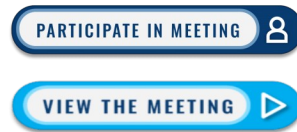




AGENCY MEETING
May 27, 2025
8000 S Redwood Road,
3rd Floor
West Jordan, UT 84088



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 7:20 pm (or as soon thereafter as possible)

1. CALL TO ORDER

2. PUBLIC HEARINGS

- a. Resolution No. 251 Adopting the Annual Budget for the Redevelopment Agency of the City of West Jordan for Fiscal Year 2026.
- b. RDA Resolution No. 252 amending the budget for the fiscal year ending June 30, 2025.

3. CONSENT ITEMS

- a. Approve Meeting Minutes
 - May 6, 2025 – Redevelopment Agency Meeting

4. ADJOURN

Please note the Council may choose to reconvene in a Committee of the Whole meeting following this 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 22, 2025 Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Need Board to take action

Meeting Date Requested : 05/27/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 05/27/2025

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Time Requested: 5 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 251 Adopting the Annual Budget for the Redevelopment Agency of the City of West Jordan for Fiscal Year 2026.

2. EXECUTIVE SUMMARY

The purpose of this item is to receive public comment prior to the adoption of the annual budget. Following the public hearing, the Board will consider the adoption of the annual budget.

3. TIME SENSITIVITY / URGENCY

The Board is required by Utah Code § [17C-1-601.5](#) to adopt a budget prior to the beginning of the fiscal year.

4. FISCAL NOTE

See the FY 2026 RDA Annual Budget for financial details.
Total budget: \$12,692,112

5. ADMINISTRATIVE STAFF ANALYSIS

The Redevelopment Agency is subject to Utah Code § [17C-1-601.5](#)(4), which requires the Board to hold a public hearing before adopting an annual budget. The code also requires public notice at least one week in advance and that the proposed budget be made available for public inspection at least three days before the hearing.

The required budget process has been followed and is outlined below:

- April 22, 2025: Board accepted the Proposed RDA Budget
- May 6, 2025: Board adopted the Tentative RDA Budget and set the public hearing date
- May 27, 2025: Public hearing scheduled on the FY 2026 RDA Budget
- May 27, 2025: Anticipated Board adoption of the FY 2026 RDA Annual Budget

6. EXECUTIVE DIRECTOR RECOMMENDATION

n/a

7. BOARD STAFF REPORT

Timeline & Background Information

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 3".

- 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.
 - [Approved in the RDA meeting on May 6, 2025.](#)
- Step 3 – Hold a Public Hearing for and adopt the final budget via ordinance.

- Must be done by June 30 of the respective year.
- This item, scheduled for May 27, 2025.

8. POSSIBLE BOARD ACTION

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

1. Adopt the proposed annual budget;
2. Not adopt the proposed annual budget;

9. PACKET ATTACHMENT(S)

Resolution No. 251

RDA Annual Budget FY2026

REDEVELOPMENT AGENCY OF WEST JORDAN CITY

RESOLUTION NO. 251

**A RESOLUTION ADOPTING THE FINAL BUDGET FOR THE REDEVELOPMENT AGENCY
OF WEST JORDAN CITY FOR FISCAL YEAR 2026.**

WHEREAS, Section 17C-1-601.5 of Utah State Code Annotated, as amended, requires adoption of final budgets before June 30th of each year; and

WHEREAS, the tentative budget accepted and adopted by the Board for the Redevelopment Agency of West Jordan City has been open for public inspection since May 7, 2025 as required by law; and

WHEREAS, proper notice of the public hearing for the consideration of the adoption of the final budget was published according to the requirements in Section 17C-1-601.5 of the Utah State Code Annotated; and

WHEREAS, said public hearing was held on May 27, 2025, and public comment was received; and

WHEREAS, after considering input from the public, the Board for the Redevelopment Agency of West Jordan City desires to adopt its final budget for fiscal year 2026.

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

Section 1. The Board hereby adopts the final budget for the Redevelopment Agency of West Jordan City for the fiscal year 2026 for the amounts listed in section 2, plus any changes agreed upon at this evening's meeting.

Section 2. The budget for the Redevelopment Agency Fund described above shows balanced revenues and expenditures in the following total amounts:

Redevelopment Agency	\$ 12,692,112
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Section 3. This Resolution shall take effect immediately upon adoption.

ADOPTED by the Board of the Redevelopment Agency of West Jordan City this 27th day of May, 2025.

BOARD OF THE REDEVELOPMENT AGENCY OF
WEST JORDAN

Chad Lamb
Chairperson

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

(continued on next page)

50			
51	Voting by the Redevelopment Agency Board	"YES"	"NO"
52	Board Chairperson Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
53	Board Vice Chairperson Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
54	Board Member Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
55	Board Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
56	Board Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
57	Board Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
58	Board Member Kent Shelton	<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

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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
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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
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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
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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
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ECONOMIC INCENTIVE AGREEMENTS

	FY 2025 Budget	FY 2025 Estimate	FY 2026 Budget
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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
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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
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)	(951,949)	
9 Incentive Agreements	(820,742)	(1,163,650)	(788,317)	(803,245)	
10 Area Improvements	(8,248)	(5,913,000)	(3,643,534)	(3,769,466)	
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

