



**THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
January 28, 2025**

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

Zoom Webinar ID: 821 4995 2640 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: 821 4995 2640** and **Password: 8000***
- *By phone dial one of the following numbers: 346-248-7799 or 312-626-6799 and enter **Webinar Meeting ID: 821 4995 2640** 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 7:10 pm (or as soon thereafter as possible)

1. CALL TO ORDER

2. BUSINESS ITEMS

- a. Quarterly RDA Update: City Center Project

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
 - September 25, 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 City Council)*

- *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 January 24, 2025 Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Provide Information to Board

Meeting Date Requested : 01/28/2025

Presenter: David Dobbins

Deadline of item :

Department Sponsor: Economic Development

Agenda Type: BUSINESS ITEMS

Time Requested: 15 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Quarterly RDA Update: City Center Project

2. EXECUTIVE SUMMARY

Board members are being asked to discuss the next steps in the plans to redevelop the City Center area.

3. TIME SENSITIVITY / URGENCY

There are no specific deadlines, but the staff would like to be able to start formal discussions with property owners, the school district, UTA and developers

4. FISCAL NOTE

There is no fiscal impact for this discussion. Any financial decisions will be brought back to the board for formal consideration.

5. STAFF ANALYSIS

Staff would like some direction on how to proceed with the redevelopment process, including possible public financial participation to help facilitate redevelopment.

6. MOTION RECOMMENDED

No formal action is needed at this time.

7. MAYOR RECOMMENDATION

N/A

8. PACKET ATTACHMENT(S)

PowerPoint Presentation

9. OTHER INFORMATION

The city council previously approved the City Center station area plan. In order to implement this plan the city will need to work with the school district and UTA as they are property owners in the area. In order to meet the needs of the school district, they will possibly need financial assistance.

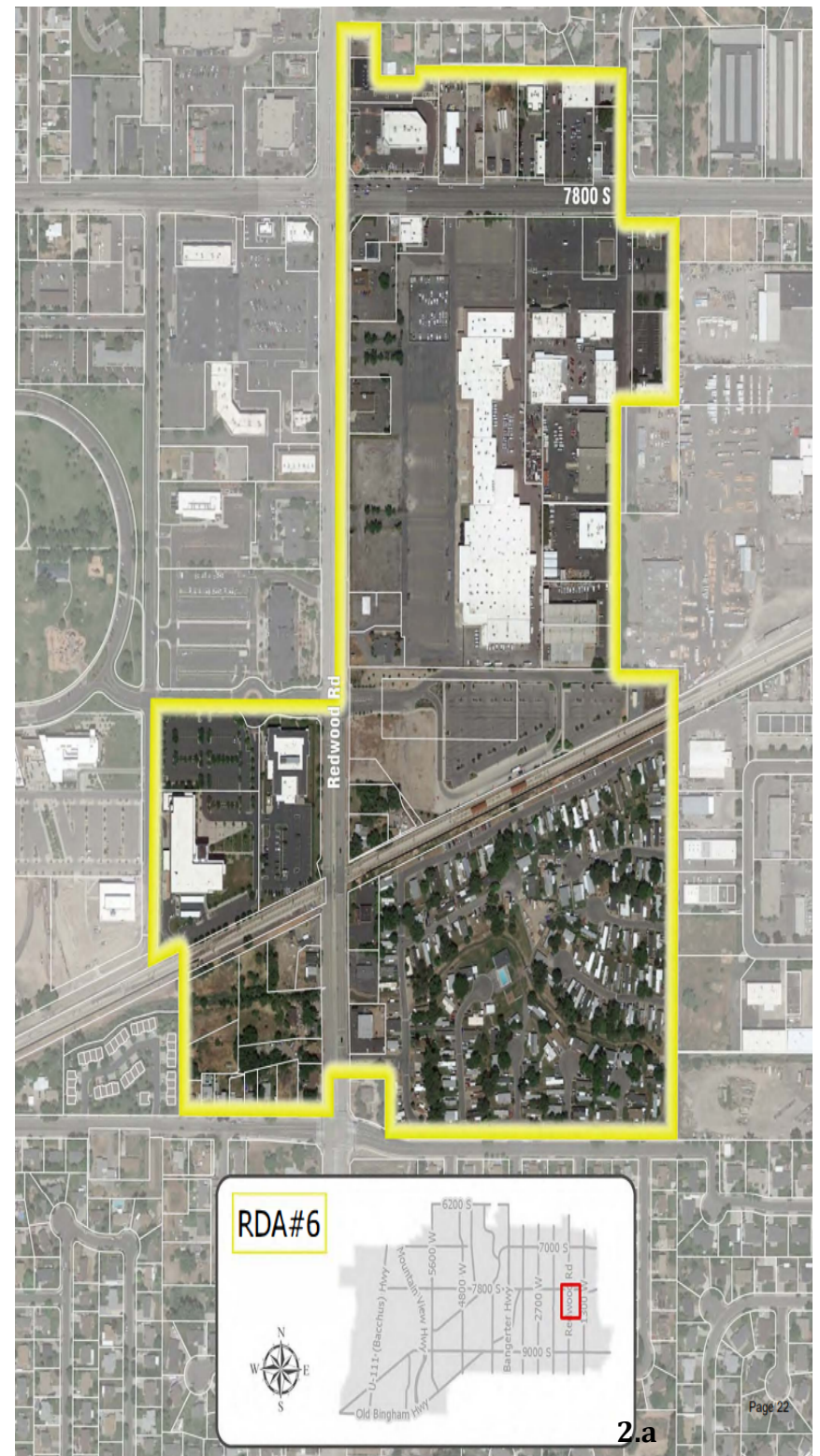
Redevelopment Agency of the City of West Jordan



