



**THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
March 25, 2025**

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

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REDEVELOPMENT AGENCY MEETING 7:15 pm (or as soon thereafter as possible)

1. CALL TO ORDER

2. BUSINESS ITEMS

- a. Quarterly RDA Update

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
 - January 28, 2025 – Redevelopment Agency Meeting

4. CLOSED MEETING

- a. The board may temporarily recess the meeting to convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property; or the sale of real property, including any form of a water right or water shares, as provided by Utah Code §52-4-205

5. 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/pmn/>, 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 20, 2025 Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Provide information to Board

Meeting Date Requested : 03/25/2025

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

2. EXECUTIVE SUMMARY

This quarterly update will focus on the status of the Southwest Quadrant.

3. TIME SENSITIVITY / URGENCY

There are no deadlines associated with this update.

4. FISCAL NOTE

There are no financial implications associated with this update.

5. DEPARTMENT RECOMMENDATION

Staff is providing an update on the Southwest Quadrant as the property owners have made an application to rezone this area and there is significant interest in developing this property.

6. MOTION RECOMMENDED

No motion is necessary.

7. MAYOR RECOMMENDATION

N/A

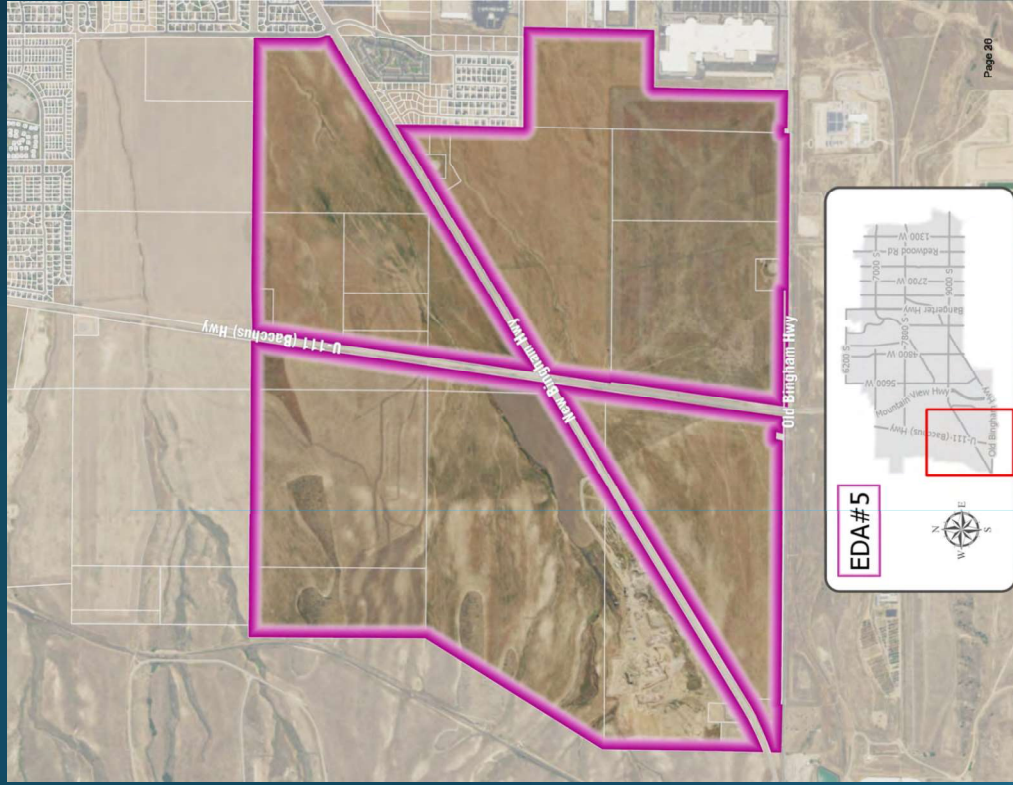
8. PACKET ATTACHMENT(S)

Background Information

Quarterly Update - Redevelopment
Agency of the City of West Jordan

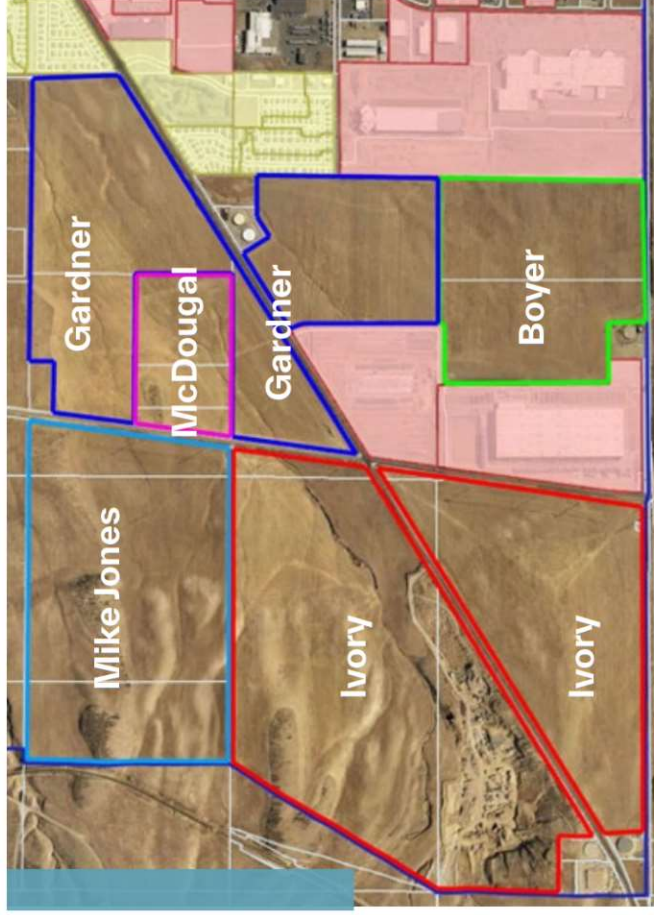


Southwest Quadrant— Pioneer District



Objectives

SWQ Vacant Land Ownership



What do we want from the SWQ?