	<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

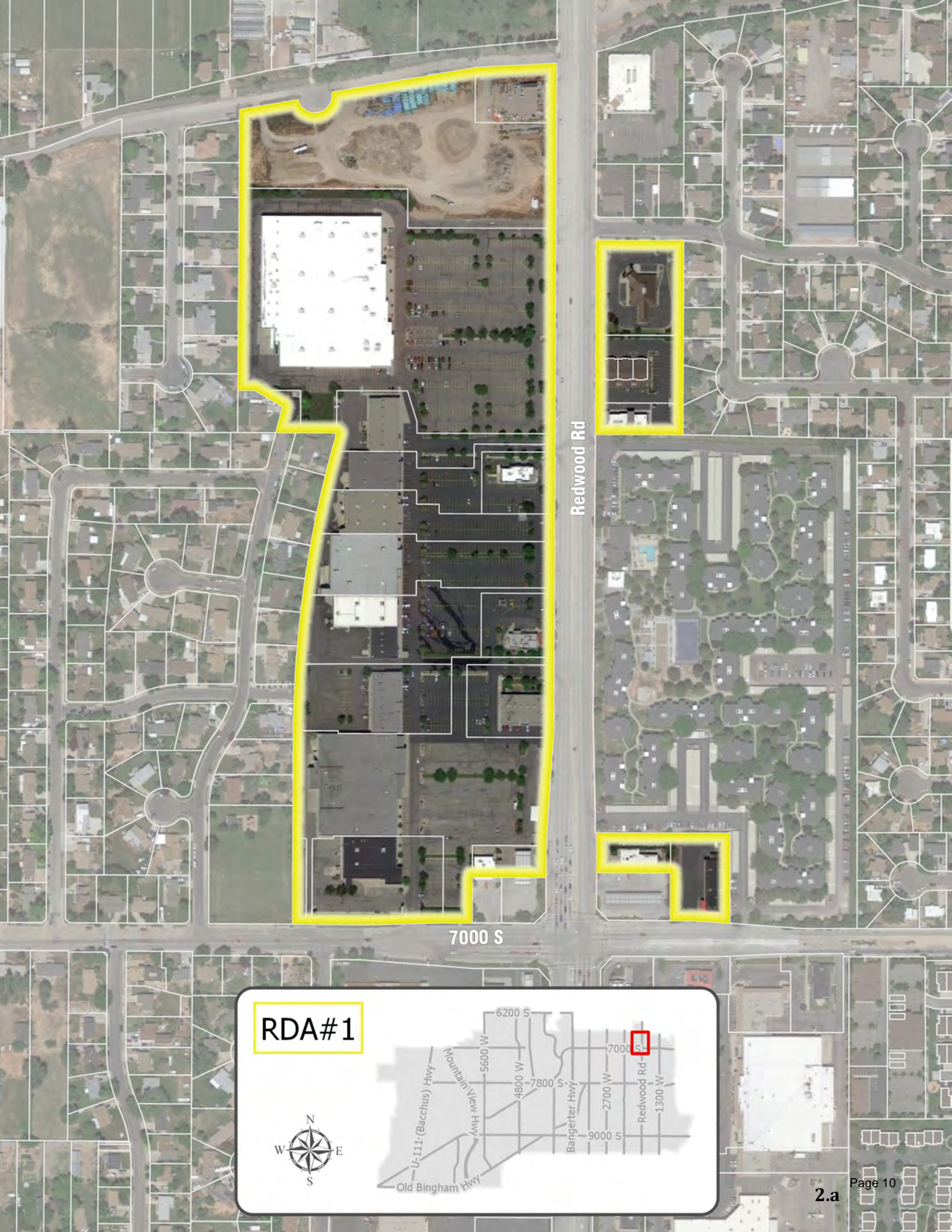
BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
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			<u>\$ 3,280,000</u>	



Redwood Rd

7000 S

RDA#1





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

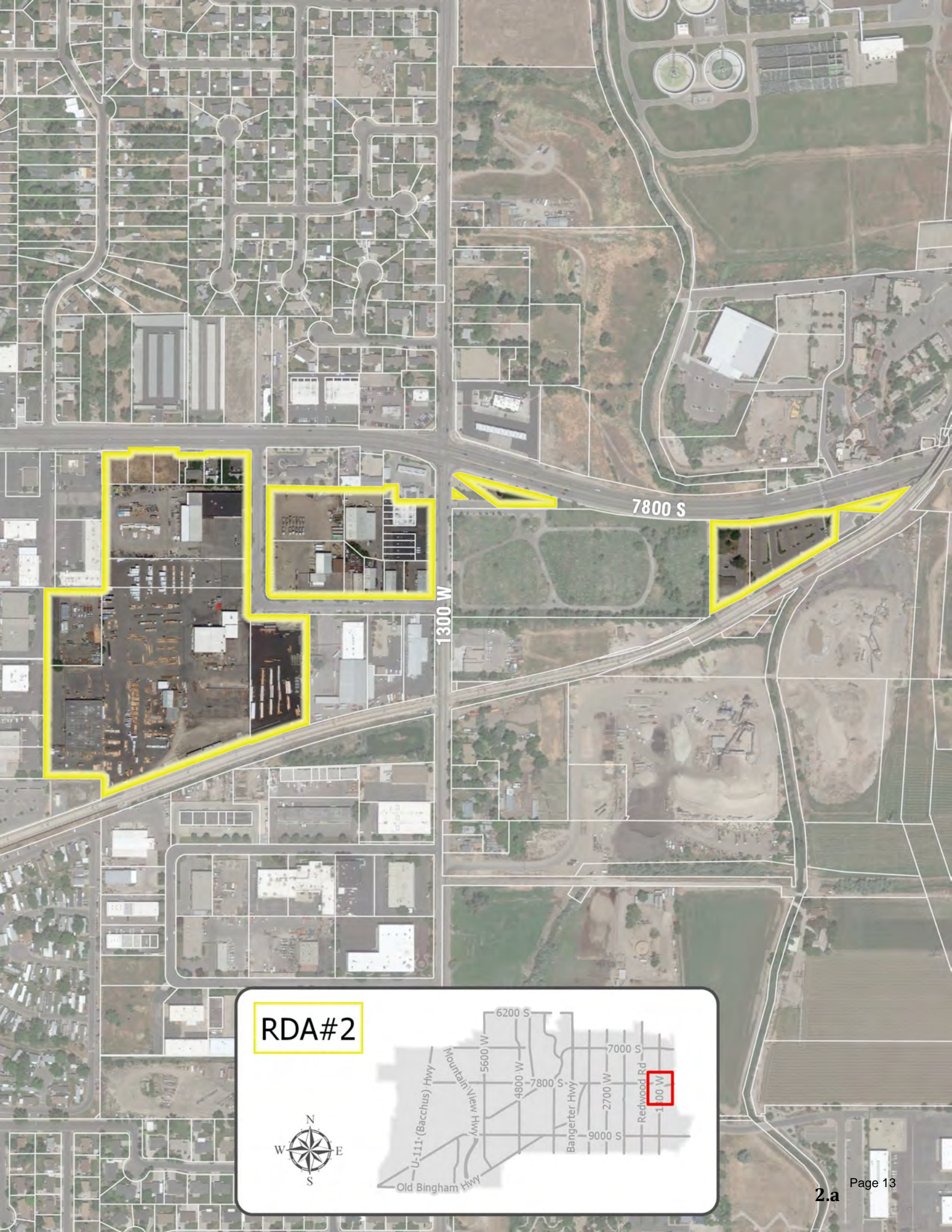
BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
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#2