RDA #6 – Briarwood

1500 – 1825 West 7700 – 8200 South

- Adoption date: 9/30/2003
- Activation tax year: 2006
- Term: 15 years
- Expiration tax year: 2020 Expired
- Administrative fee allowance: 5%
- Low-income housing requirement: 20%
- FY 25 Expenditures
 - None
- Restricted Balance: \$124,285 (low-income housing)



Property Owners

- School District
- UTA
- West Jordan City
- Private Owners



PREFERRED CONCEPT: WEST JORDAN CITY CENTER STATION



Figure 8: Preferred Concept | West Jordan City Center Station

Figure 8: Preferred Concept | West Jordan City Center Station

Disclaimer: This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing provides these documents for informational purposes only. These documents should not be used as a substitute for a copy of a Code of Ordinances should be consulted prior to any action being taken.

Phase 1

- Office space for school district
- High-density on UTA property

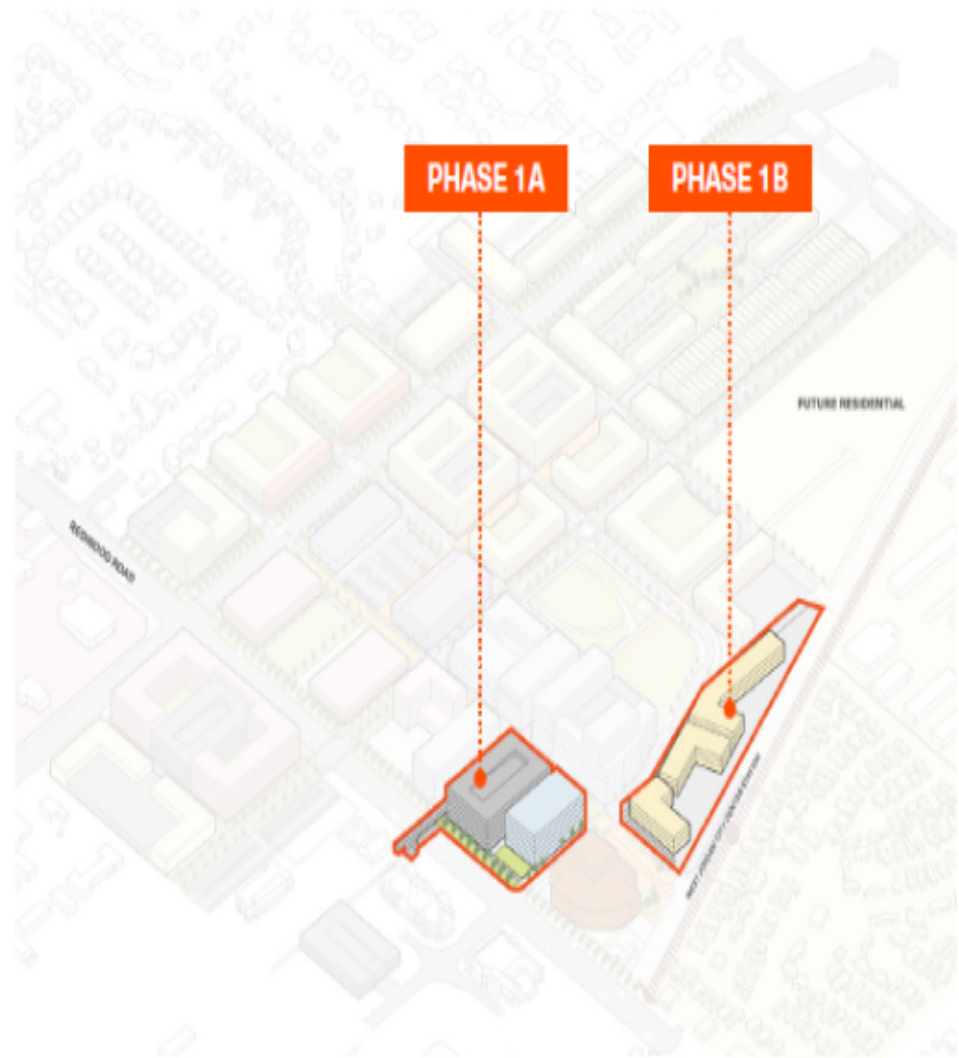


Figure 50: City Center Station | Phase 1 Diagram

Phase 2

- Mixed-use Buildings
- Market Hall
- Incubator Space
- Restaurants
- Retail
- Boutique Hotel

