



# THE CITY OF WEST JORDAN REDEVELOPMENT AGENCY MEETING

**April 22, 2025**

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

## ***Welcome to the Redevelopment Agency meeting!***

*The Board encourages in-person attendance, or you may attend virtually. For further information please review West Jordan Public Meeting Rules which can be found by visiting <https://www.westjordan.utah.gov/citycouncil/meetings>*

*To view meeting materials for any agenda item, click the item title to expand it, then select the view icon to access attachments, or visit <https://westjordan.primegov.com/public/portal>*

## **REDEVELOPMENT AGENCY MEETING 7:20 pm** *(or as soon thereafter as possible)*

### **1. CALL TO ORDER**

### **2. BUSINESS ITEMS**

- a. Accept the Proposed Tentative Budget for the Redevelopment Agency of West Jordan for the Fiscal Year Ending June 30, 2026.

### **3. CONSENT ITEMS**

- a. Approve Meeting Minutes
  - March 25, 2025 – Redevelopment Agency Meeting

### **4. ADJOURN**

## ***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.*

***Posted and dated April 17, 2025      Cindy M. Quick, MMC, Secretary***

# REQUEST FOR BOARD ACTION

**Action:** Provide information to Board

**Meeting Date Requested** : 04/22/2025

**Presenter:** Danyce Steck, Administrative Services Director

**Deadline of item** : 04/22/2025

**Department Sponsor:** Admin. Services

**Agenda Type:** BUSINESS ITEMS

**Time Requested:** 5 Minutes

*(Board may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Accept the Proposed Tentative Budget for the Redevelopment Agency of West Jordan for the Fiscal Year Ending June 30, 2026.

## 2. EXECUTIVE SUMMARY

The Board is being asked to accept the proposed Tentative Budget for the fiscal year ending June 30, 2026 and begin the review process prior to final approval.

The following calendar is proposed:

- 04/22/25 – Acceptance of the budget
- 05/06/25 – Discussion of the budget. Adoption of the tentative budget and setting the public hearing date for May 27, 2025
- 05/27/25 – Public hearing to receive public comment on the tentative budget
- 05/27/25 – Amendment (if necessary) and Adoption of the annual budget

## 3. TIME SENSITIVITY / URGENCY

Utah State Code 17C-1-601.5 states, "The board shall adopt each agency budget for an agency created by a municipality, before June 30." It further states, "Before adopting an annual budget, each board shall hold a public hearing on the annual budget."

The proposed calendar provides the board with a process consistent with the City's.

## 4. FISCAL NOTE

See the attached budget.

## 5. ADMINISTRATIVE STAFF ANALYSIS

Staff recommends the Board accept the proposed tentative budget for review.

## 6. MAYOR RECOMMENDATION

## 7. POSSIBLE BOARD ACTION

The Board may choose to take one of the following actions:

1. Accept the proposed tentative budget;
2. Not Accept the proposed tentative budget;

## 8. ATTACHMENTS

Attachment A – RDA FY26 Proposed Tentative Budget

Attachment B – RDA FY26 Budget Presentation

# ANNUAL BUDGET

**FY 2026**

FOR FISCAL YEAR ENDING  
JUNE 30, 2026



**REDEVELOPMENT AGENCY OF WEST JORDAN CITY**





FISCAL YEAR

# Redevelopment Agency

## 2026 Annual Budget

### BOARD MEMBERS

Board Chair, District 1 ..... Chad Lamb  
Board Vice-Chair, At-Large ..... Kayleen Whitelock  
Board Member, At-Large ..... Kelvin Green  
Board Member, At-Large ..... Pamela Bloom  
Board Member, District 2 ..... Bob Bedore  
Board Member, District 3 ..... Zach Jacob  
Board Member, District 4 ..... Kent Shelton

### ADMINISTRATION

Executive Director ..... Mayor Dirk Burton  
Chief Administrative Officer ..... Korban Lee  
Assistant Chief Administrative Officer ..... Paul Jerome

### BUDGET COMMITTEE

Mayor ..... Dirk Burton  
Chief Administrative Officer ..... Korban Lee  
Assistant Chief Administrative Officer ..... Paul Jerome  
Administrative Services Director ..... Danyce Steck  
Budget & Management Analyst ..... Becky Condie  
City Attorney ..... Josh Chandler  
Public Services Director ..... Cory Fralick  
Human Resources Manager ..... Derek Orth

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[www.westjordan.utah.gov](http://www.westjordan.utah.gov) · (801) 569-5000

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# REDEVELOPMENT AGENCY

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# REDEVELOPMENT AGENCY

## Activity by Area

The following list outlines the proposed redevelopment activity by area, excluding other operational expense such as administration, professional services, low-income housing, etc.

AREA IMPROVEMENTS	FY 2025 Budget	FY 2025 Estimate	FY 2026 Budget	Total Improvement
<b>RDA #1: Town Center (6600 - 7000 S Redwood)</b>				
7000 South beautification project - retaining wall, landscaping, irrigation system, signage	1,863,000	83,000	1,780,000	\$ 1,863,000
Property Acquisition	-	-	1,500,000	1,500,000
<b>RDA #2: Industrial Park (1300-1600 W 7800 South)</b>				
Property Acquisition	-	-	1,000,000	1,000,000
<b>RDA #4: Spratling (1300-1700 W 9000 South)</b>				
9000 South beautification project - landscaping, irrigation, signage following UDOT improvements. Project start date: Spring 2025	550,000	60,534	489,466	550,000
Property Acquisition	-	-	3,000,000	3,000,000
<b>RDA #5: Downtown (1700-1900 W 7600-7900 South)</b>				
Property Acquisition	-	-	1,500,000	1,500,000
<b>EDA #3: Oracle Data Center</b>				
Cemetery water reservoir (40% of project)	3,500,000	3,500,000	-	3,500,000
Expansion Incentive	-	-	1,500,000	1,500,000
<b>Total</b>	<b>\$ 5,913,000</b>	<b>\$ 3,643,534</b>	<b>\$ 10,769,466</b>	<b>\$ 14,413,000</b>

ECONOMIC INCENTIVE AGREEMENTS	FY 2025 Budget	FY 2025 Estimate	FY 2026 Budget
EDA #4 Incentive Agreement - PayPal	778,650	403,317	403,245
Incentive Agreement - Aligned Energy	335,000	335,000	350,000
CDA #1 Participation Agreement - Bangerter Statio	758,450	951,949	951,949
CRA #1 Incentive Agreement - Sportsman's Wareh	50,000	50,000	50,000
<b>Total</b>	<b>\$ 1,922,100</b>	<b>\$ 1,740,266</b>	<b>\$ 1,755,194</b>

## CLOSED OR INACTIVE AREAS

RDA #3 Area closed  
 EDA #1 Area closed  
 EDA #3 Last year for tax increment - 2021  
 EDA #5 To be activated at a later date



# REDEVELOPMENT AGENCY

## Budget & Financial History - All Areas Combined

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUES</b>					
1 Property Taxes	\$ 3,566,437	\$ 3,926,000	\$ 2,637,566	\$ 2,320,446	
2 Interest Earnings	1,099,143	-	755,000	-	
3 Sale Of Land And Bldg	2,210,909	-	1,646,573	-	
4	<b>6,876,489</b>	<b>3,926,000</b>	<b>5,039,139</b>	<b>2,320,446</b>	<b>-41%</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
5 Professional & Tech	(13,218)	(60,000)	(46,565)	(50,000)	
6 Administration	(151,373)	(151,600)	(149,158)	(117,452)	
7	<b>(164,591)</b>	<b>(211,600)</b>	<b>(195,723)</b>	<b>(167,452)</b>	<b>-21%</b>
<b>Redevelopment Activity</b>					
8 Participation Agreement	(757,906)	(758,450)	(951,949)	(2,451,949)	
9 Incentive Agreements	(820,742)	(1,163,650)	(788,317)	(803,245)	
10 Area Improvements	(8,248)	(5,913,000)	(3,643,534)	(2,269,466)	
11 Land And Bldg Purchases	(427,502)	-	(23,012)	(7,000,000)	
12	<b>(2,014,398)</b>	<b>(7,835,100)</b>	<b>(5,406,812)</b>	<b>(12,524,660)</b>	<b>60%</b>
<b>TRANSFERS IN (OUT)</b>					
13 Transfer from General Fund	2,120,306	385,000	385,000	400,000	
14	<b>2,120,306</b>	<b>385,000</b>	<b>385,000</b>	<b>400,000</b>	<b>4%</b>
15 <b>Net change</b>	<b>\$ 6,817,808</b>	<b>\$ (3,735,700)</b>	<b>\$ (178,396)</b>	<b>\$ (9,971,666)</b>	
16 <b>Beginning reserve balance</b>	<b>\$ 13,818,522</b>	<b>\$ 20,636,330</b>	<b>\$ 20,636,330</b>	<b>\$ 20,457,934</b>	
17 <b>Net change</b>	<b>6,817,808</b>	<b>(3,735,700)</b>	<b>(178,396)</b>	<b>(9,971,666)</b>	
18 <b>Ending reserve balance</b>	<b>\$ 20,636,330</b>	<b>\$ 16,900,630</b>	<b>\$ 20,457,934</b>	<b>\$ 10,486,268</b>	

# REDEVELOPMENT AGENCY

## Budget & Financial History - All Areas Combined

### ENDING RESERVES BY AREA

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
1 Redevelopment Holding	\$ -	\$ -	\$ -	\$ -
<b>Redevelopment Areas</b>				
2 #1 - Town Center	4,608,992	2,995,292	4,941,537	1,661,537
3 #2 - Industrial Park	1,916,497	2,081,197	2,159,952	1,348,502
4 #3 - Southwire	-	-	-	-
5 #4 - Spratling	6,186,778	5,976,978	6,674,105	3,532,489
6 #5 - Downtown	3,591,580	3,856,180	3,932,749	2,697,799
7 #6 - Briarwood	124,285	124,285	124,285	124,285
8	<b>16,428,131</b>	<b>15,033,931</b>	<b>17,832,628</b>	<b>9,364,612</b>
<b>Economic Development Areas</b>				
9 #1 - Dannon	-	-	-	-
10 #2 - Bingham Bus. Park	6,380,515	7,509,515	6,555,515	6,505,515
11 #3 - Oracle	7,262,096	3,762,096	3,982,096	2,482,096
12 #4 - Fairchild	767,352	796,852	799,683	846,033
13 #5 - Pioneer Tech. Park	-	-	-	-
14	<b>14,409,963</b>	<b>12,068,463</b>	<b>11,337,294</b>	<b>9,833,644</b>
<b>Community Development Areas</b>				
15 #1 - Jordan Valley Stat.	-	-	-	-
16 #2 - Copper Hills Mkt	(10,201,977)	(10,201,977)	(8,712,201)	(8,712,201)
17	<b>(10,201,977)</b>	<b>(10,201,977)</b>	<b>(8,712,201)</b>	<b>(8,712,201)</b>
<b>Community Reinvestment Areas</b>				
18 #1 - 90th & Redwood	212	212	212	212
19	<b>\$ 20,636,329</b>	<b>\$ 16,900,629</b>	<b>\$ 20,457,933</b>	<b>\$ 10,486,267</b>



# REDEVELOPMENT AGENCY

## RDA Holding

### PURPOSE

This fund acts as an interest holding account and is a legacy account.