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

	<i>Tax years</i>
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	

Redwood Rd

1300 W

9000 S

RDA#4



2.a



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

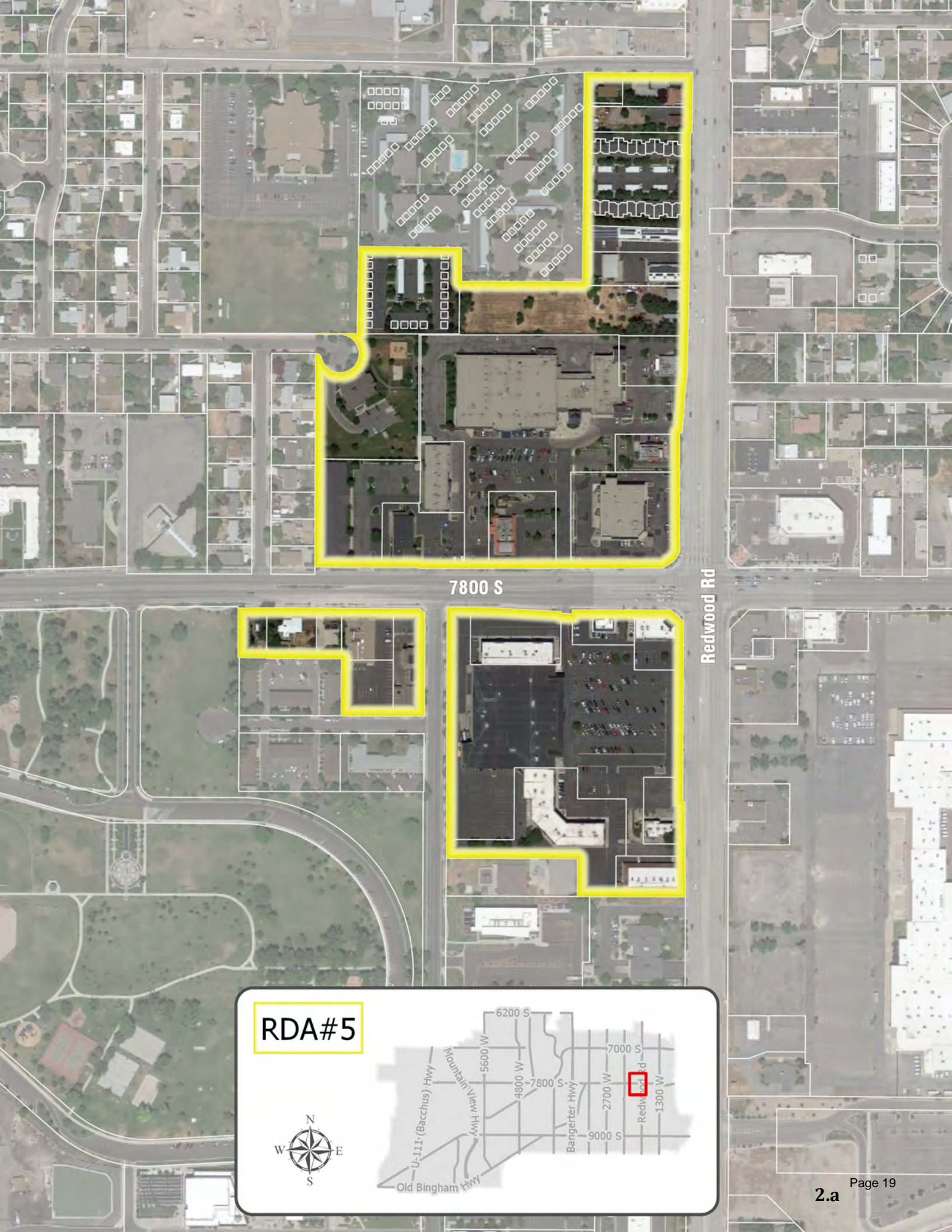
BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Prior Year Actual FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
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			<u>\$ 1,529,450</u>	



7800 S

Redwood Rd

RDA#5





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.

