



AGENCY MEETING

May 06, 2025

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

[PARTICIPATE IN MEETING](#)

[VIEW THE MEETING](#)

Welcome to the Redevelopment Agency meeting!

While the Board encourages in-person attendance, you may attend virtually by using the links in the top right corner:

- To provide public comment, click "**Participate in Meeting**" (registration required)
- To observe the meeting, click "**View the Meeting**"

WEST JORDAN PUBLIC MEETING RULES

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 6:20 pm (or as soon thereafter as possible)

1. CALL TO ORDER

2. BUSINESS ITEMS

- a. RDA Resolution No. 250 adopting the Tentative Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2026 and setting May 27, 2025, as the date for a public hearing regarding the adoption of the final budget

3. CONSENT ITEMS

- a. Approve Meeting Minutes
 - April 22, 2025 – Redevelopment Agency Meeting

4. ADJOURN

- a. Please note at the conclusion of this meeting, the Council will convene in a Committee of the Whole meeting.

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.

Posted and dated May 1, 2025 Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Need Board to take action

Meeting Date Requested : 05/06/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 05/06/2025

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Time Requested: 10 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

RDA Resolution No. 250 adopting the Tentative Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2026 and setting May 27, 2025, as the date for a public hearing regarding the adoption of the final budget

2. EXECUTIVE SUMMARY

The Board formally accepted the Tentative Budget in a regularly scheduled Redevelopment Agency (RDA) meeting on April 22, 2025.

This meeting is to consider RDA Resolution No. 250 adopting the FY 2026 RDA Tentative Budget and set a date for the public hearing on the adoption of the final budget. It is proposed that the Board consider the adoption of the final budget on May 27, 2025.

3. TIME SENSITIVITY / URGENCY

- **April 22:** RDA Board accepted the FY 2026 Proposed Tentative Budget from the RDA Executive Director.
- **May 6:** RDA Board considers the tentative budget for adoption and sets a date and time for a public hearing regarding the adoption of the final budget.
- **May 27:** RDA Board holds a public hearing and considers the adoption of the final budget

4. FISCAL NOTE

Total Budget: \$12,692,112

Revenue: \$ 2,720,446

Expenditures: 12,692,112

Use of Reserves: \$ 9,971,666

5. ADMINISTRATIVE STAFF ANALYSIS

Staff recommends approving RDA Resolution No. 250 to adopt the Tentative Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2026 and set May 27, 2025 as the date for a public hearing regarding the adoption of the final budget.

Legal References

Per Utah State Code Section [17C-1-601.5\(2\)](#), "The Board [of the RDA] shall adopt each agency budget . . . before June 30 [for each fiscal year].

Per Utah State Code Section [17C-1-601.5\(4\)](#), "Before adopting an annual budget, each board shall hold a public hearing on the annual budget." "Each agency shall provide notice of the public hearing on the annual budget by: (i) posting a notice of the public hearing in at least three public places within the agency boundaries; and (ii) publishing notice on the Utah Public Notice Website created in Section 63A-16-601, at least one week before the date of the public hearing. Each agency shall

make the annual budget available for public inspection at least three days before the date of the public hearing.”

Per Utah State Code Section [17C-1-601.5\(6\)](#), “Within 90 days after adopting an annual budget, each board shall file a copy of the annual budget with the auditor of the county in which the agency is located, the State Tax Commission, the state auditor, the State Board of Education, and each taxing entity from which the agency receives project area funds.”

6. EXECUTIVE DIRECTOR RECOMMENDATION

n/a

7. COUNCIL OFFICE ANALYSIS

The RDA Budget process typically has three steps regarding the required involvement of the RDA Board, as detailed previously in [Utah Code 17C-1-601](#). This agenda item is “Step 2”.

- Step 1 - Receive the tentative budget.
 - *Received in the RDA Meeting on April 22, 2025.*
- Step 2 – Via resolution, adopt the tentative budget and establish a date for a Public Hearing and adoption of the final budget.
- Step 3 – Hold a Public Hearing for and adopt the final budget via ordinance.
 - Must be done by June 30 of the respective year.

8. POSSIBLE BOARD ACTION

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

1. Adopt the tentative budget and set a public hearing date;
2. Not Adopt the tentative budget, nor set a public hearing date;

9. PACKET ATTACHMENT(S)

RDA Resolution No. 250

RDA FY 2026 Tentative Budget

REDEVELOPMENT AGENCY OF WEST JORDAN CITY

RESOLUTION NO. 250

**A RESOLUTION ADOPTING A TENTATIVE BUDGET FOR THE
FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026
AND SCHEDULING A HEARING TO RECEIVE PUBLIC COMMENT
BEFORE THE ADOPTION OF THE FINAL BUDGET.**

WHEREAS, the Board of the Redevelopment Agency of West Jordan City is required to review, consider, and adopt an annual budget each year before June 30th; and

WHEREAS, the Board desires to adopt a tentative budget for review by the public before adopting the final budget; and

WHEREAS, pursuant to Utah Code 17C-1-601.5, the Board is required to hold a public hearing to receive public comment before adopting the final annual budget; and

WHEREAS, the Board desires to set a date and time for the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE
REDEVELOPMENT AGENCY OF WEST JORDAN CITY:

Section 1. A tentative budget for fiscal year 2026, attached as Exhibit A, is hereby adopted and shall be made available for public inspection in the City Recorder's Office at West Jordan City Hall located at 8000 South Redwood Road, First Floor, West Jordan, Utah and the City website at www.westjordan.utah.gov until adoption of the annual budget.

Section 2. A public hearing to receive comment before the Agency's final budget is adopted shall be held on Tuesday, May 27, 2025 at approximately 7:10 pm in the West Jordan City Council Chambers located at 8000 South Redwood Road, Third Floor, West Jordan, Utah.

Section 3. The Council Office Clerk shall publish notice of said public hearing consistent with requirements of Utah Code Section 17C-1-601.5.

Section 4. The budget for the Funds described above show balanced revenues and expenditures in the following total amounts:

Redevelopment Agency \$12,692,112

ADOPTED by the Board of the Redevelopment Agency of West Jordan City this 6th day of May 2025.

