

**MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
Wednesday, May 22, 2024 - 6:15 PM
Approved June 26, 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 Jamie Davidson, Assistant City Administrator Paul Jerome, Policy Analyst & Public Liaison Warren Hallmark, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Administrative Services Director Danyce Steck

Chairperson Jacob called the meeting to order 7:18 pm

2. BUSINESS ITEMS

- a. *RDA Resolution No. 245 adopting the Tentative Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2025 and setting June 5, 2024 as the date for a public hearing regarding the adoption of the final budget.***
- Administrative Service Director Danyce Steck reviewed the tentative budget for the Redevelopment Agency.

The proposal included a tax increment receipt of 3.9 million dollars, which is property tax allocated for redevelopment purposes. Additionally, a general fund transfer of \$385,000 was proposed, representing energy franchise and sales tax rebates. Operations, agreements, and tax increment rebates accounted for 2.1 million dollars of the budget. Existing reserves of 2.7 million dollars were proposed for use in improvements totaling 4.9 million dollars. Ending reserves remained strong at 14.9 million dollars, with some old Redevelopment Agency areas still active and maintaining balances. However, EDA #5 and CDA #2 showed negative balances due to their inactivity. Existing agreements included investments from PayPal and Bangerter Station, as well as franchise tax rebates from Aligned Energy and sales tax rebates from Sportsman's Warehouse. Proposed improvements comprised the 7000 South beautification project, currently in the design phase and out for bidding; the 9000 South beautification project, focusing on landscaping, irrigation, and signage, scheduled for the end of the next fiscal year; and the Cemetery water tank project, currently under construction and representing 40% of the total project cost.

Board Member Green noted that the budget for this year will result in a deficit of \$2.7 million, leaving \$14 million in reserves after the expenditure which was confirmed by Director Steck.

Chairperson Jacob clarified that RDAs receive one-time revenues and expenses that do not always align within the same fiscal year.

Vice Chairperson Lamb requested clarification on the budgets for each RDA area and asked for a list of any funds that may be expiring, emphasizing the importance of using funds before they expire.

Administrative Services Director Steck assured the Board there were no expiring funds at risk of being lost and mentioned that each area of the budget book lists the expiration dates and the requirement to use funds within five years of expiration. She suggested meeting as a board to discuss how to best utilize RDA funds. Board Member Lamb agreed and supported Board Member Whitelock's request for detailed plans on how the \$2 million for the 7000 S project would be spent. Steck committed to presenting a concept design once a budget was in place.

Board Member Green expressed his intention to vote no on approval of the tentative budget, stating that the board needs to develop a more effective plan for the RDA areas. He emphasized the lack of a solid plan over the past 40 years and the necessity to improve the situation.

MOTION: Vice Chairperson Lamb moved to APPROVE Resolution No. 245 adopting the Tentative Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2025 and setting June 5, 2024 as the date for a public hearing regarding the adoption of the final budget. Board Member Bloom seconded the motion.

City Administrator Korban Lee acknowledged the substantial work needed in the RDA areas and emphasized the city's good resources and assets. He noted the importance of developing a solid plan for utilizing the funds. Lee announced that the new economic development director would be introduced next week and stressed the urgency of getting started with this work immediately. He expressed confidence in the current budget proposal as a strong starting point and assured the board that their comments and concerns were being heard and addressed.

Board Member Whitelock agreed with Board Member Green and requested City Administrator Lee submit an RCA to involve the board in determining fund usage in the RDA areas. She appreciated the hiring of a new economic development director but expressed discomfort in solely relying on his proposals. Whitelock advocated for visioning sessions to collaboratively decide on fund allocation. Lee concurred with her suggestion. Board Member Bedore agreed, emphasizing the importance of not letting things sit for four years.

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. *CONSENT ITEMS*

a. *Approve Meeting Minutes*

- ***May 8, 2024 – Redevelopment Agency Meeting***

MOTION: Board Member Whitelock moved to **APPROVE** the consent agenda.
Vice Chairperson Lamb 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.

4. *ADJOURN*

Chairperson Jacob adjourned the meeting at 7:32 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 22, 2024. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Secretary

Approved this 26th day of June 2024