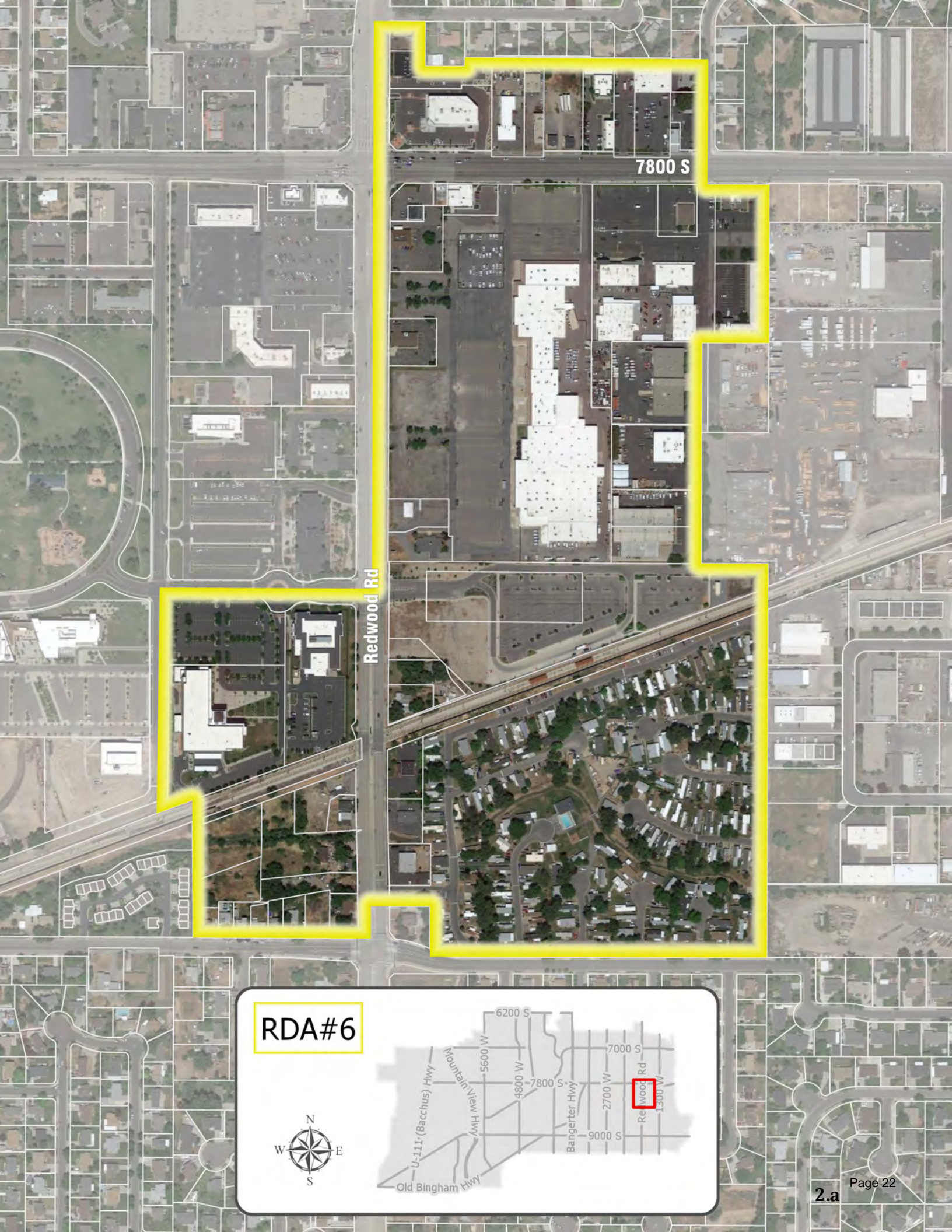
Adoption date:	9/30/2003	
Activation tax year:	2006	
Term:	15 years	
Expiration tax year:	2020	Expired
Administrative fee allowance:	5%	
Low-income housing requirement:	20%	

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 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	



7800 S

Redwood Rd

RDA#6





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)	100%
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>	



Prosperity Rd

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)	(1,500,000)	
4	-	(3,500,000)	(3,500,000)	(1,500,000)	-57%
5 Net change	\$ 368,328	\$ (3,500,000)	\$ (3,280,000)	\$ (1,500,000)	
6 Beginning reserve balance	\$ 6,893,768	\$ 7,262,096	\$ 7,262,096	\$ 3,982,096	
7 Net change	368,328	(3,500,000)	(3,280,000)	(1,500,000)	
8 Ending reserve balance	\$ 7,262,096	\$ 3,762,096	\$ 3,982,096	\$ 2,482,096	

ADDITIONAL DETAILS

Expenditures

9	8331-435300	RDA Infrastructure	1,500,000	Expansion incentive
10			<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	

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				<u>\$ 350,000</u>

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				<u>\$ 767,150</u>



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.

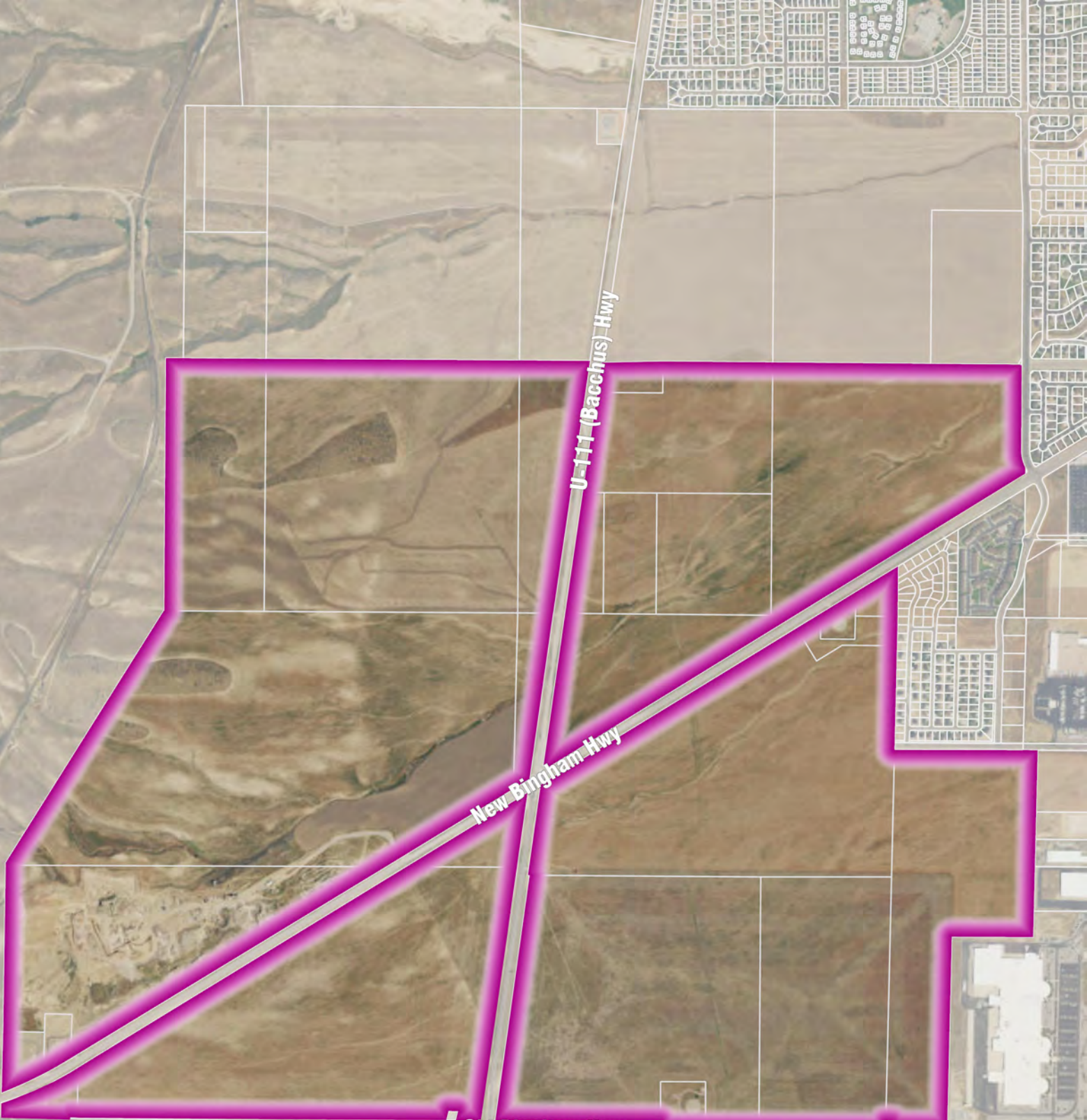
Adoption date:	7/27/2016
Activation tax year:	TBD
Term:	TBD
Expiration tax year:	TBD
Administrative fee allowance:	TBD
Low-income housing requirement:	TBD