45
46
47
48
49
50
51

BOARD OF THE REDEVELOPMENT AGENCY
OF WEST JORDAN CITY

Chad Lamb
Chairperson

52 ATTEST:

53 _____
54 Cindy M. Quick, MMC
55 Council Office Clerk
56
57
58

59 Voting by the Board	"YES"	"NO"
60 Board Chairperson Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
61 Board Vice Chairperson Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
62 Board Member Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
63 Board Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
64 Board Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
65 Board Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
66 Board Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>

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

West Jordan City Hall · 8000 South Redwood Road · West Jordan, Utah 84088
www.westjordan.utah.gov · (801) 569-5000

REDEVELOPMENT AGENCY

TABLE OF CONTENTS

BUDGET SUMMARIES

Activity by Area	4
Combined Budget & Financial History - All Areas	5
Ending Fund Balances by Area	6
RDA Holding Fund	7

REDEVELOPMENT AREAS

#1 - Town Center	8
#2 - Industrial Park	11
#4 - Spratling	14
#5 - Downtown	17
#6 - Briarwood	20

ECONOMIC DEVELOPMENT AREAS

#2 - Bingham Business Park	23
#3 - Oracle Data Center.....	26
#4 - Fairchild	29
#5 - Pioneer Technology District	33

COMMUNITY DEVELOPMENT AREAS

#1 - Jordan Valley Station	36
#2 - Copper Hills Marketplace	39

COMMUNITY REINVESTMENT AREAS

#1 - 90th South & Redwood Road	42
--------------------------------------	----

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
RDA #1: Town Center (6600 - 7000 S Redwood)				
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
RDA #2: Industrial Park (1300-1600 W 7800 South)				
Property Acquisition	-	-	1,000,000	1,000,000
RDA #4: Spratling (1300-1700 W 9000 South)				
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
RDA #5: Downtown (1700-1900 W 7600-7900 South)				
Property Acquisition	-	-	1,500,000	1,500,000
EDA #3: Oracle Data Center				
Cemetery water reservoir (40% of project)	3,500,000	3,500,000	-	3,500,000
Expansion Incentive	-	-	1,500,000	1,500,000
Total	\$ 5,913,000	\$ 3,643,534	\$ 10,769,466	\$ 14,413,000
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	
Total	\$ 1,922,100	\$ 1,740,266	\$ 1,755,194	

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

RDA Proposed Budget FY 2026

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
REVENUES					
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	6,876,489	3,926,000	5,039,139	2,320,446	-41%
EXPENDITURES					
Operations					
5 Professional & Tech	(13,218)	(60,000)	(46,565)	(50,000)	
6 Administration	(151,373)	(151,600)	(149,158)	(117,452)	
7	(164,591)	(211,600)	(195,723)	(167,452)	-21%
Redevelopment Activity					
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	(2,014,398)	(7,835,100)	(5,406,812)	(12,524,660)	60%
TRANSFERS IN (OUT)					
13 Transfer from General Fund	2,120,306	385,000	385,000	400,000	
14	2,120,306	385,000	385,000	400,000	4%
15 Net change	\$ 6,817,808	\$ (3,735,700)	\$ (178,396)	\$ (9,971,666)	
16 Beginning reserve balance	\$ 13,818,522	\$ 20,636,330	\$ 20,636,330	\$ 20,457,934	
17 Net change	6,817,808	(3,735,700)	(178,396)	(9,971,666)	
18 Ending reserve balance	\$ 20,636,330	\$ 16,900,630	\$ 20,457,934	\$ 10,486,268	

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	\$ -	\$ -	\$ -	\$ -
	Redevelopment Areas				
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		16,428,131	15,033,931	17,832,628	9,364,612
	Economic Development Areas				
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		14,409,963	12,068,463	11,337,294	9,833,644
	Community Development Areas				
15	#1 - Jordan Valley Stat.	-	-	-	-
16	#2 - Copper Hills Mkt	(10,201,977)	(10,201,977)	(8,712,201)	(8,712,201)
17		(10,201,977)	(10,201,977)	(8,712,201)	(8,712,201)
	Community Reinvestment Areas				
18	#1 - 90th & Redwood	212	212	212	212
19		\$ 20,636,329	\$ 16,900,629	\$ 20,457,933	\$ 10,486,267

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
EXPENDITURES					
1	280-498610 Interfund Transfer	(6,549)	-	-	-
2		(6,549)	-	-	-
3	Net change	\$ (6,549)	\$ -	\$ -	\$ -
4	Beginning reserve balance	\$ 6,549	\$ -	\$ -	\$ -
5	Net change	(6,549)	-	-	-
6	Ending reserve balance	\$ -	\$ -	\$ -	\$ -



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

	Tax years
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
REVENUE					
1 801-311000 Property Taxes	\$ 276,809	\$ 277,000	\$ 317,273	\$ -	
2 801-361000 Interest Earnings	227,677	-	130,000	-	
3	504,486	277,000	447,273	-	-100%
EXPENDITURES					
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	(35,748)	(1,890,700)	(114,727)	(3,280,000)	73%
8 Net change	\$ 468,739	\$ (1,613,700)	\$ 332,546	\$ (3,280,000)	
9 Beginning reserve balance	\$ 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 Ending reserve balance	\$ 4,608,992	\$ 2,995,292	\$ 4,941,537	\$ 1,661,537	

