

**MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
Wednesday, September 25, 2024 - 6:20 PM
Approved January 28, 2025
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 28th day of January 2025