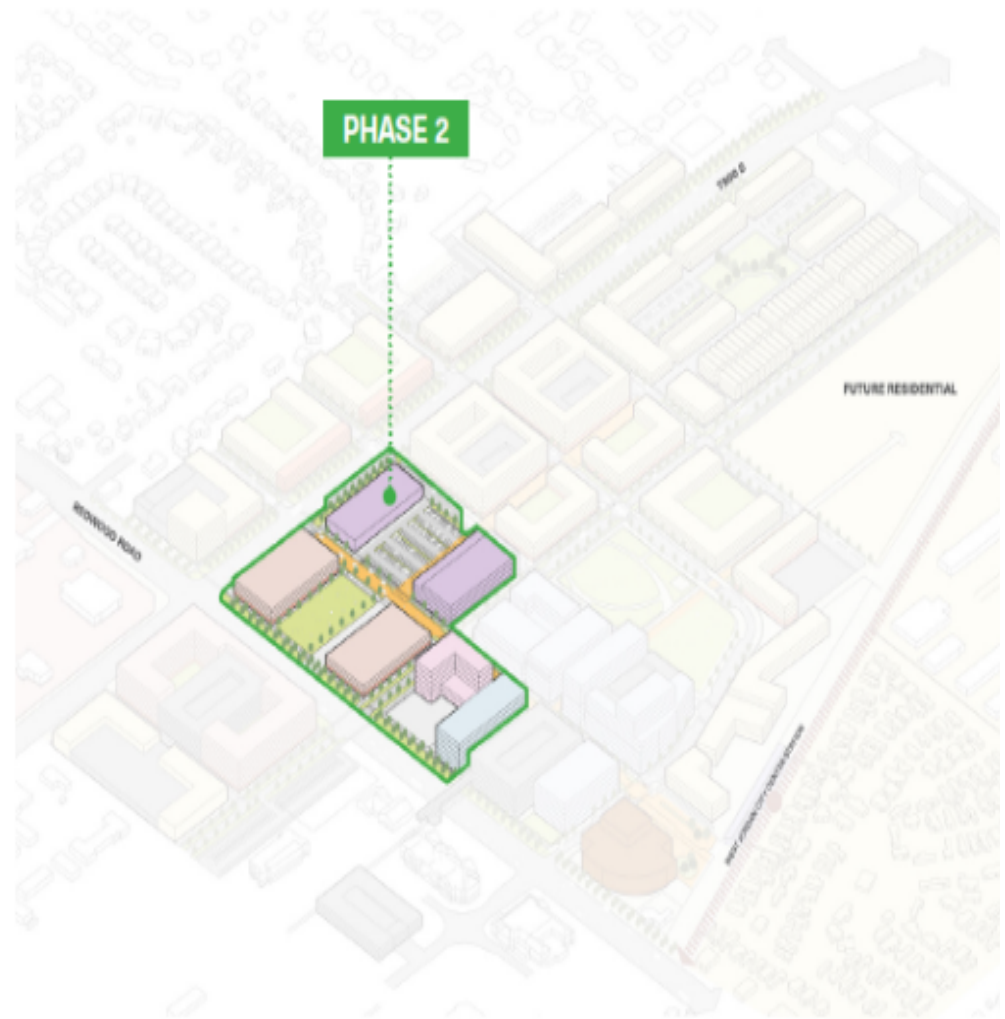
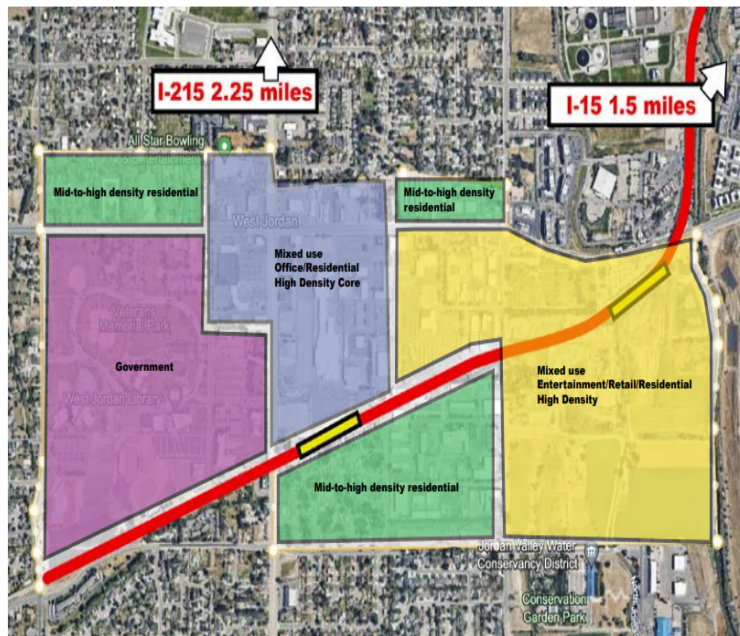


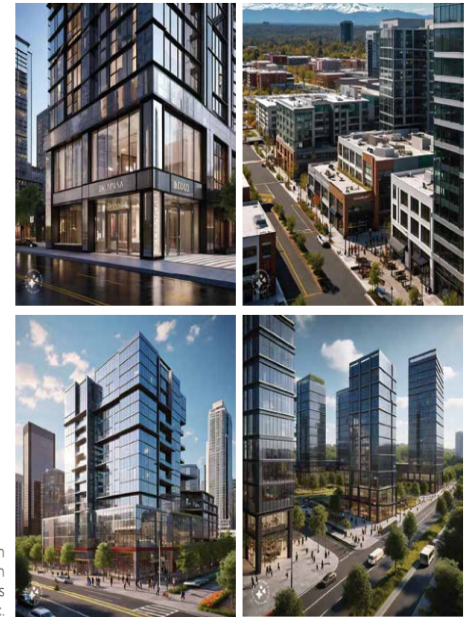
Figure 51: City Center Station | Phase 2 Diagram