ADDITIONAL DETAILS

Expenditures

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		\$ 3,280,000	





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

Tax years

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

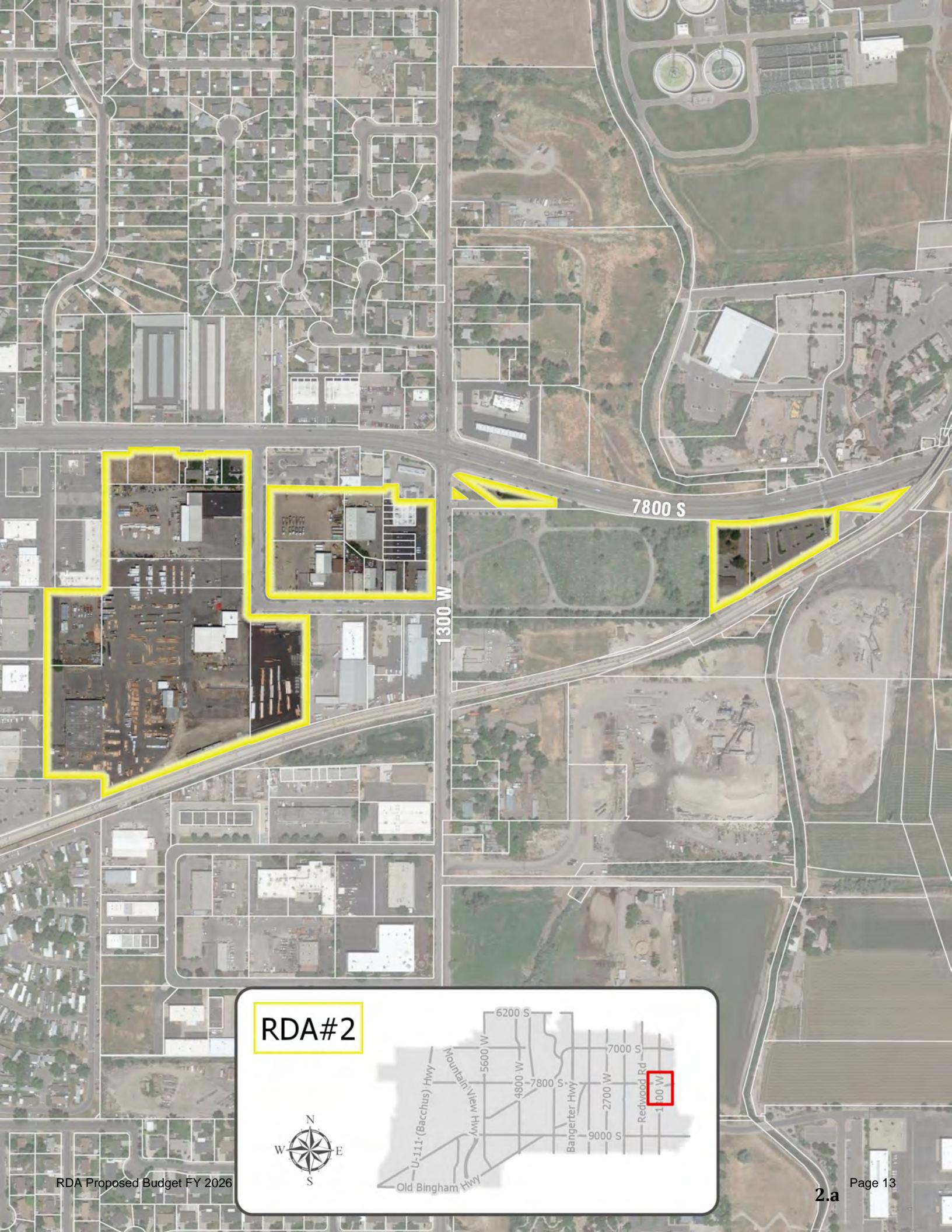
BUDGET & FINANCIAL HISTORY

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

ADDITIONAL DETAILS

Expenditures

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 #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

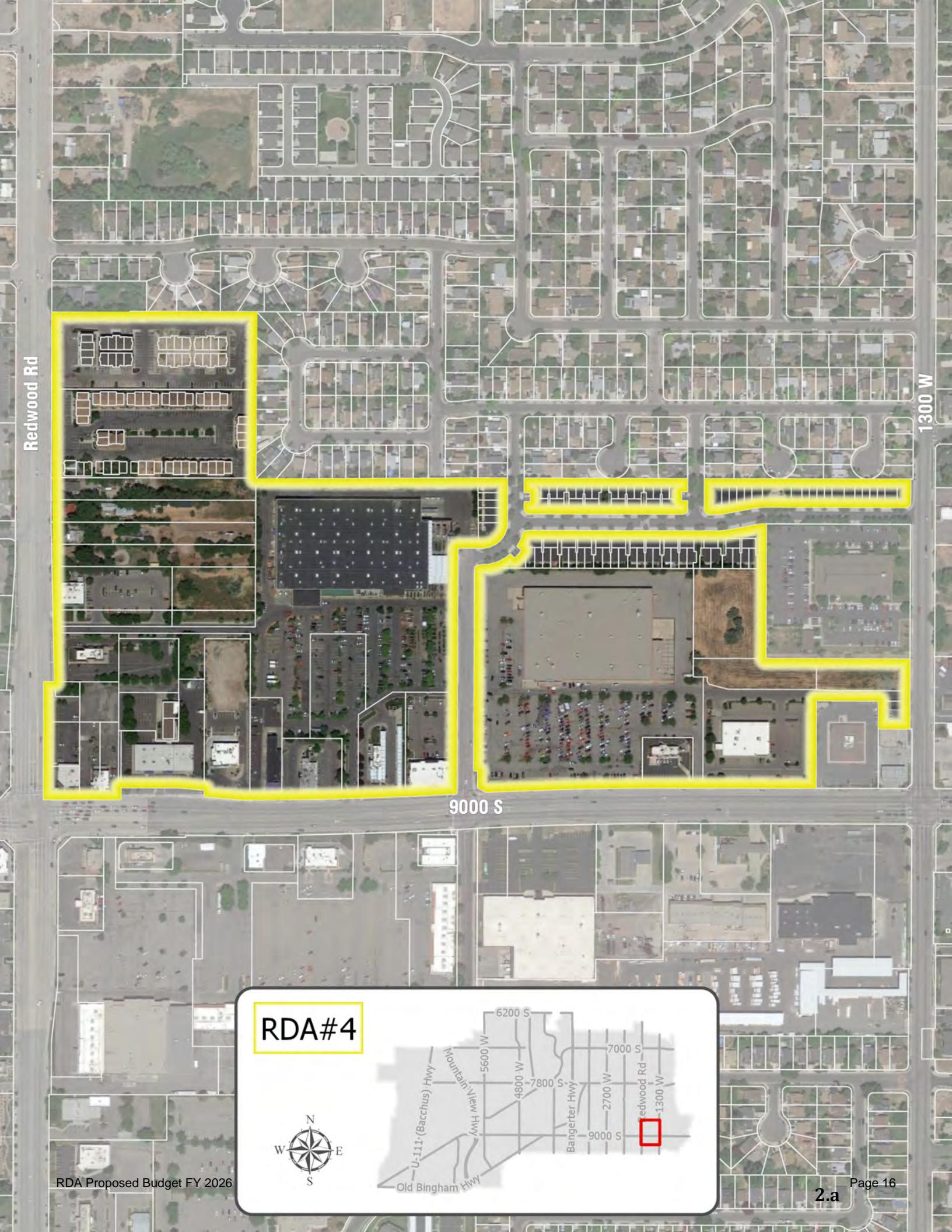
BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
REVENUE						
1	804-311000	Property Taxes	\$ 377,327	\$ 378,000	\$ 386,512	\$ 386,500
2	804-361000	Interest Earnings	304,929	-	200,000	-
3			682,256	378,000	586,512	386,500
						2%
EXPENDITURES						
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			(37,733)	(587,800)	(99,185)	(3,528,116)
						500%
8	Net change		\$ 644,523	\$ (209,800)	\$ 487,327	\$ (3,141,616)
9	Beginning reserve balance		\$ 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	Ending reserve balance		\$ 6,186,778	\$ 5,976,978	\$ 6,674,105	\$ 3,532,489