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	\$ -	\$ -	\$ -	\$ -	



U-111 (Bacchus) Hwy

New Bingham Hwy

Old Bingham Hwy

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

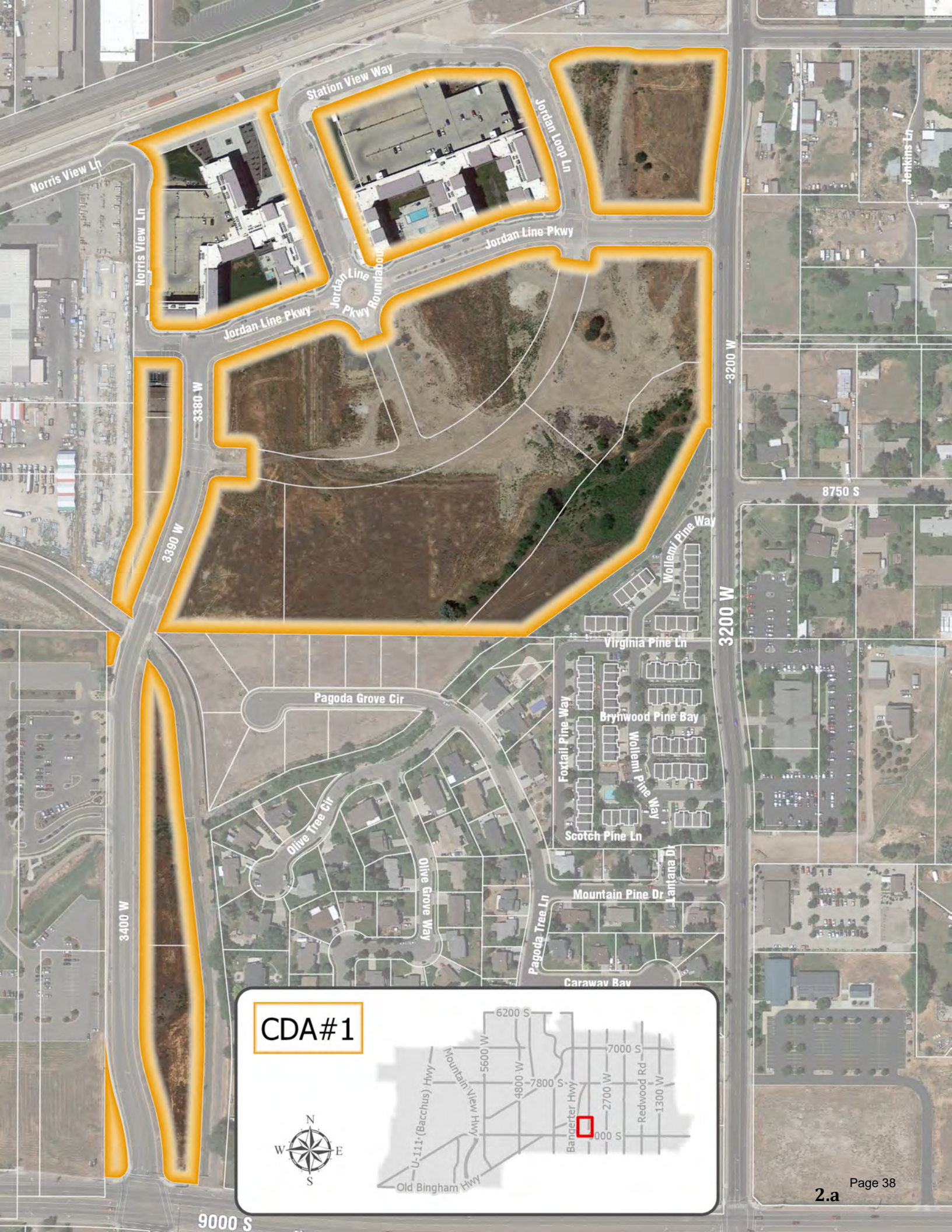
BUDGET & FINANCIAL HISTORY

	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	\$ -	\$ -	\$ -	\$ -	

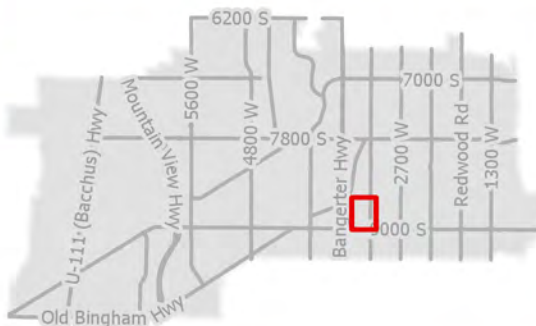
ADDITIONAL DETAILS

Expenditures

12	8511-431310	Participation Agreement	951,949	Bangerter Station Agreement
13	8511-435100	RDA Administration	14,497	1.5% of tax increment
14			\$ 966,446	