Central Downtown "Core"

Mixed use office/residential

The Central Core district is the "hub" of Downtown. With arterial streets 7800 S and Redwood Road intersecting in its northwest quadrant and anchored by the City Center Trax Station to the south, it is the prime location for urban living and working in suburban Salt Lake County.

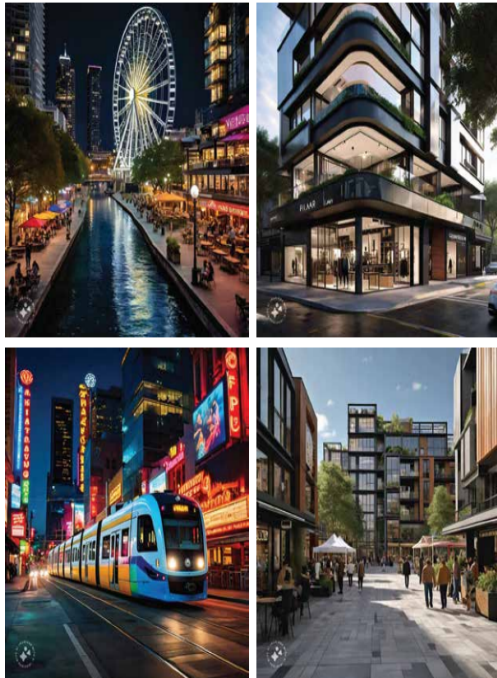


Buildings in the central core will focus on employment centers and urban downtown living quarters with support services such as incidental retail and food service, etc.

Entertainment District

A destination like no other

The entertainment district is a mixture of residential, specialty retail, open space, and destination entertainment venues. Bordered by the Jordan River to the east and including Gardner Village to the north, the signature Riverwalk and Ferris Wheel attract visitors from across the region.



With a mix of urban open space, night life and five-star restaurants, the Entertainment District offers a synergy between entertainment, leisure, and community, creating a space where Utahns can work, play, and live in downtown West Jordan.

Neighborhood Districts

In downtown, but not of downtown

The neighboring residential districts provide the opportunity for community just far enough from the downtown core to enjoy the quiet evenings while being close enough that you can walk to work or to enjoy a night on the town.



The downtown Neighborhood Districts are composed primarily of mid-to-high density row houses, town houses, and single family homes. Residents also enjoy pocket parks, playgrounds, and local recreational amenities.

Next Steps

- **UTA**

- wants to maximize the development potential with high-density housing (50 units / acre minimum)
- will require a parking structure

- **School District**

- relocate current warehouse uses
- replace district office space either on site or at an acceptable location within the district
- provide both of these at no cost to the district

- **TIF Options**

- CRA Project Area (need to negotiate with district and county)
- HTRZ for parking structure

**MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
Wednesday, September 25, 2024 - 6:20 PM
[Waiting Formal Approval](#)
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

REDEVELOPMENT AGENCY MEETING

1. CALL TO ORDER

- BOARD:** Board Member Pamela Bloom, Board Member Kelvin Green, Board Member Kayleen Whitelock, Board Member Kent Shelton, Vice Chairperson Chad Lamb, Board Member Bob Bedore
- STAFF:** Council Office Director Alan Anderson, Mayor Dirk Burton, Council Office Clerk Cindy Quick, Policy Analyst & Public Liaison Warren Hallmark, Economic Development Director David Dobbins

Vice Chairperson Lamb called the meeting to order at 8:05 pm

2. BUSINESS ITEMS

a. Resolution No. 249 the First Amendment to the Participation Agreement with Wagscap, LLC for the development located in the Copper Hills Marketplace Community Development Area

Economic Development Director David Dobbins introduced the item, explaining that the agreement with Wascap included a clause requiring Truck Ranch to be open by October of 2024. Due to circumstances beyond their control, they are requesting an extension to April 2025. The proposed amendment would require operations to begin no later than April 30, 2025.