ADDITIONAL DETAILS

Expenditures

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			\$ 3,528,116	





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

	Tax years
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
REVENUE						
1 805-311000	Property Taxes	\$ 294,625	\$ 294,000	\$ 294,357	\$ 294,500	
2 805-361000	Interest Earnings	175,191	-	100,000	-	
3		469,816	294,000	394,357	294,500	0%
EXPENDITURES						
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		(29,463)	(29,400)	(53,188)	(1,529,450)	5102%
8 Net change		\$ 440,353	\$ 264,600	\$ 341,169	\$ (1,234,950)	
9 Beginning reserve balance		\$ 3,151,227	\$ 3,591,580	\$ 3,591,580	\$ 3,932,749	
10 Net change		440,353	264,600	341,169	(1,234,950)	
11 Ending reserve balance		\$ 3,591,580	\$ 3,856,180	\$ 3,932,749	\$ 2,697,799	

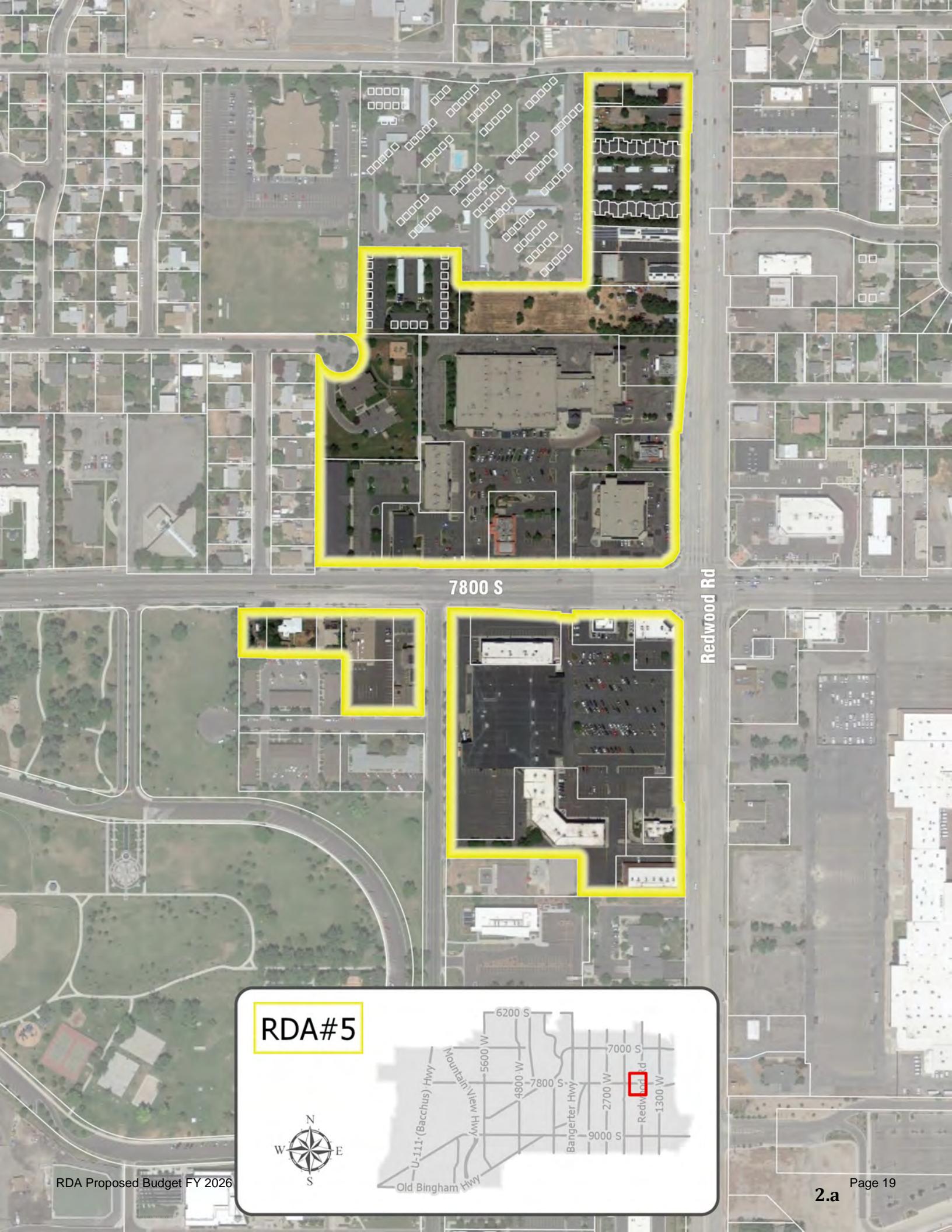
ADDITIONAL DETAILS

Expenditures

12 8051-435100	RDA Administration	\$ 29,450	10% of tax increment
13 8051-473823	Land and Building Purchases	1,500,000	Property Acquisition

14

\$ 1,529,450





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.