CDA#1





CDA #2 – COPPER HILLS MARKETPLACE

REDEVELOPMENT AGENCY

CDA #2: Copper Hills Marketplace

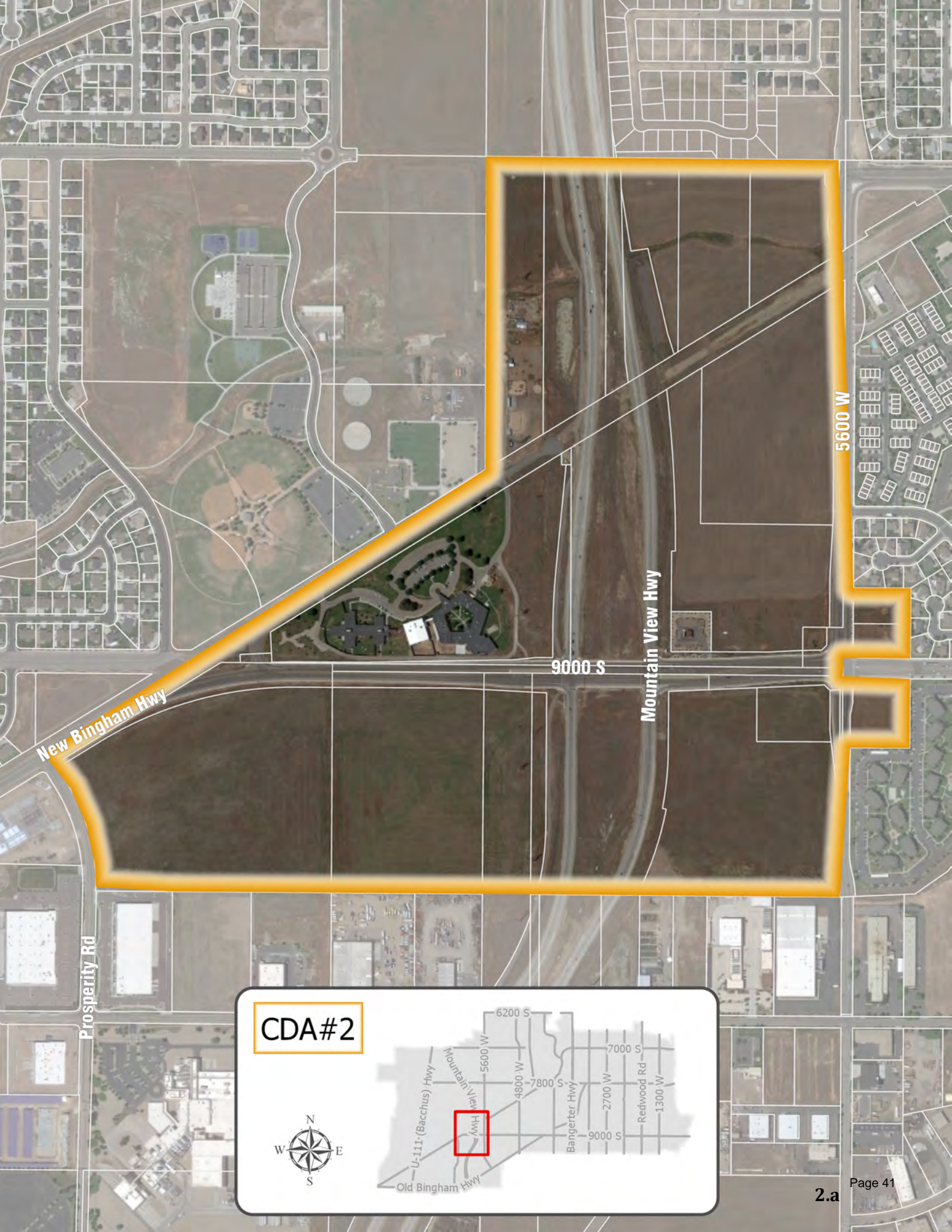
AREA DESCRIPTION

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	\$ -	
2	2,210,909	-	1,646,573	-	0%
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)	