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
<b>EXPENDITURES</b>				
1 280-498610 Interfund Transfer	(6,549)	-	-	-
2	(6,549)	-	-	-
3 <b>Net change</b>	<b>\$ (6,549)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
4 <b>Beginning reserve balance</b>	\$ 6,549	\$ -	\$ -	\$ -
5 Net change	(6,549)	-	-	-
6 <b>Ending reserve balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



RDA #1 – TOWN CENTER  
6600-7000 S REDWOOD

## REDEVELOPMENT AGENCY

### RDA #1: Town Center (6600 - 7000 S Redwood)

#### AREA DESCRIPTION

This area is located at 6600 – 7000 S Redwood Road and was created to remove blight and create a new retail center, anchored by a grocery store.

Adoption date: 12/12/1989  
 Activation tax year: 2000  
 Term: 25 years  
 Expiration tax year: 2024  
 Administrative fee allowance: 10%  
 Low-income housing requirement: Exempt, pre-2000 adoption

*Rollback Provision: % of property tax dedicated as tax increment*

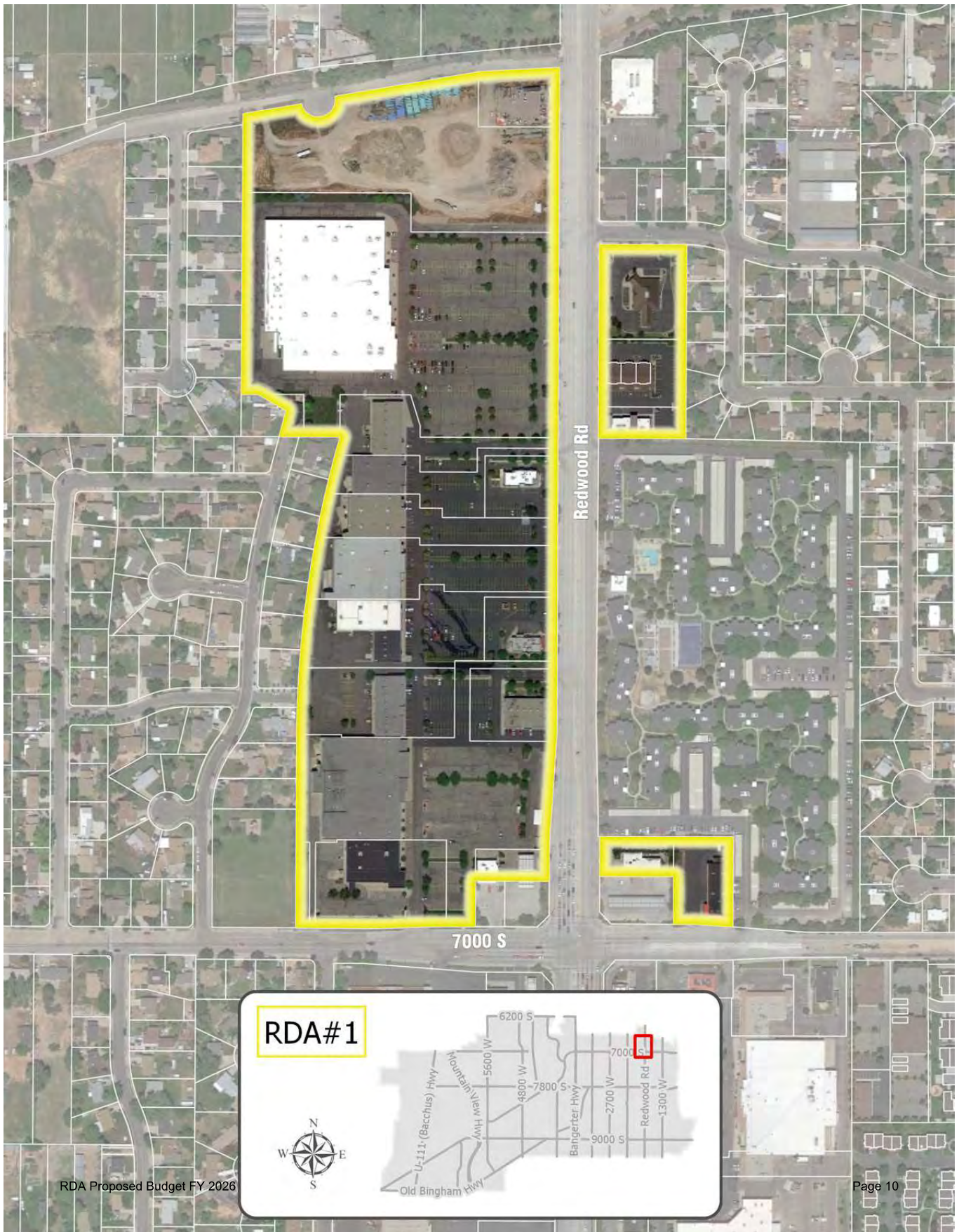
	<i>Tax years</i>
100% for first 5 years	2000-2004
80% for next 5 years	2005-2009
75% for next 5 years	2010-2014
70% for next 5 years	2015-2019
60% for next 5 years	2020-2024

#### BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUE</b>						
1	801-311000 Property Taxes	\$ 276,809	\$ 277,000	\$ 317,273	\$ -	
2	801-361000 Interest Earnings	227,677	-	130,000	-	
3		<b>504,486</b>	<b>277,000</b>	<b>447,273</b>	<b>-</b>	<b>-100%</b>
<b>EXPENDITURES</b>						
4	8011-435100 RDA Administration	(27,500)	(27,700)	(31,727)	-	
5	8011-435300 RDA Infrastructure	(8,248)	(1,863,000)	(83,000)	(1,780,000)	
6	8011-473823 Land and Building Purchases	-	-	-	(1,500,000)	
7		<b>(35,748)</b>	<b>(1,890,700)</b>	<b>(114,727)</b>	<b>(3,280,000)</b>	<b>73%</b>
8	<b>Net change</b>	<b>\$ 468,739</b>	<b>\$ (1,613,700)</b>	<b>\$ 332,546</b>	<b>\$ (3,280,000)</b>	
9	<b>Beginning reserve balance</b>	\$ 4,140,253	\$ 4,608,992	\$ 4,608,992	\$ 4,941,537	
10	Net change	468,739	(1,613,700)	332,546	(3,280,000)	
11	<b>Ending reserve balance</b>	<b>\$ 4,608,992</b>	<b>\$ 2,995,292</b>	<b>\$ 4,941,537</b>	<b>\$ 1,661,537</b>	

#### ADDITIONAL DETAILS

<b>Expenditures</b>				
12	8011-435100	RDA Administration	\$ -	10% of tax increment - expired tax year 2024
13	8011-435300	RDA Infrastructure	1,780,000	7000 S beautification project to include retaining wall, landscaping, irrigation, signage
14	8011-473823	Land and Building Purchases	1,500,000	Property acquisition
15			<b>\$ 3,280,000</b>	





RDA #2 – INDUSTRIAL PARK  
1300-1600 W 7800 SOUTH



## REDEVELOPMENT AGENCY

### RDA #2: Industrial Park (1300-1600 W 7800 South)

#### AREA DESCRIPTION

This area is located 1100 to 1500 West and from 7800 to 8000 South, and was created for the removal of blight, and to finance public and private improvements to 7800 South gateway and the adjoining industrial park.

Adoption date: 9/18/1990  
 Activation tax year: 2002  
 Term: 25 years  
 Expiration tax year: 2026  
 Administrative fee allowance: 10%  
 Low-income housing requirement: Exempt, pre-2000 adoption