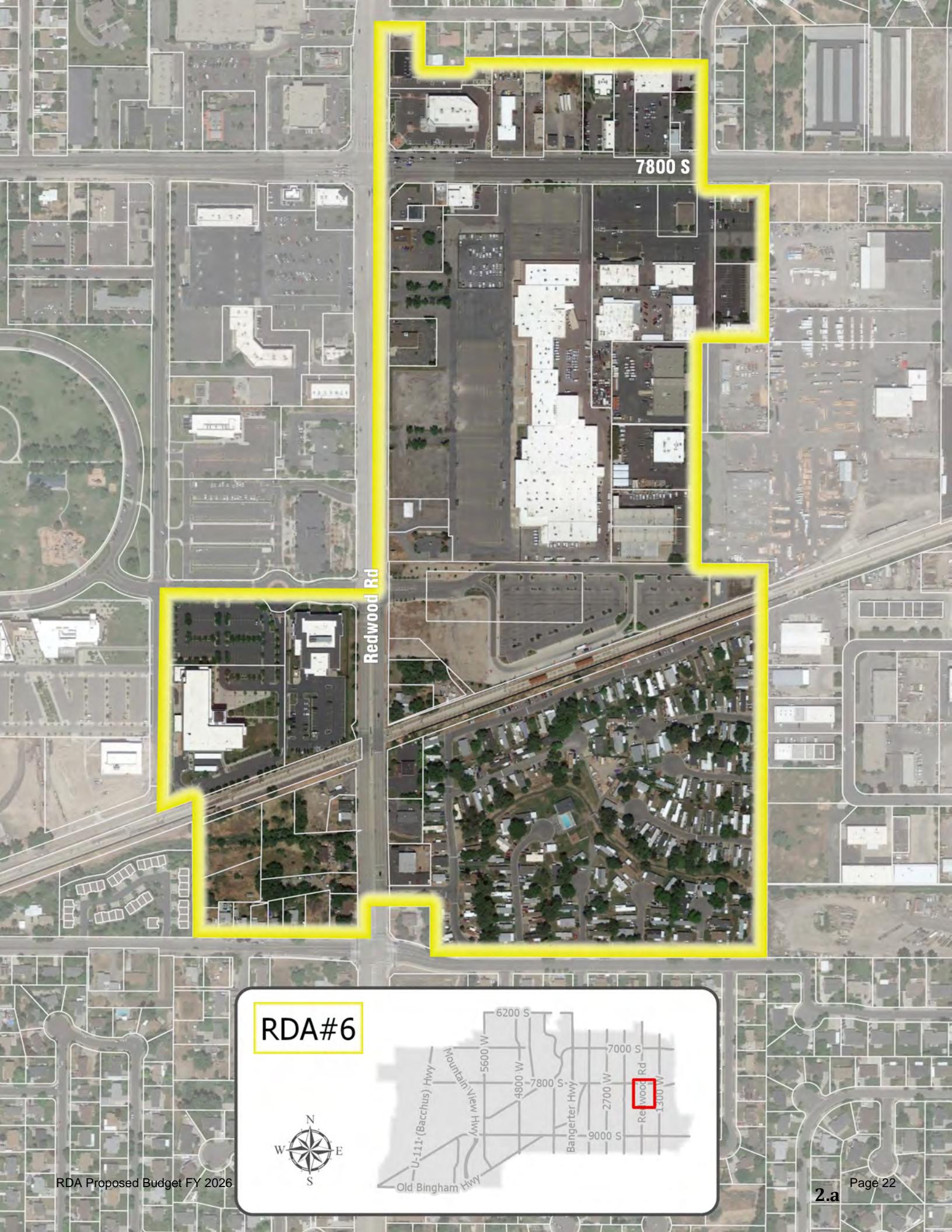
Adoption date:	9/30/2003
Activation tax year:	2006
Term:	15 years
Expiration tax year:	2020
Administrative fee allowance:	5%
Low-income housing requirement:	20%

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 Beginning reserve balance	\$ 124,285	\$ 124,285	\$ 124,285	\$ 124,285	
2 Net change	-	-	-	-	
3 Ending reserve balance	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
REVENUE						
1	832-311000	Property Taxes	\$ 1,128,459	\$ 1,129,000	\$ -	\$ -
2	832-361000	Interest Earnings	293,965	-	175,000	-
3			1,422,424	1,129,000	175,000	-100%
EXPENDITURES						
4	8321-431000	Professional & Tech	-	-	-	(50,000)
5			-	-	-	(50,000)
6	Net change		\$ 1,422,424	\$ 1,129,000	\$ 175,000	\$ (50,000)
7	Beginning reserve balance		\$ 4,958,091	\$ 6,380,515	\$ 6,380,515	\$ 6,555,515
8	Net change		1,422,424	1,129,000	175,000	(50,000)
9	Ending reserve balance		\$ 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>	



Old Bingham Hwy

EDA#2





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
REVENUE						
1	833-361000 Interest Earnings	\$ 368,328	\$ -	\$ 220,000	\$ -	
2		368,328	-	220,000	-	0%
EXPENDITURES						
3	8331-435300 RDA Infrastructure	-	(3,500,000)	(3,500,000)	-	
4	8331-431310 Participation Agreement	-	-	-	(1,500,000)	
5		-	(3,500,000)	(3,500,000)	(1,500,000)	-57%
6	Net change	\$ 368,328	\$ (3,500,000)	\$ (3,280,000)	\$ (1,500,000)	
7	Beginning reserve balance	\$ 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	Ending reserve balance	\$ 7,262,096	\$ 3,762,096	\$ 3,982,096	\$ 2,482,096	

ADDITIONAL DETAILS

Expenditures

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

Prosperity Rd

Mountain View Hwy

Old Bingham Hwy

EDA#3





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
REVENUE						
1 834-311000	Property Taxes	\$ 536,825	\$ 895,000	\$ 463,583	\$ 463,500	
2 834-361000	Interest Earnings	49,156	-	25,000	-	
3		585,981	895,000	488,583	463,500	-48%
EXPENDITURES						
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		(810,801)	(1,200,500)	(791,252)	(767,150)	-36%
TRANSFERS IN (OUT)						
8 834-382500	Transfer from General Fund	303,704	335,000	335,000	350,000	
9		303,704	335,000	335,000	350,000	4%
10 Net change		\$ 78,885	\$ 29,500	\$ 32,331	\$ 46,350	
11 Beginning reserve balance		\$ 688,467	\$ 767,352	\$ 767,352	\$ 799,683	
12 Net change		78,885	29,500	32,331	46,350	
13 Ending reserve balance		\$ 767,352	\$ 796,852	\$ 799,683	\$ 846,033	
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	
RDA Proposed Budget FY 2026						

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)
----	------------	----------------------------	------------	---

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
----	--	------------

9000 S



3200 W

EDA#4





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.