New Bingham Hwy

9000 S

Mountain View Hwy

5600 W

Prosperity Rd

CDA#2





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

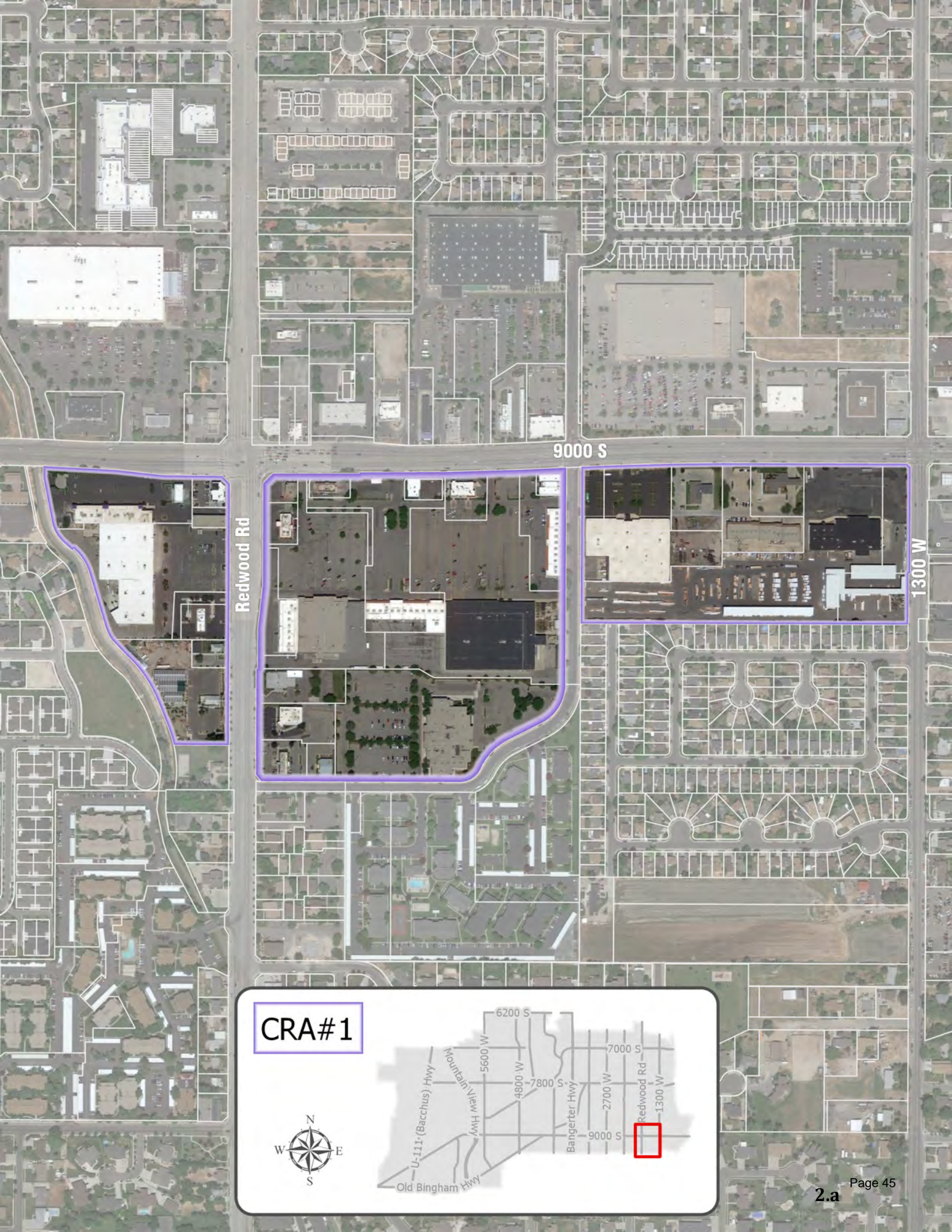
ADDITIONAL DETAILS

Transfers in

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

Expenditures

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



9000 S

Redwood Rd

1300 W

CRA#1





Office of the City Council

8000 South Redwood Road

West Jordan, Utah 84088

(801) 569-5017

REDEVELOPMENT AGENCY OF THE CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

A public hearing will be held before the Redevelopment Agency of the City of West Jordan on **Tuesday, May 27, 2025 at 7:20 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088.**

The purpose of the hearing is to receive public comments regarding the following:

- Resolution No. 251 adopting the annual budget for fiscal year 2026
- Resolution No. 252 amending the budget for fiscal year 2025

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. For further information, please contact the Council Office at (801) 569-5017.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

*Posted May 15, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk*

REQUEST FOR BOARD ACTION

Action: Need Board to take action

Meeting Date Requested : 05/27/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 06/24/2025

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Time Requested: 15 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

RDA Resolution No. 252 amending the budget for the fiscal year ending June 30, 2025.

2. EXECUTIVE SUMMARY

This public hearing is to receive public comment relating to a budget amendment for the current fiscal year.

Revenue amendments include:

- Recognition of interest earnings
- Adjustment of tax increment to receipts (EDA #2 was budgeted but closed in FY2024)
- Recognition of the sale of property approved by the Board
- Recognition of energy tax rebate transfer from the General Fund for agreement

Expenditure amendments include:

- Increase for legal fees (related to property sale)
- Adjustment of admin fees to allowed amount based on tax increment
- Adjustment of agreements to qualified and eligible amounts
- Reduced budget for capital projects that will be moved to next fiscal year
- Transfer of land from one RDA area to another (housekeeping)

3. TIME SENSITIVITY / URGENCY

This budget amendment needs to be adopted prior to the end of the fiscal year which is June 30, 2025 in order to comply with State Code.

Utah Code [10-6-123](#) states, "City officers may not make or incur expenditures or encumbrances in excess of total appropriations for any department in the budget as adopted or as subsequently amended."

4. FISCAL NOTE

See Exhibit A of RDA Resolution No. 252 for the financial impact of the proposed budget amendment.

5. EXECUTIVE DIRECTOR RECOMMENDATION

n/a

6. POSSIBLE BOARD ACTION

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

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;

5. Refer the item back to a Subcommittee or an Ad Hoc Committee;
6. Refer the item back to Board Staff or Administrative Staff.

7. PACKET ATTACHMENT(S)

RDA Resolution No. 252 with Exhibit A

1 REDEVELOPMENT AGENCY OF WEST JORDAN CITY

2
3 **RESOLUTION NO. 252**

4
5 **A RESOLUTION AMENDING THE BUDGET FOR THE REDEVELOPMENT AGENCY**
6 **OF WEST JORDAN CITY FOR FISCAL YEAR 2025.**
7

8 WHEREAS, the Executive Director of the Redevelopment Agency of West Jordan City (RDA) has
9 prepared an amended budget for the RDA for Fiscal Year 2025 and has submitted the same to the RDA
10 Board; and
11

12 WHEREAS, the RDA Board held a public hearing on May 27, 2025 concerning such fund and the
13 proposed amended budget for such fund;
14

15 NOW, THEREFORE, be it resolved by the Board of the Redevelopment Agency of West Jordan
16 City:
17

18 SECTION 1. The RDA Board hereby adopts the Amended Budget for the Redevelopment Agency
19 of West Jordan City for the Fiscal Year 2025.
20

21 SECTION 2. The budget for the fund described above shows balanced revenues and expenditures
22 in the following total amount and any adjustments made earlier this evening:
23

	Adopted Budget	Amendment	Amended Budget
Revenues	\$ 3,926,000	\$ 2,038,654	\$ 5,964,654
Expenditures	(8,046,700)	1,490,191	(6,556,509)
Transfers (Net)	385,000	33,682	418,682
Net change	<u>\$ (3,735,700)</u>	<u>\$ 3,562,527</u>	<u>\$ (173,173)</u>
Beginning Fund Balance	\$ 20,636,330		\$ 20,636,330
Net change	<u>(3,735,700)</u>		<u>(173,173)</u>
Ending Fund Balance	<u>\$ 16,900,630</u>		<u>\$ 20,463,157</u>

