MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
Wednesday, May 08, 2024
Approved May 22, 2024
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

REDEVELOPMENT AGENCY MEETING

1. CALL TO ORDER

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

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, Assistant City Administrator Paul Jerome, Policy Analyst & Public Liaison Warren Hallmark, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Vice Chairperson Lamb called the meeting to order at 8:55 pm

2. PUBLIC HEARINGS

a. *RDA Resolution No. 244 amending the budget for the fiscal year ending June 30, 2024*.

Administrative Services Director Danyce Steck reported that the property tax increment came in higher than budgeted, necessitating an amendment to receive an additional $167,000. She noted strong reserves generating approximately $1,000,000 in interest earnings. Administrative costs, directly tied to the tax increment, increased by $14,574 to cover RDA administration. The energy sales tax rebate incentive agreement exceeded budgeted amounts due to higher-than-anticipated energy usage. Consequently, $141,625 will be transferred, with some of the energy tax from the General Fund covering this excess. This amendment will be included in the General Fund amendment to be presented in June.

Vice Chairperson Lamb opened a public hearing at 8:57 pm

Comments:
None

Vice Chairperson Lamb closed the public hearing at 8:57 pm

MOTION: Board Member Green moved to APPROVE Resolution No. 244 amending the budget for fiscal year 2024.
Board Member Bloom seconded the motion.

The vote was recorded as follows:

YES:	**Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock**
NO:	
ABSENT:	

The motion passed 7-0.

3. BUSINESS ITEMS

a. Accept the FY 2025 Proposed Tentative Annual Budget for the fiscal year ending June 30, 2025.

Administrative Services Director Danyce Steck gave the following updates for the Redevelopment Agency Budget:

- RDA #1 – 7000 South Beautification Project A substantial retaining wall is necessary, bringing the total project budget to $2,000,000. Part of this work will be completed in the current fiscal year, with the remaining budgeted for the next year, including the retaining wall, landscaping, and city signage to enhance the city's entrance.
- For RDA #4 – 9000 South Beautification Project, work will start in spring 2025 after UDOT completes their work, providing landscaping, irrigation, and signage.
- EDA #4 – Cemetery Water Tank total project budget is $3,500,000, with part of the funding allocated for this year and the rest included in the future budget.
- EDA #1 – PayPal is allocated $778,650 for return on investment, and Aligned Energy will be reimbursed $335,000 for a franchise tax rebate.
- CDA #1 – Bangerter Station investment will rebate $758,450.
- CRA #1 – Sportsman's Warehouse will receive a $50,000 sales tax rebate.

Board Member Green asked about the Bangerter project completion timeline, and Ms. Steck referred him to the budget book.

Ending reserves were discussed, with hopes to hire an Economic Development Director to sustain these areas longer.

Board Member Whitelock expressed a desire to accept the budget but requested detailed plans for the entryway designs, emphasizing she did not want to see only retaining walls and rocks.

MOTION: **Board Member Green moved to ACEPT the Tentative Budget for fiscal year ending June 30, 2024.**
Board Member Bloom seconded the motion.

The vote was recorded as follows:

YES:	**Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock**
NO:	

ABSENT:

The motion passed 7-0.

4. CONSENT ITEMS

a. Approve Meeting Minutes

- ***March 13, 2024 – Redevelopment Agency Meeting***

MOTION: **Board Member Green moved to APPROVE consent items as listed. Board Member Jacob seconded the motion.**

The vote was recorded as follows:

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

NO:

ABSENT:

The motion passed 7-0.

5. ADJOURN

Seeing no further business Vice Chairperson Lamb adjourned the meeting at 9:04 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 8, 2024. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Secretary

Approved this 22nd day of May 2024