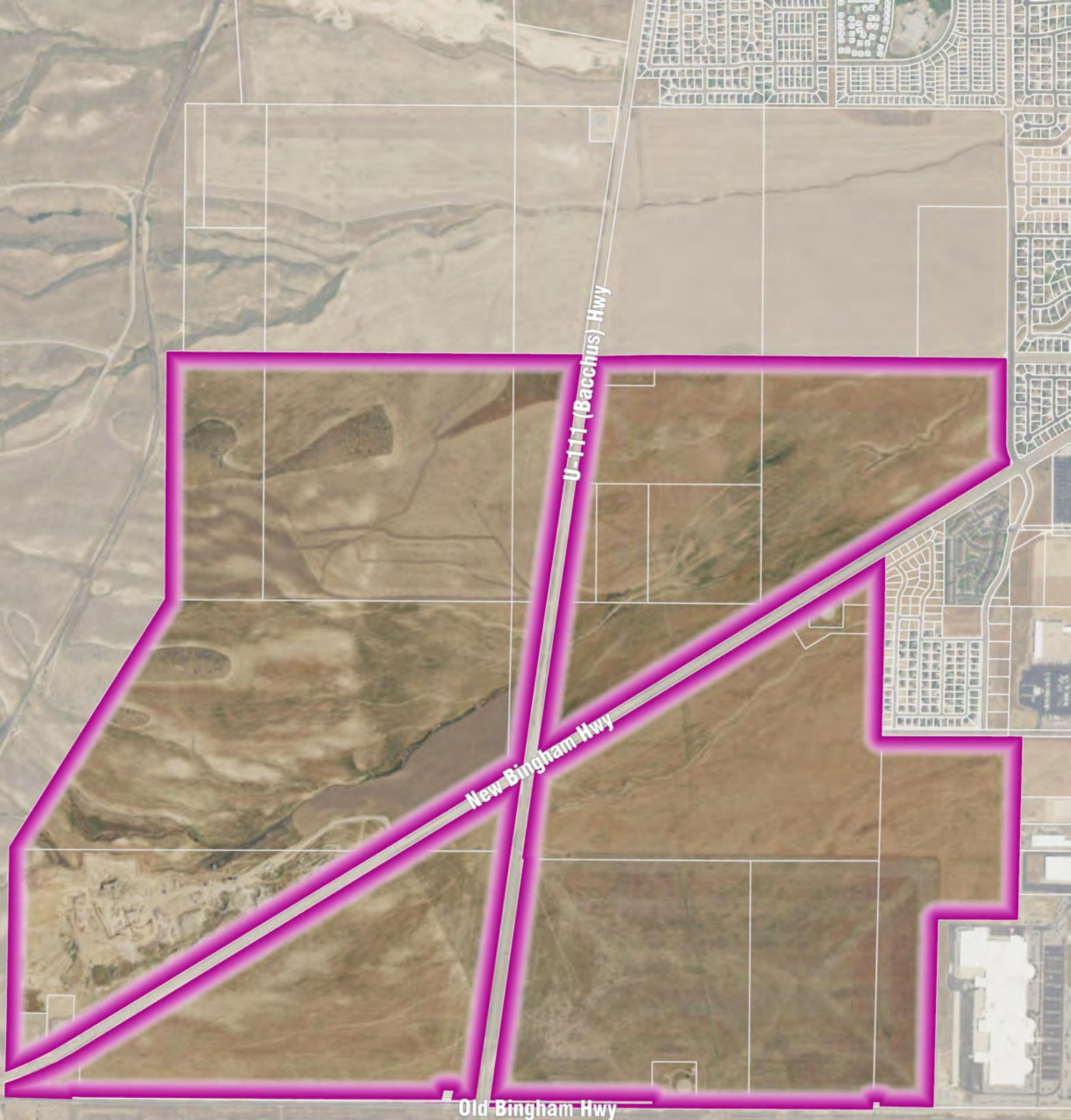
Adoption date:	7/27/2016
Activation tax year:	TBD
Term:	TBD
Expiration tax year:	TBD
Administrative fee allowance:	TBD
Low-income housing requirement:	TBD

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
EXPENDITURES					
1 835-361000 Interest	\$ (52,611)	\$ -	\$ -	\$ -	
2 8351-431000 Professional & Tech Svcs	-	-	-	-	
3	(52,611)	-	-	-	
TRANSFERS IN (OUT)					
835-382500 Transfer from General Fund	1,766,602	-	-	-	
4 8351-498610 Transfer from RDA Fund (280)	5,898	-	-	-	
5	1,772,501	-	-	-	
6 Net change	\$ 1,719,890	\$ -	\$ -	\$ -	
7 Beginning reserve balance	\$ (1,719,890)	\$ -	\$ -	\$ -	
8 Net change	1,719,890	-	-	-	
9 Ending reserve balance	\$ -	\$ -	\$ -	\$ -	



EDA#5





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

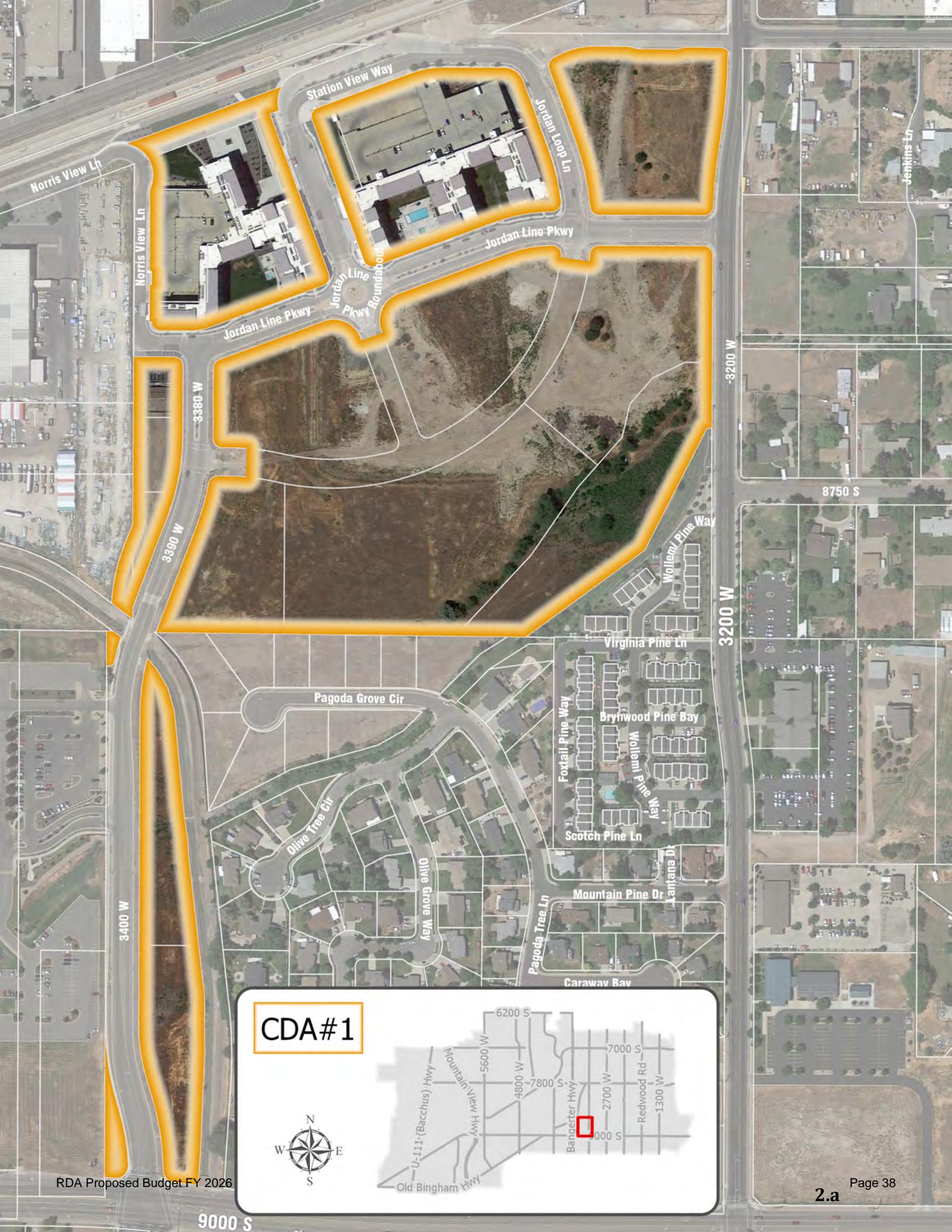
BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
REVENUE						
1	851-311000 Property Taxes	\$ 769,448	\$ 770,000	\$ 966,446	\$ 966,446	
2		769,448	770,000	966,446	966,446	26%
EXPENDITURES						
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		(769,448)	(770,000)	(966,446)	(966,446)	26%
TRANSFERS IN (OUT)						
6	851-382500 Transfer from General Fund	-	-	-	-	
	8511-498610 Transfer from RDA Fund (280)	425	-	-	-	
7		425	-	-	-	
8	Net change	\$ 424	\$ -	\$ -	\$ -	
9	Beginning reserve balance	\$ (424)	\$ -	\$ -	\$ -	
10	Net change	424	-	-	-	
11	Ending reserve balance	\$ -	\$ -	\$ -	\$ -	