Our project's primary objectives revolve around fostering Economic Prosperity, driving substantial Fiscal Impact, and enhancing the Quality of Life for residents, creating a well-rounded and prosperous community.

- 1,295 Acres
- Sustainable Jobs
- Above-average wages
- High Tech/innovative industry
- Above-average tax generation
- Recreation and entertainment amenities for residents
- Retail opportunities for west side residents
- Exceptional quality of life (live/work/play)

Infrastructure Costs

Roads

Site Work
– Grading

Water

Power

Current Focus - Data Centers

Building	Size – Sq. Ft.	Acres	Valuation	Value per Sq. Ft.	District Taxes	County Taxes	City Taxes
Warehouse Distribution	1,075,000	76	\$135,000,000	\$126	\$600,000	\$200,000	\$230,000
Data Center	380,000	46	\$147,000,000	\$387	\$600,000	\$200,000	\$230,000

Next Steps

- Update the Project Area Plan & Budget
- Coordinate with School District & County on possible TIF participation
- Look at other TIF options if appropriate.
- Tour the area with property owners and developers.

**MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
Tuesday, January 28, 2025 - 7:10 PM
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

REDEVELOPMENT AGENCY MEETING

1. CALL TO ORDER

BOARD: Chairperson Lamb, Vice Chairperson Whitelock, Bob Bedore, Kelvin Green, Zach Jacob, Kent Shelton

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, Economic Development Director David Dobbins

ABSENT: Pamela Bloom

Chairperson Lamb called the meeting to order at 8:18 pm and noted that Board Member Bloom was absent.

2. BUSINESS ITEMS

a. Quarterly RDA Update: City Center Project

Economic Development Director David Dobbins provided an update on the City Center Project, summarizing recent discussions with developers and stakeholders. The City Center area includes property owned by the Jordan School District (17 acres), UTA (8 acres), the City (a few acres), and private owners (approximately 20 acres). The adopted Station Area Plan outlines phased development, beginning with Phase 1A, which includes office space for the school district, followed by Phase 1B, a high-density housing project on UTA property. Phase 2 envisions a mixed-use space incorporating retail, restaurants, a market hall, incubator space, and a hotel. UTA, as a major landowner, supports high-density, mixed-use development to increase ridership, and developers have expressed strong interest, particularly in retail opportunities along Redwood Road.

Chairperson Lamb questioned whether the school district preferred to remain in West Jordan or relocate to a more central location within the district. Mr. Dobbins had not heard specific concerns about their current location but noted they were open to proposals and would consider moving within or outside the city as long as they were “made whole” financially. Board Members discussed the benefits of keeping the district’s offices within the city to maintain an employment anchor.

Board Member Shelton raised concerns about the impact of keeping the school district on-site, particularly regarding tax increment financing (TIF) options. Mr. Dobbins explained that consolidating the district’s offices into a smaller space could free up land

for other development and allow shared parking. Shelton also noted that if the district owns the property, it wouldn't generate property tax revenue, but Dobbins suggested that developers might find ways to make it financially viable through creative financing or long-term incentives.

Board Member Jacob asked if the building could be privately owned and leased to the district, to which Dobbins confirmed that privately owned buildings would be taxable. Jacob also suggested designing the building to meet both the district's needs and accommodate future tenants or expansion.

Financial and tax considerations were discussed, as transferring ownership to private entities would generate tax increment revenue. Mr. Dobbins proposed two financing approaches: a traditional Community Reinvestment Area (CRA) to capture tax increment and support infrastructure such as parking structures, or a state-level economic development incentive through the Governor's Office of Economic Opportunity. Parking structures were identified as a necessary but costly investment, with an estimated cost of \$40,000-\$45,000 per stall.

Board Chairperson Lamb expressed concerns about the feasibility of the City Center development, noting that much of the land was already developed or owned by others. He emphasized that, for now, only the Jordan School District area was available for development.

Mr. Dobbins acknowledged these challenges but explained that experienced developers could make the project attractive enough to encourage landowners to sell. He also mentioned that development would need to be phased, starting with willing property owners.

Board Member Jacob believed that as development progressed, surrounding land would increase in value, prompting property owners to sell. He noted that developers were now eager to move forward due to the city having a clear plan.

Mr. Dobbins emphasized the importance of starting the project to demonstrate the project's viability and attract further investment.

3. CONSENT ITEMS

a. Approve Meeting Minutes

- ***September 25, 2024 – Redevelopment Agency Meeting***

MOTION: Board Member Green moved to APPROVE the consent agenda as listed.
Board Member Whitelock seconded the motion.

The vote was recorded as follows:

YES:

NO: Bob Bedore, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

ABSENT: Pamela Bloom

The motion passed 6-0

4. ADJOURN

Chairperson Lamb adjourned the meeting at 8:40 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on January 28, 2025. 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