 South	Exp: 12/31/20	124,285		124,285
EDA #2: Bingham Business Park	Exp: 12/31/24	6,158,092		6,158,092
EDA #3: Oracle Data Center	Exp: 12/31/21	3,393,767		3,393,767
EDA #4: Fairchild	Exp: 12/31/30	678,467		678,467
EDA #5: Pioneer Technology District	Not activated	(1,719,890)		(1,719,890)
Amazon incentive				
CDA #1: Jordan Valley Station	Exp: 12/31/38	(425)		(425)
CDA #2: Copper Hills Marketplace	Not activated	(9,538,702)		(9,538,702)
Land purchase				
CRA #1: 9000 S Redwood Road	Not activated	(218)		(218)
Sales tax rebate only				
		\$ 13,406,722	\$ (450,000)	\$ 12,956,722

99

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

Wednesday, February 28, 2024 - 6:15 PM
Waiting Formal Approval

8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

REDEVELOPMENT AGENCY MEETING 7:49 pm

1. CALL TO ORDER

BOARD: Vice Chairperson Pamela Bloom, Board Member Kelvin Green, Board Member Zach Jacob, Board Member Kayleen Whitelock, Voting Member Chad Lamb, Voting Member Bob Bedore, Voting Member Kent Shelton

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Assistant City Administrator Jamie Davidson, Council Office Clerk Cindy Quick

Chairperson Zach Jacob called the meeting to order at 7:49 pm

2. CONSENT ITEMS

Board Member Green requested that item 2b be pulled for further discussion.

a. Approve Meeting Minutes

- **February 14, 2024 – Redevelopment Agency Meeting**

Board Member Green moved to approve minutes.

Board Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

b. Resolution No. 243 authorizing the execution of an Agreement for Sale and Purchase of Real Property for the Redevelopment Agency's purchase of real property located at 8071 S Redwood Road.

Board Member Green questioned who would be liable for eviction costs if the tenants decide not to vacate.

RDA Attorney Adam Long noted that they would not close on the property if a tenant was still in the property. He felt it would be appropriate to include language requiring the property be vacant.

Chairperson Jacob pointed out language in the contract stating that the property “shall be vacant as of date of closing”. Board Member Green appreciated the clarity.

Board Member Shelton believed it made sense to rent the property while they were waiting to develop it. Real Property Administrator David Clemence noted that they had conversations about doing that and noted it could be a possibility. He also noted challenges with doing so in the past. However, he believed it would be helpful to look at the viability of holding on to the property. He reported it would be a de facto shelter.

Board Member Green expressed concerns regarding the appraisal price and indicated he would be voting against the proposal.

MOTION: Board Member Jacob moved to APPROVE Resolution No. 243 authorizing the execution of an Agreement for Sale and Purchase of Real Property for the Redevelopment Agency’s purchase of real property located at 8071 S Redwood Road
Board Member Lamb seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kent Shelton, Kayleen Whitelock

NO: Kelvin Green

ABSENT:

The motion passed 6-1.

3. ADJOURN

Council Member Green moved to adjourn the meeting. Council Member Whitelock seconded the motion. The motion passed unanimously (7-0).

The meeting adjourned at 7:58 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on February 28, 2024. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Secretary

Approved this day of 2024