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



RDA Proposed Budget FY 2026

Page 38

2.a



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.

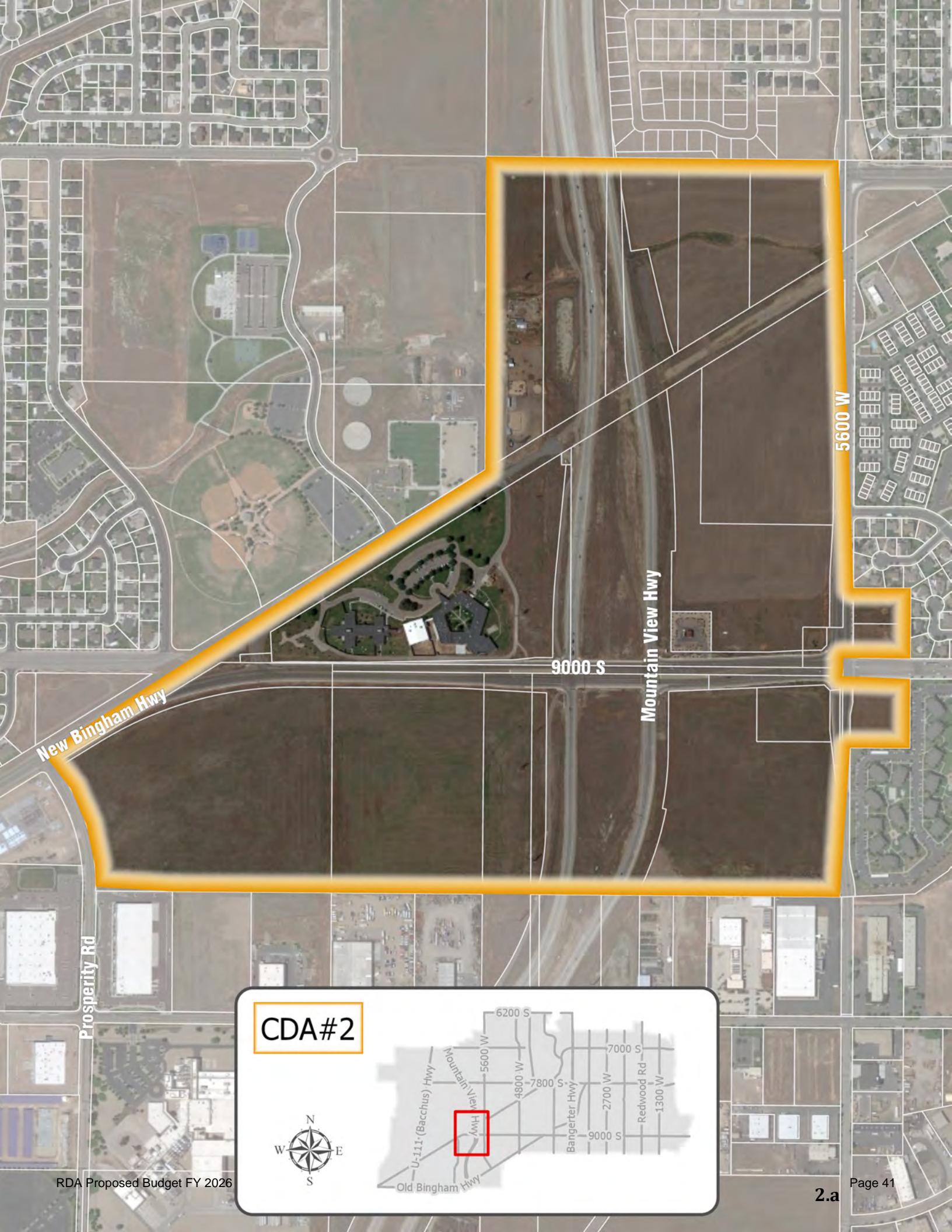
Adoption date: 1/13/2016

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
	REVENUE					
1	852-364300 Sale of Land	\$ 2,210,909	\$ -	\$ 1,646,573	\$ -	0%
2		2,210,909	-	1,646,573	-	
	EXPENDITURES					
3	852-361000 Interest	(374,183)	-	(150,000)	-	
4	8521-431000 Professional & Tech	-	-	(6,797)	-	
5		(374,183)	-	(156,797)	-	0%
6	Net change	\$ 1,836,726	\$ -	\$ 1,489,776	\$ -	
7	Beginning reserve balance	\$ (12,038,703)	\$ (10,201,977)	\$ (10,201,977)	\$ (8,712,201)	
8	Net change	1,836,726	-	1,489,776	-	
9	Ending reserve balance	\$ (10,201,977)	\$ (10,201,977)	\$ (8,712,201)	\$ (8,712,201)	