24
25 SECTION 3. This Resolution shall take effect immediately upon adoption.
26

27 ADOPTED by the Board of the Redevelopment Agency of West Jordan City this 27th day of May,
28 2025.
29

30 **BOARD OF THE REDEVELOPMENT**
31 **AGENCY OF WEST JORDAN**
32
33
34

35 _____
36 Chad Lamb
37 Chairperson

38 ATTEST:
39
40

41 _____
42 Cindy M. Quick, MMC
Council Office Clerk

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Voting by the Redevelopment Agency Board

"YES"

"NO"

Board Chairperson Chad Lamb

☐☐

Board Vice Chairperson Kayleen Whitelock

☐☐

Board Member Kelvin Green

☐☐

Board Member Kent Shelton

☐☐

Board Member Bob Bedore

☐☐

Board Member Zach Jacob

☐☐

Board Member Pamela Bloom

☐☐

Revenue / Transfers in	Adopted Budget	Amendment	Amended Budget	Notes
Tax increment	\$ 3,926,000	\$ (1,288,433)	\$ 2,637,567	EDA #2 last year of collection was FY24, remove budget
Land sale	-	1,646,573	1,646,573	Sale of land
Interest earnings	-	1,253,012	1,253,012	Actual interest earnings
Transfer from RDA #5	-	427,502	427,502	Move purchase of 8071 S Redwood to correct RDA area
Transfer from General Fund	385,000	33,682	418,682	Energy tax rebate per agreement exceeded budget
Total	\$ 4,311,000	\$ 2,072,336	\$ 6,383,336	

Expenditures / Transfers out

Prof & Tech Svcs	\$ (60,000)	\$ (16,500)	\$ (76,500)	Legal fees
Administration	(151,600)	(26,957)	(178,557)	Administration fee to actual (based on tax increment)
Agreements	(1,922,100)	148,150	(1,773,950)	Agreements to qualified payment
Infrastructure	(5,913,000)	1,838,000	(4,075,000)	9000 South and 7000 South beautification projects delayed
Land	-	(452,502)	(452,502)	Transfer purchase of 8071 S Redwood to correct RDA area
Total	\$ (8,046,700)	\$ 1,490,191	\$ (6,556,509)	

Net change	\$ (3,735,700)	\$ 3,562,527	\$ (173,173)
------------	----------------	--------------	--------------

Beginning reserves	\$ 20,636,330	\$ 20,636,330
Net change	(3,735,700)	(173,173)
Ending reserves	<u>\$ 16,900,630</u>	<u>\$ 20,463,157</u>

(continued on next page)

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EXHIBIT A
Budget Amendment

Ending Reserves by Area	Adopted Budget	Amendment	Amended Budget	Notes
RDA #1	\$ 2,995,292	\$ 1,649,246	\$ 4,644,538	6600-7000 S Redwood Expired
RDA #2	2,081,197	541,257	2,622,454	1300-1600 W 7800 S Expires in 2025
RDA #4	5,976,978	772,661	6,749,639	1300-1700 W 9000 S Expires in 2025
RDA #5	3,856,180	(313,081)	3,543,099	1700-1900 W 7600-7900 S Expires in 2026
RDA #6	124,285	-	124,285	1500-1825 W 7700-8200 S Expired
EDA #2	7,509,515	(829,000)	6,680,515	Bingham Business Park Expired
EDA #3	3,762,096	335,000	4,097,096	Oracle Data Center Expired
EDA #4	796,852	(141)	796,711	Fairchild Expires in 2030
CDA #1	-	-	-	Jordan Valley Station Expires in 2038
CDA #2	(10,201,977)	1,406,573	(8,795,404)	Copper Hills Marketplace Not activated
CRA #1	212	12	224	9000 S Redwood Road Expires in FY 2029
Total	\$ 16,900,630	\$ 3,562,527	\$ 20,463,157	

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Office of the City Council

8000 South Redwood Road

West Jordan, Utah 84088

(801) 569-5017

REDEVELOPMENT AGENCY OF THE CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

A public hearing will be held before the Redevelopment Agency of the City of West Jordan on **Tuesday, May 27, 2025 at 7:20 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088.**

The purpose of the hearing is to receive public comments regarding the following:

- Resolution No. 251 adopting the annual budget for fiscal year 2026
- Resolution No. 252 amending the budget for fiscal year 2025

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. For further information, please contact the Council Office at (801) 569-5017.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

*Posted May 15, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk*

REDEVELOPMENT AGENCY MEETING

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, Budget & Management Analyst Rebecca Condie, City Administrator Korban Lee, Administrative Services Director Danyce Steck, Council Office Clerk Cindy Quick, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome

Chairperson Lamb called the meeting to order at 6:26 pm

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

Administrative Services Director Danyce Steck presented the tentative budget, noting a minor correction related to an agreement, though no financial figures were affected. She stated the budget would remain tentative until July 1, 2025. Steck reviewed overall revenues and expenditures, highlighting planned strategic land purchases in several areas. A reserve drawdown is anticipated, with an ending balance of \$10,486,267.

MOTION: Board Member Green moved to APPROVE 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.

Board Member Bedore seconded the motion.

The vote was recorded as follows:

YES: Pamela Bloom, Kelvin Green, Zach Jacob, Kayleen Whitelock, Kent Shelton, Chad Lamb, Bob Bedore

NO:

ABSENT:

The motion Passed 7-0.

3. CONSENT ITEMS

a. Approve Meeting Minutes

- **April 22, 2025 – Redevelopment Agency Meeting**

MOTION: Board Member Green moved to APPROVE Consent Items as listed
Vice Chairperson Whitelock seconded the motion.

The vote was recorded as follows:

YES: Pamela Bloom, Kelvin Green, Zach Jacob, Kayleen Whitelock, Kent Shelton,
Chad Lamb, Bob Bedore

NO:

ABSENT:

The motion Passed 7-0.

4. ADJOURN

Chairperson Lamb adjourned the meeting at 6:31 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 6, 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