*Rollback Provision: % of property tax dedicated as tax increment*

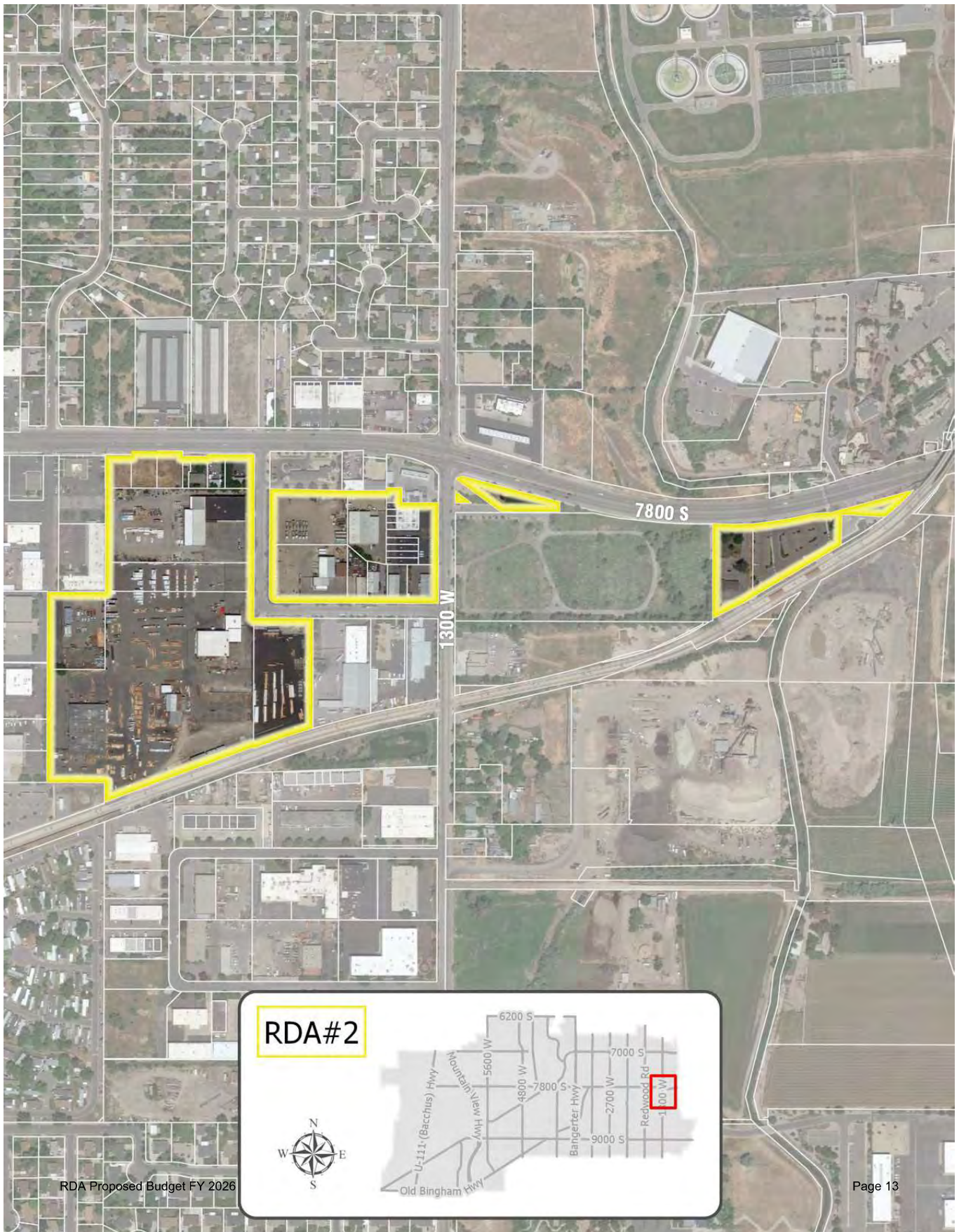
	<i>Tax years</i>
100% for first 5 years	2002-2006
80% for next 5 years	2007-2011
75% for next 5 years	2012-2016
70% for next 5 years	2017-2021
60% for next 5 years	2022-2026

#### BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUE</b>						
1	802-311000 Property Taxes	\$ 182,944	\$ 183,000	\$ 209,395	\$ 209,500	
2	802-361000 Interest Earnings	106,486	-	55,000	-	
3		<b>289,430</b>	<b>183,000</b>	<b>264,395</b>	<b>209,500</b>	14%
<b>EXPENDITURES</b>						
4	8021-435100 RDA Administration	(18,294)	(18,300)	(20,940)	(20,950)	
5	8021-473823 Land and Building Purchases	(427,502)	-	-	(1,000,000)	
6		<b>(445,796)</b>	<b>(18,300)</b>	<b>(20,940)</b>	<b>(1,020,950)</b>	5479%
7	<b>Net change</b>	<b>\$ (156,366)</b>	<b>\$ 164,700</b>	<b>\$ 243,456</b>	<b>\$ (811,450)</b>	
8	<b>Beginning reserve balance</b>	\$ 2,072,863	\$ 1,916,497	\$ 1,916,497	\$ 2,159,952	
9	Net change	(156,366)	164,700	243,456	(811,450)	
10	<b>Ending reserve balance</b>	\$ 1,916,497	\$ 2,081,197	\$ 2,159,952	\$ 1,348,502	

#### ADDITIONAL DETAILS

<b>Expenditures</b>				
11	8021-435100	RDA Administration	\$ 20,950	10% of tax increment
12	8021-473823	Land and Building Purchases	1,000,000	Property acquisition
13			<u>\$ 1,020,950</u>	



RDA Proposed Budget FY 2026

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RDA #4 – SPRATLING  
1300-1700 W 9000 SOUTH



## REDEVELOPMENT AGENCY

### RDA #4: Spratling (1300-1700 W 9000 South)

#### AREA DESCRIPTION

This area is located at 1300 to 1700 West, 8800 to 9000 South and was created for the development of a retail center, installation of public infrastructure including construction of 1510 West and a traffic signal, and removal of blight.

Adoption date:	10/29/1992
Activation tax year:	2001
Term:	25 years
Expiration tax year:	2025
Administrative fee allowance:	10%
Low-income housing requirement:	Exempt, pre-2000 adoption

*Rollback Provision: % of property tax dedicated as tax increment*

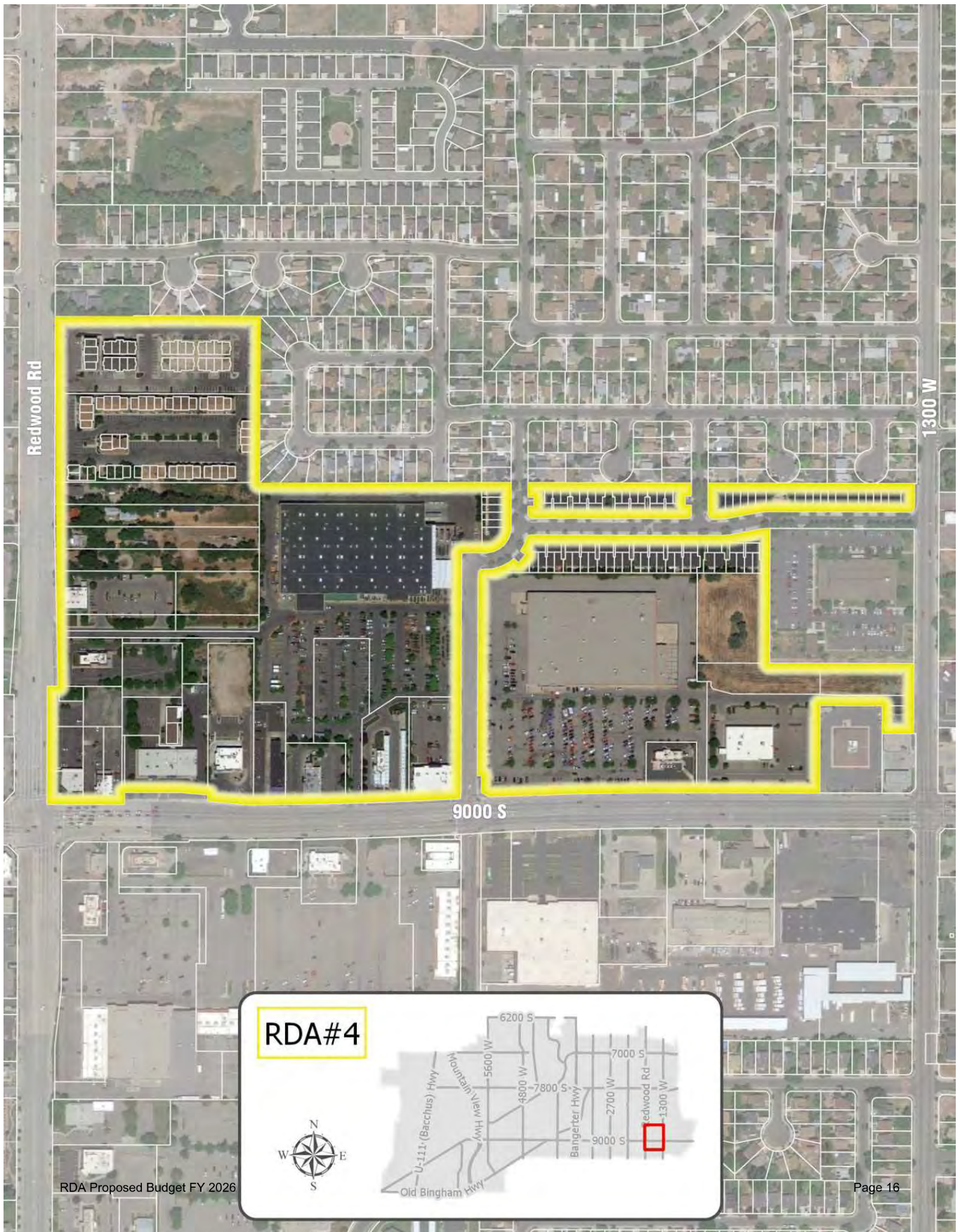
	Tax years
100% for first 5 years	2001-2005
80% for next 5 years	2006-2010
75% for next 5 years	2011-2015
70% for next 5 years	2016-2020
60% for next 5 years	2021-2025

#### BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUE</b>						
1	804-311000 Property Taxes	\$ 377,327	\$ 378,000	\$ 386,512	\$ 386,500	
2	804-361000 Interest Earnings	304,929	-	200,000	-	
3		<b>682,256</b>	<b>378,000</b>	<b>586,512</b>	<b>386,500</b>	2%
<b>EXPENDITURES</b>						
4	8041-435100 RDA Administration	(37,733)	(37,800)	(38,651)	(38,650)	
5	8041-435300 RDA Infrastructure	-	(550,000)	(60,534)	(489,466)	
6	8041-473823 Land and Building Purchases	-	-	-	(3,000,000)	
7		<b>(37,733)</b>	<b>(587,800)</b>	<b>(99,185)</b>	<b>(3,528,116)</b>	500%
8	<b>Net change</b>	<b>\$ 644,523</b>	<b>\$ (209,800)</b>	<b>\$ 487,327</b>	<b>\$ (3,141,616)</b>	
9	<b>Beginning reserve balance</b>	\$ 5,542,255	\$ 6,186,778	\$ 6,186,778	\$ 6,674,105	
10	Net change	644,523	(209,800)	487,327	(3,141,616)	
11	<b>Ending reserve balance</b>	\$ 6,186,778	\$ 5,976,978	\$ 6,674,105	\$ 3,532,489	

#### ADDITIONAL DETAILS

<b>Expenditures</b>				
12	8041-435100	RDA Administration	\$ 38,650	10% of tax increment
13	8041-435300	RDA Infrastructure	489,466	Streetscape Improvements
14	8041-473823	Land and Building Purchases	3,000,000	Property Acquisition
15			<b>\$ 3,528,116</b>	





RDA #5 – DOWNTOWN

1700-1900 W 7600-7900 SOUTH

## REDEVELOPMENT AGENCY

### RDA #5: Downtown (1700-1900 W 7600-7900 South)

#### AREA DESCRIPTION

This area is located at 1700 to 1900 West, 7600 to 7900 South and was created to facilitate blight removal, installation of public infrastructure and roads including bond financing of the 7800 South construction project, renovation of two retail centers, and revitalization of the downtown area.