Kevin Monsu with Wagscap responded to Council Members, confirming that construction should be completed by January 2025, with pavement done by the end of October 2024. They anticipate occupying the building by February or March and believe the April deadline is sufficient. Board Member Bloom expressed excitement for Truck Ranch in the city.

MOTION: Board Member Green moved to APPROVE Resolution No. 249 the First Amendment to the Participation Agreement with Wagscap, LLC for the development located in the Copper Hills Marketplace Community Development Area.

Board Member Bloom seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Zach Jacob

The motion passed 6-0.

3. REPORTS TO BOARD

a. Quarterly Update

Economic Development Director David Dobbins provided a training session outlining the city's Redevelopment Areas (RDAs), Economic Development Areas (EDAs), Community Development Areas (CDAs), and Community Recreation Areas (CRAs) as follows:

- **RDA Area #1 (Town Center – 7000-6670 S Redwood Rd):** Ends in 2024 with \$2.8 million available for tenant improvements. Council discussed potential uses, including storefront improvements and increased property value.
- **RDA Area #2 (Industrial Park – 1300-1600 W 7800 S):** Expires in 2026 with \$2 million available. Staff will bring back ideas for fund usage. Council suggested included sidewalk improvements.
- **RDA Area #4 (Spratling – 1300-1700 W 9000 S):** Expires in 2025 with just under \$6 million remaining. Funds were reserved for infrastructure costs and property purchases.
- **RDA Area #5 (Downtown – 1700-1900 W 7600-7900 S):** Expires in 2026 with just under \$4 million available, with suggestions to purchase and redevelop nearby properties, or provide a trail, and improve the area.
- **RDA Area #6 (Briarwood 1500-1825 W 7700-8200 S):** Expired in 2020 with \$124K available restricted for housing projects.
- **EDA #2 (Bingham Business Park – 10026 S Prosperity Road):** Expired July 2024 with a reserve balance of \$7.4 million. It was highlighted as a successful area for securing offsite infrastructure.
- **EDA #3 (Oracle Data Center):** Expired in 2021 with reserve balance of \$3.7 million, possibly for improving Old Bingham Highway.
- **EDA #4 (Fairchild):** Expires in 2030 a fund balance of \$404K. Discussions centered possible rezone efforts for retail developments.
- **EDA #5 (Pioneer Technology District):** the area was created in 2016, however the steps for the tax increment were not completed. Originally set up for a data center.
- **CDA #1 (Jordan Valley Station):** Expires in 2038. It was noted that the area was under analysis for compliance, and concerns were voiced about unmet senior housing obligations.
- **CDA #2 (Copper Hills Marketplace):** Expires in 2038. Location of Truck Ranch under construction with the fund balance to be replenished over the 20-year term.
- **CRA #1 (9000 S Redwood Road):** Expires in 2037. Anticipating needs for big business in the area once construction on 9000 South commences.

Board Member Green raised the idea of paying off Sportsman's Warehouse obligations faster by borrowing funds from another RDA. The next update was planned for December, with further discussions in 2025.

4. CONSENT ITEMS

a. Approve Meeting Minutes

- **June 26, 2024 – Redevelopment Agency Meeting**

MOTION: Board Member Green moved to APPROVE consent agenda as listed.

Vice Chairperson Lamb seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Zach Jacob

The motion passed 6-0.

5. ADJOURN

Vice Chair Lamb adjourned the meeting at 9:14 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 25, 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 2025