

## MINUTES OF THE CITY OF WEST JORDAN

### REDEVELOPMENT AGENCY MEETING

Tuesday, March 25, 2025 - 7:10 PM

**Approved April 22, 2025**

8000 S Redwood Road, 3rd Floor

West Jordan, UT 84088

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## **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 22<sup>nd</sup> day of April 2025