Adoption date: 5/11/1993  
 Activation tax year: 2002  
 Term: 25 years  
 Expiration tax year: 2026  
 Administrative fee allowance: 10%  
 Low-income housing requirement: Exempt, pre-2000 adoption

*Rollback Provision: % of property tax dedicated as tax increment*

	<i>Tax years</i>
100% for first 5 years	2002-2006
80% for next 5 years	2007-2011
75% for next 5 years	2012-2016
70% for next 5 years	2017-2021
60% for next 5 years	2022-2026

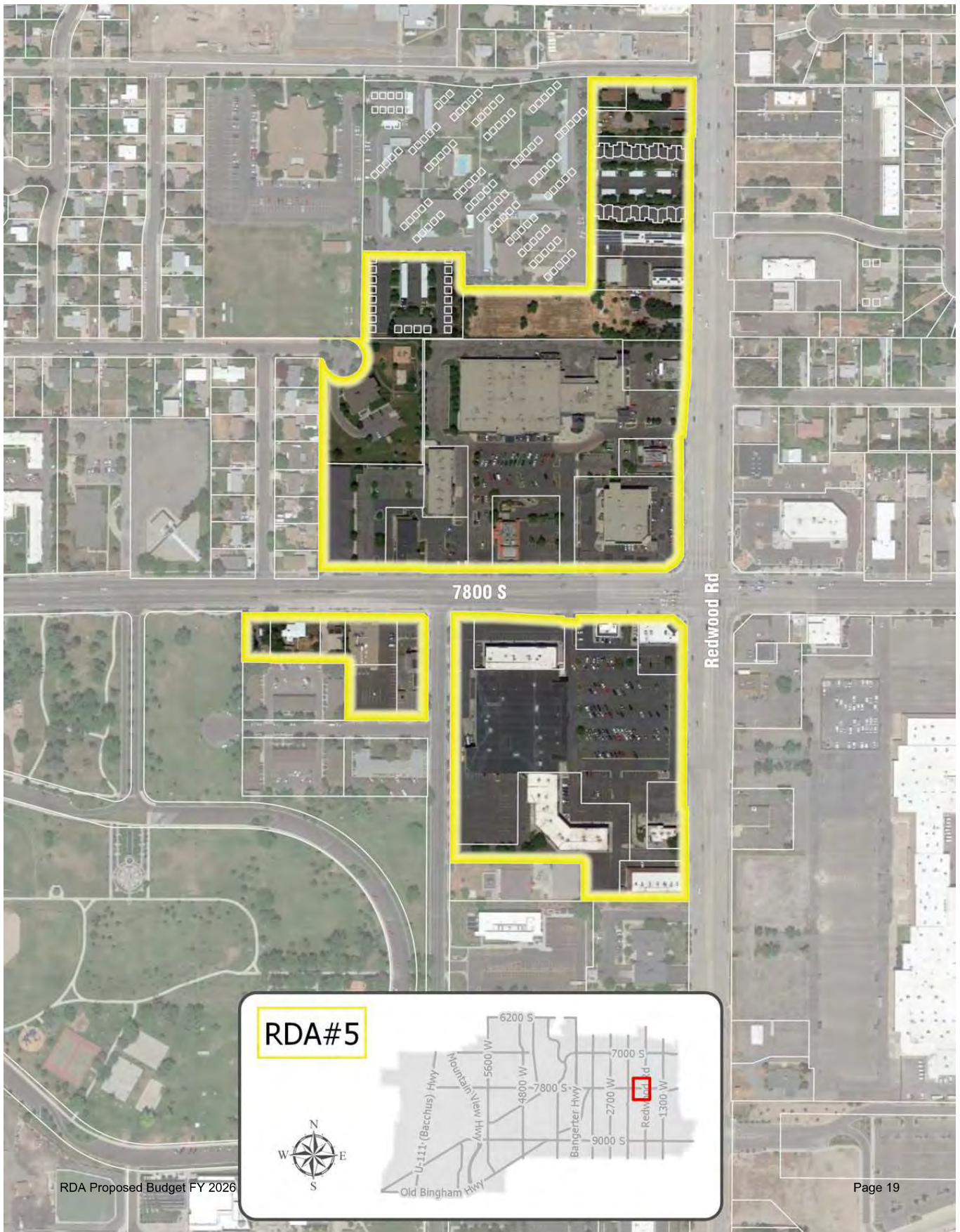
#### BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Prior Year Actual FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUE</b>						
1	805-311000 Property Taxes	\$ 294,625	\$ 294,000	\$ 294,357	\$ 294,500	
2	805-361000 Interest Earnings	175,191	-	100,000	-	
3		<b>469,816</b>	<b>294,000</b>	<b>394,357</b>	<b>294,500</b>	<b>0%</b>
<b>EXPENDITURES</b>						
4	8051-435100 RDA Administration	(29,463)	(29,400)	(29,436)	(29,450)	
5	8051-431000 Professional & Technical	-	-	(740)	-	
6	8051-473823 Land and Building Purchases	-	-	(23,012)	(1,500,000)	
7		<b>(29,463)</b>	<b>(29,400)</b>	<b>(53,188)</b>	<b>(1,529,450)</b>	<b>5102%</b>
8	<b>Net change</b>	<b>\$ 440,353</b>	<b>\$ 264,600</b>	<b>\$ 341,169</b>	<b>\$ (1,234,950)</b>	
9	<b>Beginning reserve balance</b>	\$ 3,151,227	\$ 3,591,580	\$ 3,591,580	\$ 3,932,749	
10	<b>Net change</b>	440,353	264,600	341,169	(1,234,950)	
11	<b>Ending reserve balance</b>	\$ 3,591,580	\$ 3,856,180	\$ 3,932,749	\$ 2,697,799	

#### ADDITIONAL DETAILS

<b>Expenditures</b>				
12	8051-435100	RDA Administration	\$ 29,450	10% of tax increment
13	8051-473823	Land and Building Purchases	1,500,000	Property Acquisition
14			<u>\$ 1,529,450</u>	







RDA #6 – BRIARWOOD  
1500-1825 W 7700-8200 SOUTH

## REDEVELOPMENT AGENCY

### RDA #6: Briarwood

#### AREA DESCRIPTION

This area is located at 1500 – 1825 West, 7700 – 8200 South and was created for the removal of blight, revitalization of an existing retail center, and to establish a light rail station.

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%

*Rollback Provision: % of property tax dedicated as tax increment*  
 100% for 15 years

#### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Prior Year Actual FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
1 <b>Beginning reserve balance</b>	\$ 124,285	\$ 124,285	\$ 124,285	\$ 124,285	
2 Net change	-	-	-	-	
3 <b>Ending reserve balance</b>	124,285	\$ 124,285	\$ 124,285	\$ 124,285	
4 Restricted reserve - Low-income housing	\$ 124,285	\$ 124,285	\$ 124,285	\$ 124,285	









EDA #2 – BINGHAM BUSINESS PARK  
10026 S PROSPERITY ROAD

## REDEVELOPMENT AGENCY

### EDA #2: Bingham Business Park

#### AREA DESCRIPTION

This area is located at 10026 S Prosperity Road and was created to attract a Kraftmaid Cabinetry facility, by assisting with installation of public infrastructure.

Adoption date: 7/19/2005  
 Activation tax year: 2007  
 Term: 17 years  
 Expiration tax year: 2023  
 Administrative fee allowance: 0%  
 Low-income housing requirement: N/A