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
REVENUE						
1	861-361000 Interest Earnings	\$ 205	\$ -	\$ -	\$ -	
2		205	-	-	-	
EXPENDITURES						
3	8611-473822 Incentive Agreement	(50,000)	(50,000)	(50,000)	(50,000)	
4		(50,000)	(50,000)	(50,000)	(50,000)	0%
TRANSFERS IN (OUT)						
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		50,225	50,000	50,000	50,000	0%
8	Net change	\$ 430	\$ -	\$ -	\$ -	
9	Beginning reserve balance	\$ (218)	\$ 212	\$ 212	\$ 212	
10	Net change	430	-	-	-	
11	Ending reserve balance	\$ 212	\$ 212	\$ 212	\$ 212	

REDEVELOPMENT AGENCY

ADDITIONAL DETAILS

Transfers in

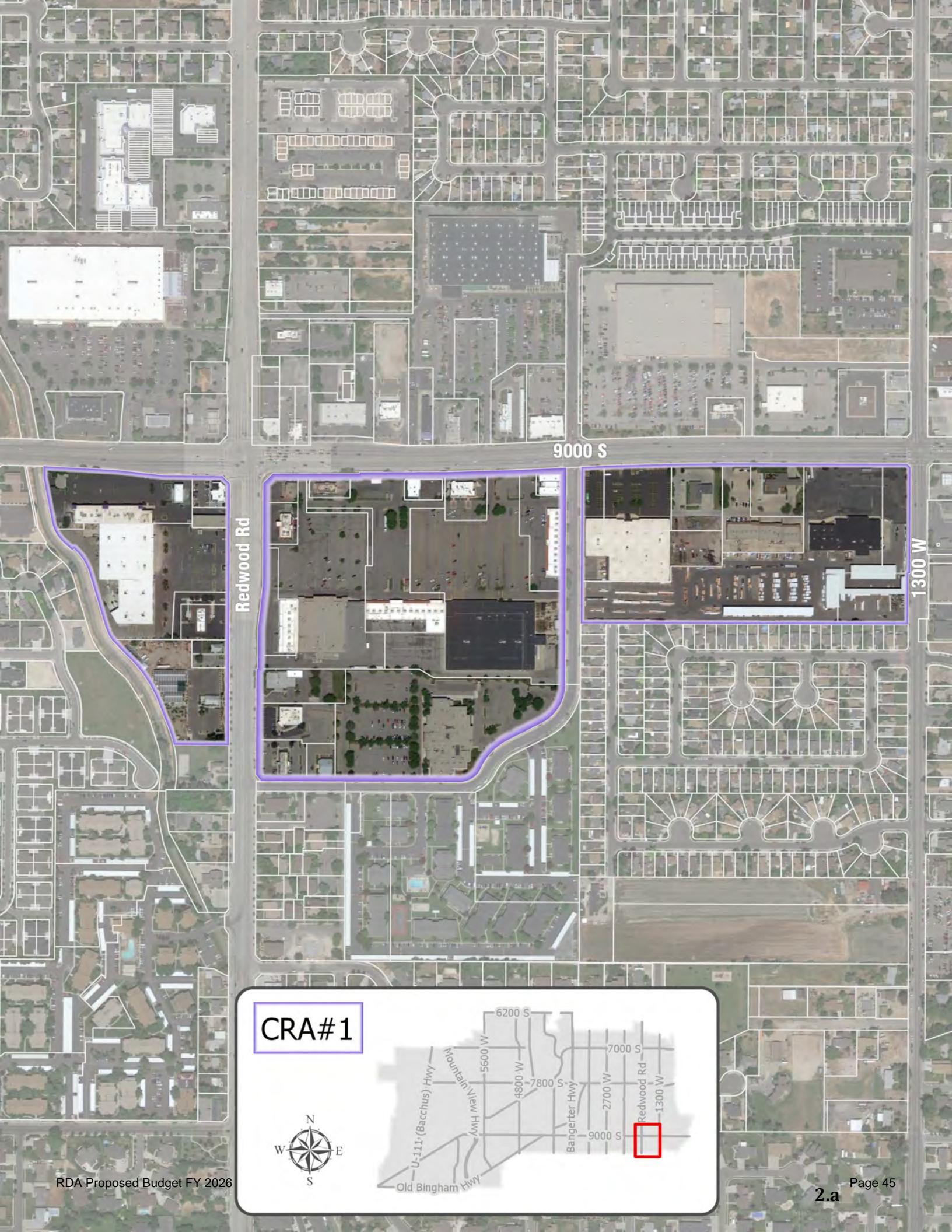
12	861-382500	Transfer from General Fund	\$ 50,000	Transfer sales tax from General Fund
----	------------	----------------------------	-----------	--------------------------------------

13 \$ 50,000

Expenditures

14	8611-473822	Incentive Agreement	(50,000)	Sportsman's Warehouse sales tax rebate
----	-------------	---------------------	----------	--

15 \$ (50,000)



1. CALL TO ORDER

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

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Budget & Management Analyst Becky Condie, Utilities Manager Greg Davenport, Economic Development Director David Dobbins, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

ABSENT: Board Member Pamela Bloom

Chairperson Lamb called the meeting to order at 8:30 pm and noted Board Member Bloom was excused.

2. BUSINESS ITEMS

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

Administrative Services Director Danyce Steck introduced the item, noting that Economic Development Director Dobbins had a new strategy for the agency. Current agreements include PayPal, Aligned Energy, Bangerter Station, and Sportsman's Warehouse. Planned improvements at 7000 South were underway, with design work and property acquisitions occurring in RDA# 2, 4, 5, and EDA #3 for infrastructure upgrades. Ending reserves across these areas are projected to total \$10,486,267.

Economic Development Director David Dobbins outlined the strategy of using RDA cash reserves to acquire properties for redevelopment and relocation efforts. He stated that any property acquisitions would be brought back to the board for review and approval.

Board Member Green raised a question regarding CRA #1 at 9000 S Redwood Road for Smith and Edwards, asking if it would be better to pay the \$50,000 obligation upfront rather than over 10 years to avoid potential future cost increases. City Administrator Korban Lee explained that the City accrues interest on the funds while holding them, and that payments are tied to the reimbursement of completed improvements.

3. CONSENT ITEMS

a. *Approve Meeting Minutes*

- **March 25, 2025 – 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: Kelvin Green, Zach Jacob, Kayleen Whitelock, Bob Bedore, Chad Lamb, Kent
Shelton

NO:

ABSENT: Pamela Bloom

The motion Pass 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 April 22, 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