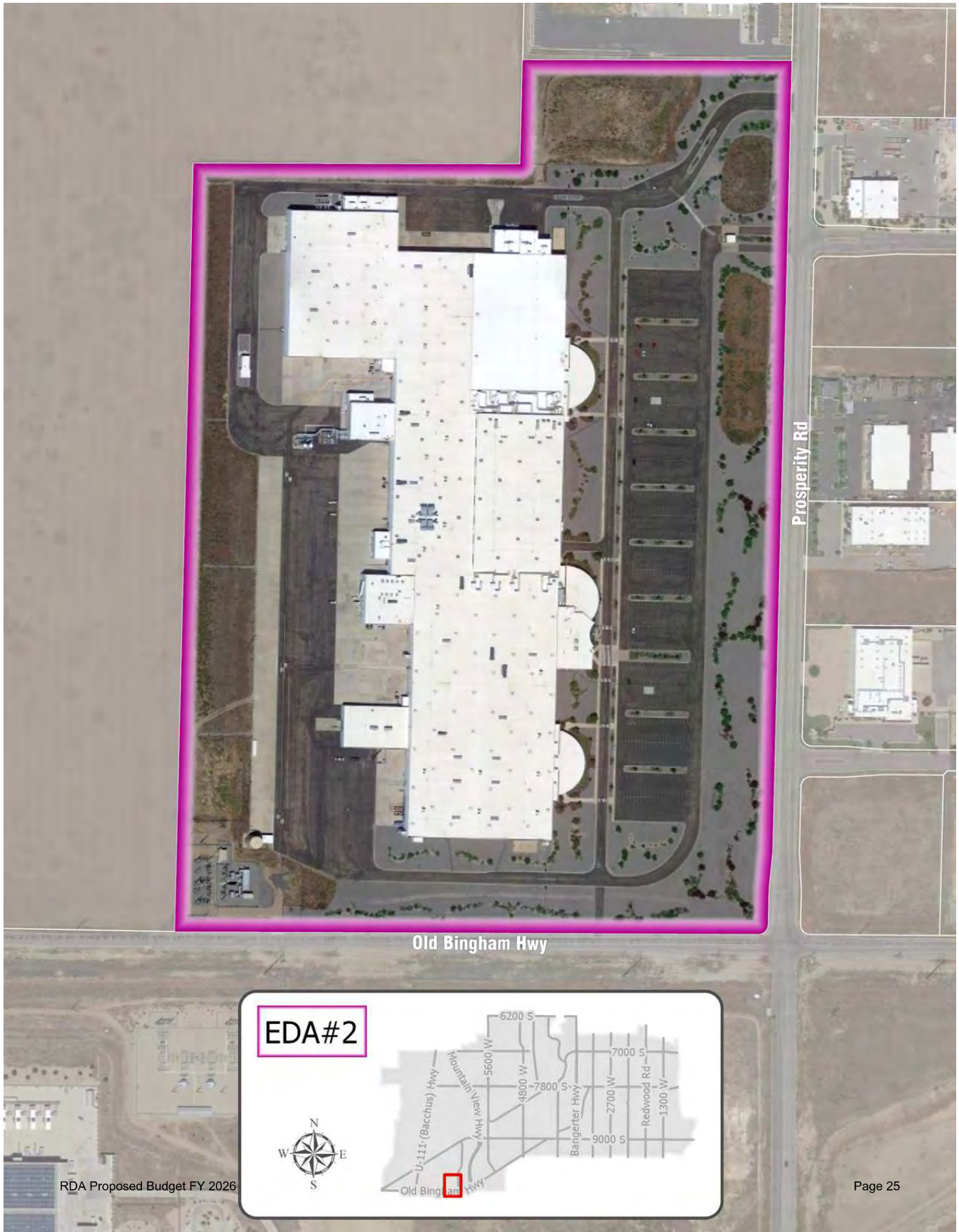
#### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUE</b>					
1 832-311000 Property Taxes	\$ 1,128,459	\$ 1,129,000	\$ -	\$ -	
2 832-361000 Interest Earnings	293,965	-	175,000	-	
3	<b>1,422,424</b>	<b>1,129,000</b>	<b>175,000</b>	<b>-</b>	<b>-100%</b>
<b>EXPENDITURES</b>					
4 8321-431000 Professional & Tech	-	-	-	(50,000)	
5	-	-	-	<b>(50,000)</b>	<b>100%</b>
6 <b>Net change</b>	<b>\$ 1,422,424</b>	<b>\$ 1,129,000</b>	<b>\$ 175,000</b>	<b>\$ (50,000)</b>	
7 <b>Beginning reserve balance</b>	\$ 4,958,091	\$ 6,380,515	\$ 6,380,515	\$ 6,555,515	
8 <b>Net change</b>	1,422,424	1,129,000	175,000	(50,000)	
9 <b>Ending reserve balance</b>	\$ 6,380,515	\$ 7,509,515	\$ 6,555,515	\$ 6,505,515	

#### ADDITIONAL DETAILS

##### Expenditures

10	8321-431000	Professional & Tech	50,000	Utility study
11			<u>\$ 50,000</u>	





## EDA #3 – ORACLE DATA CENTER



# REDEVELOPMENT AGENCY

## EDA #3: Oracle Data Center

### AREA DESCRIPTION

This area is located at 6200 West 10120 South, and was created to encourage and assist economic development of the area, to attract a new business to the area, and assist with the creation of new jobs and stimulate associated business activity.

Adoption date: 8/19/2008  
 Activation tax year: 2011  
 Term: 10 years  
 Expiration tax year: 2020 Expired  
 Administrative fee allowance: 2.5%  
 Low-income housing requirement: N/A

#### Incentive Agreements

\$7.5m capped incentive to Oracle, final payment made in 2019

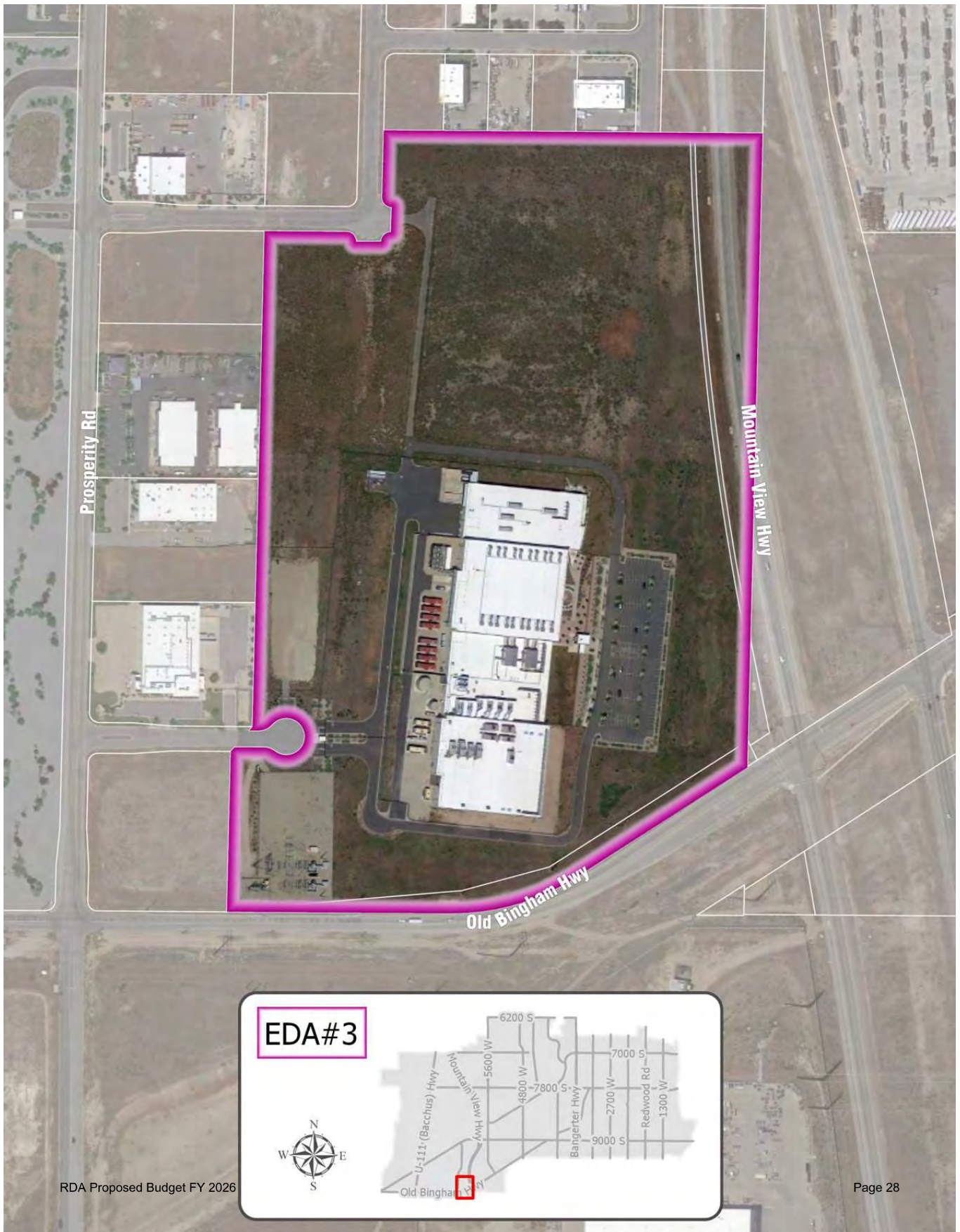
### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUE</b>					
1 833-361000 Interest Earnings	\$ 368,328	\$ -	\$ 220,000	\$ -	
2	<b>368,328</b>	<b>-</b>	<b>220,000</b>	<b>-</b>	<b>0%</b>
<b>EXPENDITURES</b>					
3 8331-435300 RDA Infrastructure	-	(3,500,000)	(3,500,000)	-	
4 8331-431310 Participation Agreement	-	-	-	(1,500,000)	
5	<b>-</b>	<b>(3,500,000)</b>	<b>(3,500,000)</b>	<b>(1,500,000)</b>	<b>-57%</b>
6 <b>Net change</b>	<b>\$ 368,328</b>	<b>\$ (3,500,000)</b>	<b>\$ (3,280,000)</b>	<b>\$ (1,500,000)</b>	
7 <b>Beginning reserve balance</b>	\$ 6,893,768	\$ 7,262,096	\$ 7,262,096	\$ 3,982,096	
8 Net change	368,328	(3,500,000)	(3,280,000)	(1,500,000)	
9 <b>Ending reserve balance</b>	\$ 7,262,096	\$ 3,762,096	\$ 3,982,096	\$ 2,482,096	

### ADDITIONAL DETAILS

<b>Expenditures</b>				
10	8331-431310	Participation Agreement	1,500,000	Expansion incentive
11			<u>\$ 1,500,000</u>	







## EDA #4 – FAIRCHILD

## REDEVELOPMENT AGENCY

### EDA #4: Fairchild

#### AREA DESCRIPTION

This area is located at 3333 West 9000 South, and was created to retain the Fairchild Semiconductor plant by providing an incentive for modernizing and repurposing the building and equipment.

Adoption date: 4/14/2010  
 Activation tax year: 2019  
 Term: 10 years  
 Expiration tax year: 2028  
 Administrative fee allowance: 3.0%  
 Low-income housing requirement: 10.0%

#### Incentive Agreements

PayPal (maximum \$6.8m)

Tax increment derived solely from personal property owned by PayPal, no real property tax is collected.

40% to the original taxing entities	Of 60%:
60% to redevelopment	87% of 60% to PayPal incentive
	10% of 60% to low-income housing
	3% of 60% to the City for administration

#### Aligned Energy

Rebate of 100% of municipal energy tax for 3 years (FY2019 - FY2021), 50% for remaining 7 years (FY2022 - FY2028)

Required financial investment in the project area, minimum job requirement

*This agreement will be paid for with the fund balance created from the FY18 land purchase and subsequent sale.*

#### BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUE</b>						
1	834-311000 Property Taxes	\$ 536,825	\$ 895,000	\$ 463,583	\$ 463,500	
2	834-361000 Interest Earnings	49,156	-	25,000	-	
3		<b>585,981</b>	<b>895,000</b>	<b>488,583</b>	<b>463,500</b>	<b>-48%</b>
<b>EXPENDITURES</b>						
4	8341-431000 Professional & Tech Svcs	(13,218)	(60,000)	(39,028)	-	
5	8341-435100 RDA Administration	(26,841)	(26,850)	(13,907)	(13,905)	
6	8341-473822 Incentive Agreement	(770,742)	(1,113,650)	(738,317)	(753,245)	
7		<b>(810,801)</b>	<b>(1,200,500)</b>	<b>(791,252)</b>	<b>(767,150)</b>	<b>-36%</b>
<b>TRANSFERS IN (OUT)</b>						
8	834-382500 Transfer from General Fund	303,704	335,000	335,000	350,000	
9		<b>303,704</b>	<b>335,000</b>	<b>335,000</b>	<b>350,000</b>	<b>4%</b>
10	<b>Net change</b>	<b>\$ 78,885</b>	<b>\$ 29,500</b>	<b>\$ 32,331</b>	<b>\$ 46,350</b>	
11	<b>Beginning reserve balance</b>	<b>\$ 688,467</b>	<b>\$ 767,352</b>	<b>\$ 767,352</b>	<b>\$ 799,683</b>	
12	<b>Net change</b>	<b>78,885</b>	<b>29,500</b>	<b>32,331</b>	<b>46,350</b>	
13	<b>Ending reserve balance</b>	<b>\$ 767,352</b>	<b>\$ 796,852</b>	<b>\$ 799,683</b>	<b>\$ 846,033</b>	
14	Restricted reserve - Low-income housing	\$ 297,869	\$ 387,369	\$ 344,227	\$ 390,577	
15	Unrestricted reserve - 2018 property sale	\$ 469,484	\$ 409,484	\$ 455,456	\$ 455,456	



## REDEVELOPMENT AGENCY

### EDA #4: Fairchild

#### ADDITIONAL DETAILS

##### Transfers in

16	834-382500	Transfer from General Fund	\$ 350,000	Municipal energy tax paid to the General Fund by Aligned Energy (incentive agreement)
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17 \$ 350,000

##### Expenditures

18	8341-435100	RDA Administration	13,905	Paid to the General Fund for administration (3% of 60% personal property tax paid by PayPal)
19	8341-473822	Incentive Agreement	403,245	Rebate of 87% of 60% tax increment from PayPal
20			350,000	Aligned Energy Agreement - Financial investment and job requirement (50% of municipal energy tax paid by Aligned Energy)

21 \$ 767,150





## EDA #5 – PIONEER TECHNOLOGY DISTRICT

## REDEVELOPMENT AGENCY

### EDA #5: Pioneer Technology District

#### AREA DESCRIPTION

This area is located in the southwestern quadrant of the City, having a midpoint generally at the intersection of New Bingham Highway and U-111, and was created to develop a next generation industrial park, hosting a data center.

Adoption date: 7/27/2016  
 Activation tax year: TBD  
 Term: TBD  
 Expiration tax year: TBD  
 Administrative fee allowance: TBD  
 Low-income housing requirement: TBD

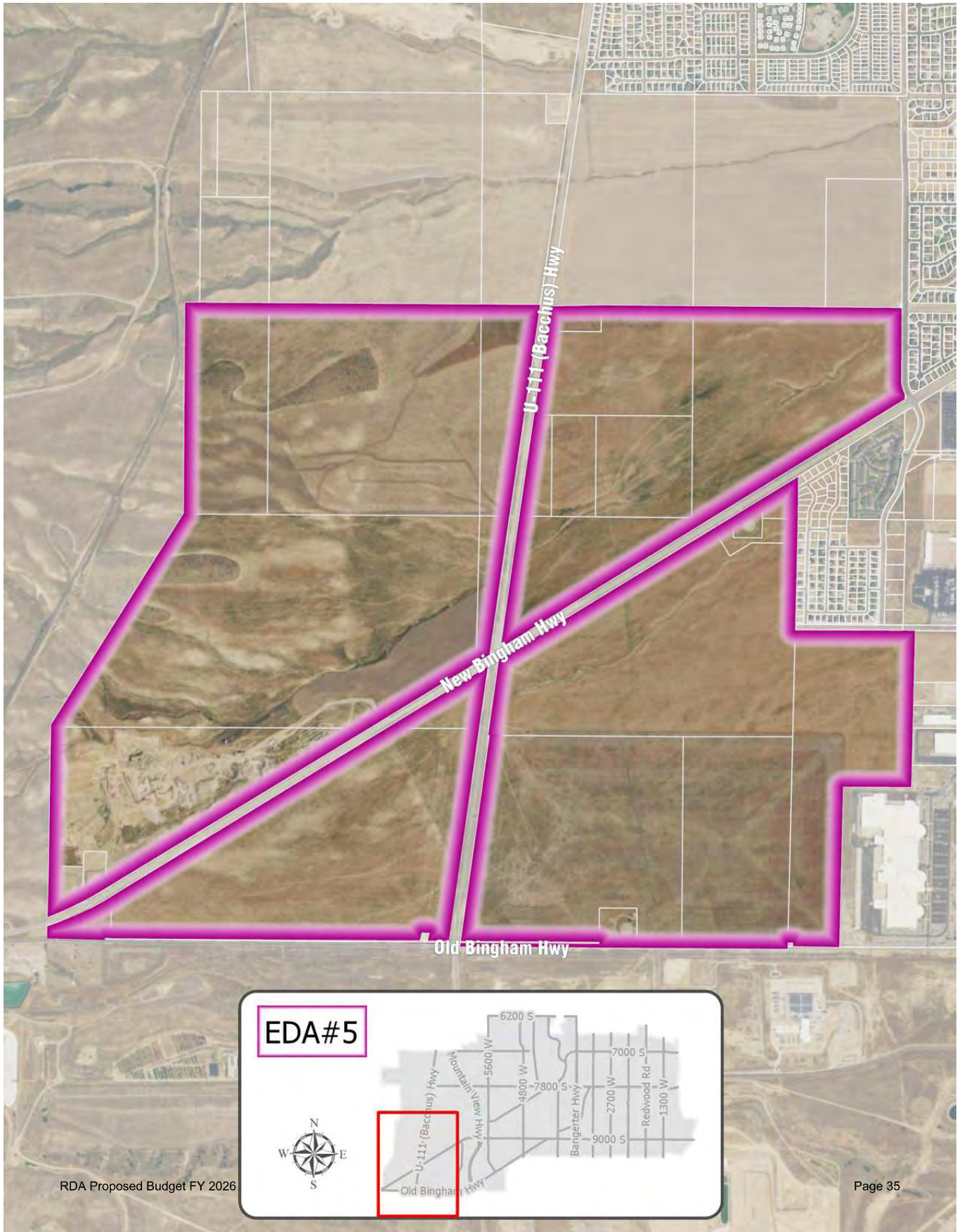
#### Incentive Agreements

Amazon Fulfillment Center one-time payment of \$1,575,000 in FY2020.

#### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>EXPENDITURES</b>					
1 835-361000 Interest	\$ (52,611)	\$ -	\$ -	\$ -	
2 8351-431000 Professional & Tech Svcs	-	-	-	-	
3	<b>(52,611)</b>	-	-	-	
<b>TRANSFERS IN (OUT)</b>					
835-382500 Transfer from General Fund	1,766,602	-	-	-	
4 8351-498610 Transfer from RDA Fund (280)	5,898	-	-	-	
5	<b>1,772,501</b>	-	-	-	
6 <b>Net change</b>	<b>\$ 1,719,890</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
7 <b>Beginning reserve balance</b>	\$ (1,719,890)	\$ -	\$ -	\$ -	
8 Net change	1,719,890	-	-	-	
9 <b>Ending reserve balance</b>	\$ -	\$ -	\$ -	\$ -	







## CDA #1 – JORDAN VALLEY STATION

## REDEVELOPMENT AGENCY

### CDA #1: Jordan Valley Station

#### AREA DESCRIPTION

This area is located at 3295 West 9000 South, and was created to develop a mixed-use transit oriented development adjacent to a TRAX station, by providing an incentive for the construction of on and off-site infrastructure, including parking structures.

Adoption date: 7/11/2012  
 Activation tax year: 2019  
 Term: 20 years  
 Expiration tax year: 2038  
 Administrative fee allowance: 1.5%  
 Low-income housing requirement: N/A

#### Incentive Agreements

Jordan Valley Station - Capped at \$21.5m over 20 years for \$166.5m TOD project  
 First payment year 2019

#### BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUE</b>						
1	851-311000 Property Taxes	\$ 769,448	\$ 770,000	\$ 966,446	\$ 966,446	
2		<b>769,448</b>	<b>770,000</b>	<b>966,446</b>	<b>966,446</b>	26%
<b>EXPENDITURES</b>						
3	8511-431310 Participation Agreement	(757,906)	(758,450)	(951,949)	(951,949)	
4	8511-435100 RDA Administration	(11,542)	(11,550)	(14,497)	(14,497)	
5		<b>(769,448)</b>	<b>(770,000)</b>	<b>(966,446)</b>	<b>(966,446)</b>	26%
<b>TRANSFERS IN (OUT)</b>						
6	851-382500 Transfer from General Fund	-	-	-	-	
	8511-498610 Transfer from RDA Fund (280)	425	-	-	-	
7		<b>425</b>	<b>-</b>	<b>-</b>	<b>-</b>	
8	<b>Net change</b>	<b>\$ 424</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
9	<b>Beginning reserve balance</b>	\$ (424)	\$ -	\$ -	\$ -	
10	Net change	424	-	-	-	
11	<b>Ending reserve balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

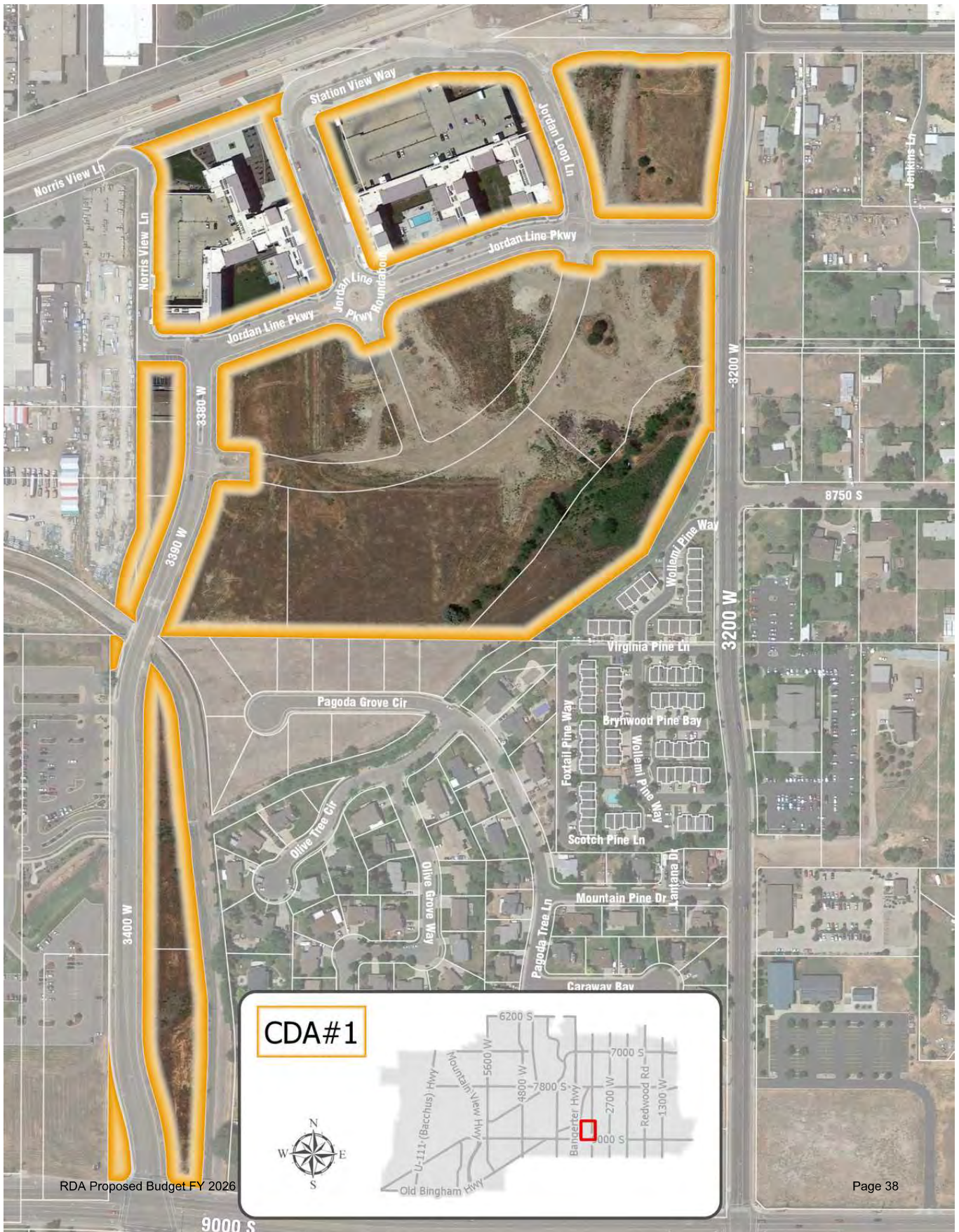
#### ADDITIONAL DETAILS

##### Expenditures

12	8511-431310	Participation Agreement	951,949	Bangerter Station Agreement
13	8511-435100	RDA Administration	14,497	1.5% of tax increment

14 \$ 966,446





RDA Proposed Budget FY 2026

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## CDA #2 – COPPER HILLS MARKETPLACE

## REDEVELOPMENT AGENCY

### CDA #2: Copper Hills Marketplace

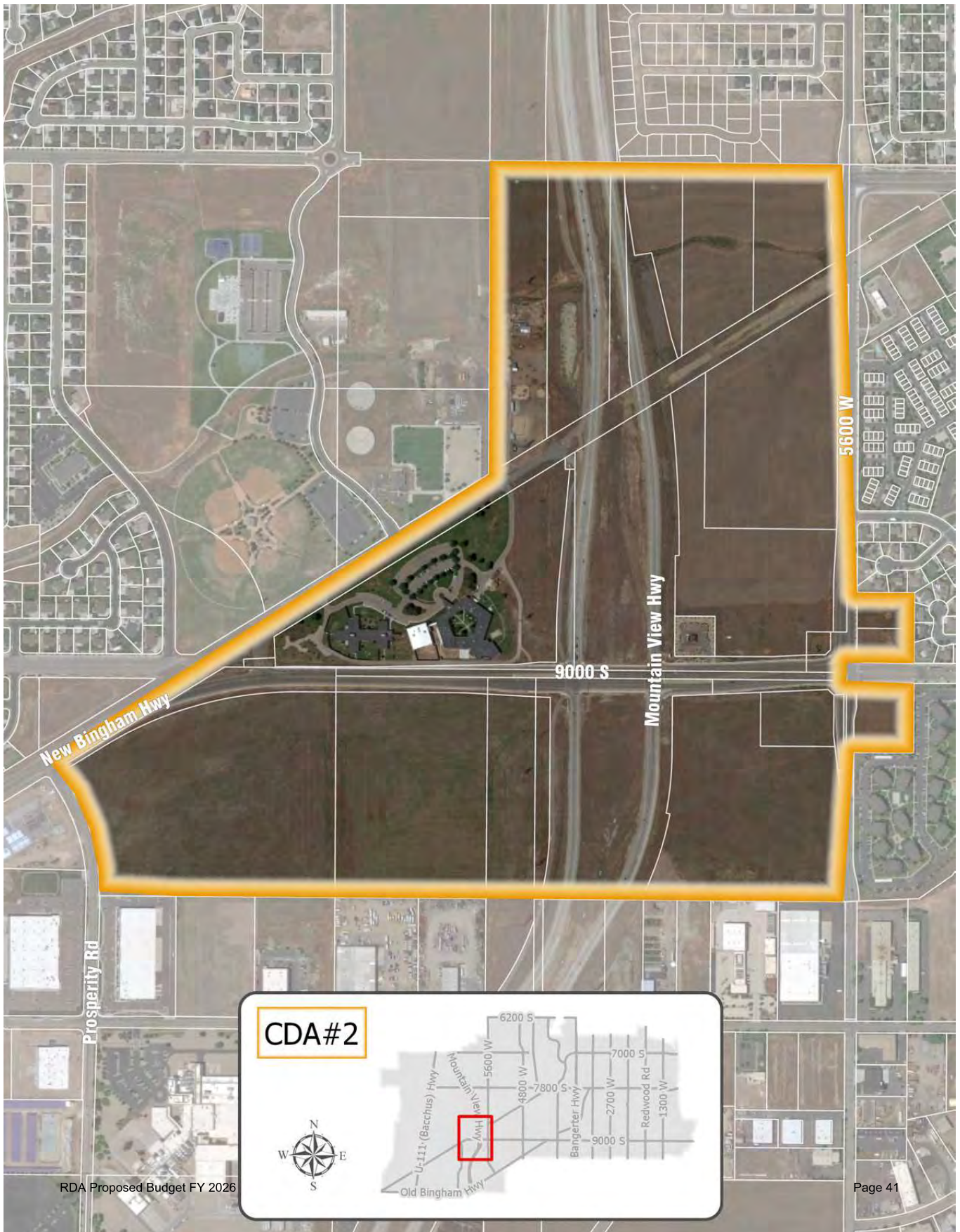
#### AREA DESCRIPTION

This area is located at 9000 S and Mountain View Corridor, and was created to facilitate the development of an Automall by providing an incentive to a car dealership. The RDA purchased 19.8 acres in FY 2015, and another 30.1 acres in FY 2020 of property for retail and commercial development along the Mountain View Corridor.

Adoption date: 1/13/2016  
 Activation tax year: TBD  
 Expiration tax year: TBD

#### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUE</b>					
1 852-364300 Sale of Land	\$ 2,210,909	\$ -	\$ 1,646,573	\$ -	
2	<b>2,210,909</b>	-	<b>1,646,573</b>	-	0%
<b>EXPENDITURES</b>					
3 852-361000 Interest	(374,183)	-	(150,000)	-	
4 8521-431000 Professional & Tech	-	-	(6,797)	-	
5	<b>(374,183)</b>	-	<b>(156,797)</b>	-	0%
6 <b>Net change</b>	<b>\$ 1,836,726</b>	<b>\$ -</b>	<b>\$ 1,489,776</b>	<b>\$ -</b>	
7 <b>Beginning reserve balance</b>	\$ (12,038,703)	\$ (10,201,977)	\$ (10,201,977)	\$ (8,712,201)	
8 Net change	1,836,726	-	1,489,776	-	
9 <b>Ending reserve balance</b>	<b>\$ (10,201,977)</b>	<b>\$ (10,201,977)</b>	<b>\$ (8,712,201)</b>	<b>\$ (8,712,201)</b>	





## CRA #1 – 9000 S REDWOOD ROAD



## REDEVELOPMENT AGENCY

### CRA #1: 9000 S Redwood Road

#### AREA DESCRIPTION

This area is located south of 9000 South between Redwood Road and 1300 West, and was created to provide an incentive to Smith & Edward to remodel the vacant building formerly occupied by RC Willey. This incentive was provided up front and is intended to be repaid using new sales tax increment.

Adoption date: 8/29/2017  
 Activation tax year: 2018  
 Term: 20 years  
 Expiration tax year: 2037  
 Administrative fee allowance:  
 Low-income housing requirement:

#### Incentive Agreements

No tax increment, incentive to be paid with transfer from the General Fund as a reimbursement of sales tax generated

Smith & Edwards

One-time payment of \$150k for site improvements (FY18)

Sportsman's Warehouse

\$50k per year for 10 years - first payment FY2020

#### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
<b>REVENUE</b>					
1 861-361000 Interest Earnings	\$ 205	\$ -	\$ -	\$ -	
2	<b>205</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>EXPENDITURES</b>					
3 8611-473822 Incentive Agreement	(50,000)	(50,000)	(50,000)	(50,000)	
4	<b>(50,000)</b>	<b>(50,000)</b>	<b>(50,000)</b>	<b>(50,000)</b>	0%
<b>TRANSFERS IN (OUT)</b>					
5 861-382500 Transfer from General Fund	50,000	50,000	50,000	50,000	
6 8611-498610 Transfer from RDA Fund (280)	225	-	-	-	
7	<b>50,225</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	0%
8 <b>Net change</b>	<b>\$ 430</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
9 <b>Beginning reserve balance</b>	\$ (218)	\$ 212	\$ 212	\$ 212	
10 Net change	430	-	-	-	
11 <b>Ending reserve balance</b>	<b>\$ 212</b>	<b>\$ 212</b>	<b>\$ 212</b>	<b>\$ 212</b>	

## REDEVELOPMENT AGENCY

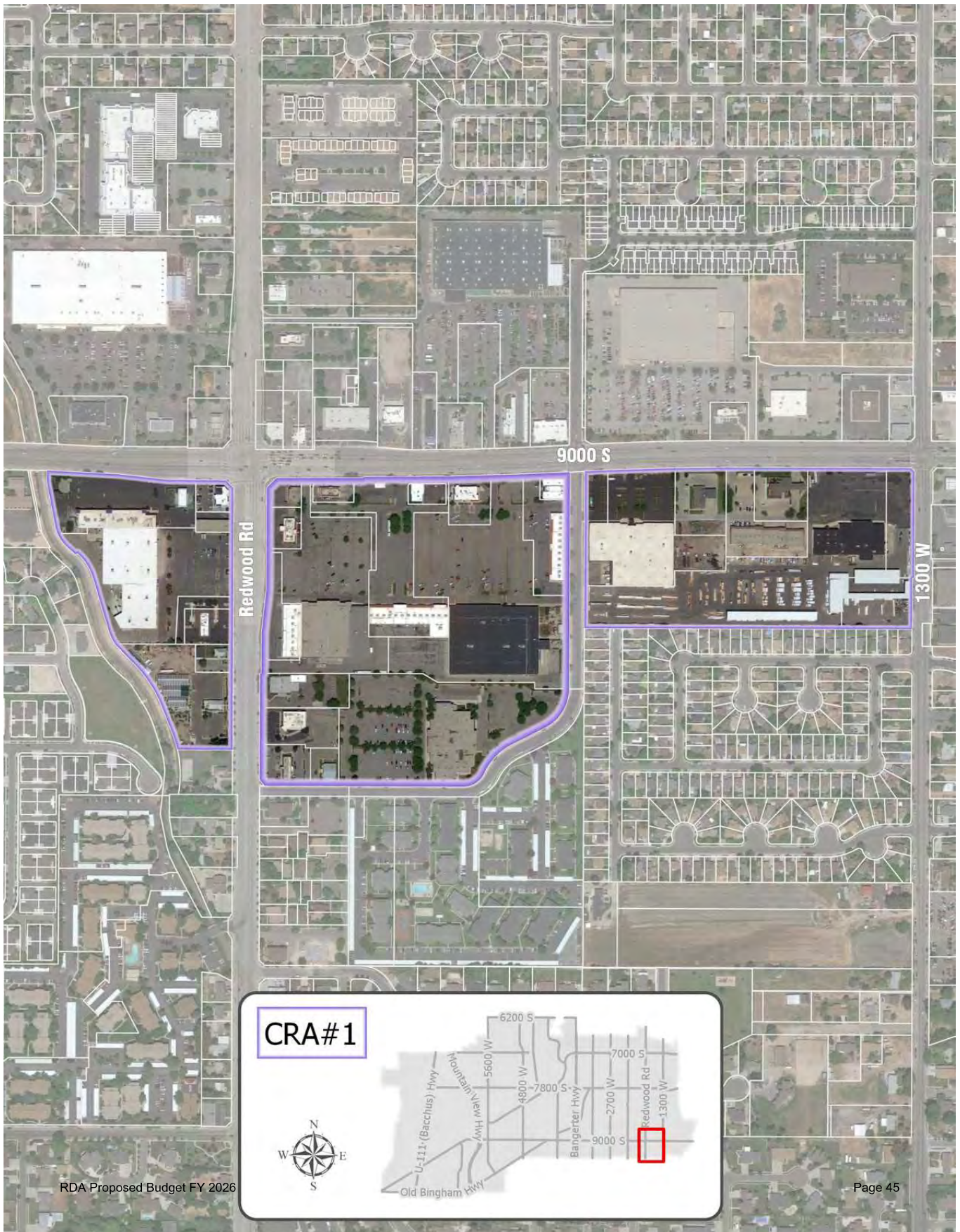
### ADDITIONAL DETAILS

#### Transfers in

12	861-382500	Transfer from General Fund	\$ 50,000	Transfer sales tax from General Fund
13			<u>\$ 50,000</u>	

#### Expenditures

14	8611-473822	Incentive Agreement	(50,000)	Sportsman's Warehouse sales tax rebate
15			<u>\$ (50,000)</u>	



APRIL 22, 2025  
BOARD MEETING



## IMPROVEMENTS

RDA #1 Town Center 6600 - 7000 S Redwood	7000 South beautification project	Retaining wall, landscaping, irrigation system, signage (carry over from current FY)	\$1,780,000
	Property Acquisition	Targeted property purchases	1,500,000

RDA #2 Industrial Park 1300-1600 W 7800 South	Property Acquisition	Targeted property purchases	\$1,000,000
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## IMPROVEMENTS

RDA #4 Spratling 1300-1700 W 9000 South	9000 South beautification project	Landscaping, irrigation, signage following UDOT improvements (carry over from current FY)	\$ 489,466
	Property Acquisition	Targeted property purchases	3,000,000
RDA #5 Downtown 1700-1900 W 7600-7900 South	Property Acquisition	Targeted property purchases	\$1,500,000

## IMPROVEMENTS

EDA #3 Oracle Data Center	Infrastructure to support expansion	1,500,000
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## AGREEMENTS

EDA #4 Fairchild	PayPal	Investment	\$ 403,245
	Aligned Energy	Energy tax rebate	350,000

CDA #1 Jordan Valley Station	Bangerter Station	Investment	951,949
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CRA #1 9000 S Redwood Rd	Sportsman's Warehouse	Sales tax rebate	50,000
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## ENDING RESERVES

RDA #1 Town Center	\$ 1,661,537		
RDA #2 Industrial Park	1,348,502		
RDA #4 Spratling	3,532,489		
RDA #5 Downtown	2,697,799		
RDA #6 Briarwood	124,285		
EDA #2 Bingham Business Park	6,505,515		
EDA #3 Oracle	2,482,096		
EDA #4 Fairchild	846,033		
CDA #2 Copper Hills Mkt	(8,712,201)	Area not active	Land bank
CRA #1 90 <sup>th</sup> & Redwood	212		
	<u>\$ 10,486,267</u>		

## **1. CALL TO ORDER**

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

**STAFF:** Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, 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

Chairperson Chad Lamb called the meeting to order at 8:23 pm

## **2. BUSINESS ITEMS**

### **a. Quarterly RDA Update**

Economic Development Director David Dobbins provided an update on the Southwest Quadrant (SWQ), focusing on the Pioneer District. Property owners have submitted a rezoning application, and formal processing is underway. Interest in developing data center campuses in the area has increased, and NOVA secured a \$2 million loan to support an existing data center's expansion, and parts of the area are seeking campus designations.

Although the RDA previously adopted a budget and plan for the area, agreements with other taxing entities were not finalized, requiring the process to restart. Discussions were ongoing with stakeholders to reestablish participation.

Dobbins emphasized a development vision that balances housing, jobs, and tax revenue across the 1,300-acre area, which requires significant infrastructure improvements, including roads, site grading, water capacity, and especially power—identified as the key issue for data centers. Onsite generation was being explored.

Dobbins compared the economic return of data centers to large warehouses, noting that data centers provide similar tax revenue with fewer impacts, such as truck traffic. Four data centers could generate up to \$1 million annually in property tax. Rezoning applications, as well as updates to the project area plan and budget, would be submitted for approval. Inland Port opportunities were also being considered.

Board Member Jacob raised concerns about tax exemptions for data centers. Dobbins and Assistant City Administrator Paul Jerome clarified that there were still ways to

capture tax revenue through existing benchmarks. They also noted a shift in state priorities from job creation to quality-of-life considerations, emphasizing that data centers provide high tax value with low service demands.

Board Member Green expressed support for data campuses with open space, favoring that style of development for the SWQ. Jacob and Jerome noted data centers typically require large buffers for security and future expansion.

Board members discussed the appeal of campus-style layouts with buffers and open space, which maintain a sense of openness and flexibility for expansion. Dobbins noted the importance of identifying the right acreage and mix for long-term viability, driven largely by power capacity.

Vice Chair Whitelock asked about concentrating data centers in one area. Dobbins explained that early planning, especially near the Ivory parcel, gives flexibility before other uses are established. He emphasized the importance of strategic planning based on power availability to determine the appropriate acreage and location.

Chair Lamb raised a question about the future of the old Bingham Highway, which was no longer in use but may warrant further discussion.

### **3. *CONSENT ITEMS***

#### ***a. Approve Meeting Minutes***

- January 28, 2025 – Redevelopment Agency Meeting***

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

**Chairperson Lamb 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. *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***

**MOTION:** Board Member Green moved 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.

**Vice Chairperson Whitelock 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.**

The closed meeting began at 8:48 pm.

Those present during the closed session included Board Members Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock. Staff members Mayor Dirk Burton, City Administrator Korban Lee, Assistant City Administrator Paul Jerome, City Attorney Josh Chandler, Real Property Administrator David Clemence, Policy Analyst & Public Liaison Warren Hallmark, Council Office Clerk Cindy Quick, and Council Office Director Alan Anderson.

Board Members discussed pending or reasonably imminent litigation as follows:  
Litigation #1: 8:50 p to 9:33 p

**Vice Chairperson Whitelock moved to adjourn the closed session and Board Member Jacob seconded the motion. All voted in favor and the motion passed unanimously.**

The closed meeting adjourned at 9:33 pm

## **5. ADJOURN**

Chairperson Lamb closed the meeting at 9:35 pm

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