



## AGENCY MEETING June 24, 2025

8000 S Redwood Road, 3<sup>rd</sup> 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 7:10 pm (or as soon thereafter as possible)**

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

### **2. PUBLIC HEARINGS**

- a. Resolution No. 253 Amending the Fiscal Year 2026 Redevelopment Agency Budget

### **3. CONSENT ITEMS**

- a. Approve Meeting Minutes
  - May 27, 2025 – Redevelopment Agency Meeting

### **4. CLOSED MEETING**

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

### **5. ADJOURN**

#### ***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 [enter posted date]      Cindy M. Quick, MMC, Secretary*

# REQUEST FOR BOARD ACTION

**Action:** Need Board to take action

**Meeting Date Requested** : 06/24/2025

**Presenter:** Chad Lamb / Kayleen Whitelock

**Deadline of item** :

**Department Sponsor:** Council Office

**Agenda Type:** PUBLIC HEARINGS

**Time Requested:** 10 Minutes

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

## 1. AGENDA SUBJECT

Resolution No. 253 Amending the Fiscal Year 2026 Redevelopment Agency Budget

## 2. EXECUTIVE SUMMARY

The Board is being asked to consider an amendment to the FY26 budget which reduces funding for the electronic signage in RDA #2 from \$75,000 to \$5,000. It is sponsored by Board Chair Lamb and Board Member Whitelock. The purpose is for staff to use \$5,000 for a sign design and design options and price estimates will be brought back to the Board for further consideration and possible funding.

## 3. TIME SENSITIVITY / URGENCY

There are no time deadlines at this time.

## 4. FISCAL NOTE

Reduces spending by \$70,000 and increases reserves.

## 5. ADMINISTRATIVE STAFF ANALYSIS

N/A

## 6. EXECUTIVE DIRECTOR RECOMMENDATION

N/A

## 7. BOARD STAFF REPORT

In the [May 27, 2025 Redevelopment Agency Meeting](#), the Board adopted two budget amendments via Resolution No. 251. This resolution would amend Amendment #2 for signage along 7800 South at the City Gateway entrance.

## 8. 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.

## 9. PACKET ATTACHMENT(S)

Resolution No. 253

1 REDEVELOPMENT AGENCY OF WEST JORDAN CITY

2  
3 **RESOLUTION NO. 253**

4  
5 **A RESOLUTION AMENDING THE BUDGET FOR THE REDEVELOPMENT AGENCY**  
6 **OF WEST JORDAN CITY FOR FISCAL YEAR 2026.**  
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 2026 and has submitted the same to the RDA  
10 Board; and

11  
12 WHEREAS, the RDA Board held a public hearing on June 24, 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 2026.  
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	\$ 2,320,446	\$ -	\$ 2,320,446
Expenditures	(12,792,112)	(70,000)	(12,727,112)
Transfers (Net)	400,000	-	400,000
Net change	<u>\$ (10,071,666)</u>	<u>\$ (70,000)</u>	<u>\$ (10,001,666)</u>
Beginning Fund Balance	\$ 20,463,157		\$ 20,463,157
Net change	<u>(10,071,666)</u>		<u>(10,001,066)</u>
Ending Fund Balance	<u>\$ 10,386,491</u>		<u>\$ 10,456,491</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 24<sup>th</sup> day of June,  
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

43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90

**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

☐☐

91  
92  
93

EXHIBIT A  
Budget Amendment

Revenue / Transfers in	Adopted Budget	Amendment	Amended Budget	Notes
Tax increment	\$ 2,320,446	\$ -	\$ 2,320,446	
Transfer from General Fund	400,000	-	400,000	
Total	\$ 2,720,446	\$ -	\$ 2,720,446	

Expenditures / Transfers out

Prof & Tech Svcs	\$ (80,000)	\$ -	\$ (80,000)	
Administration	(117,452)	-	(117,452)	
Agreements	(1,755,194)	-	(1,755,194)	
Infrastructure	(3,839,466)	70,000	(3,769,466)	Remove \$70,000 for electronic signage in RDA #2. Leave \$5,000 for concept design. Sign design to go to Board for further funding.
Land	(7,000,000)	-	(7,000,000)	
Total	\$ (12,797,112)	\$ 70,000	\$ (12,727,112)	

Net change	\$ (10,076,666)	\$ 70,000	\$ (10,006,666)
------------	-----------------	-----------	-----------------

Beginning reserves	\$ 20,463,157	\$ 20,463,157
Net change	(10,076,666)	(10,006,666)
Ending reserves	\$ 10,386,491	\$ 10,456,491

94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110

(continued on next page)

EXHIBIT A  
Budget Amendment

Ending Reserves by Area	Adopted Budget	Amendment	Amended Budget	Notes
RDA #1	\$ 1,359,538	\$ -	\$ 1,359,538	6600-7000 S Redwood <b>Expired</b>
RDA #2	1,731,004	70,000	1,801,004	1300-1600 W 7800 S <b>Expires in 2025</b>
RDA #4	3,603,023	-	3,603,023	1300-1700 W 9000 S <b>Expires in 2025</b>
RDA #5	2,303,149	-	2,303,149	1700-1900 W 7600-7900 S <b>Expires in 2026</b>
RDA #6	124,285	-	124,285	1500-1825 W 7700-8200 S <b>Expired</b>
EDA #2	6,625,515	-	6,625,515	Bingham Business Park <b>Expired</b>
EDA #3	2,592,096	-	2,592,096	Oracle Data Center <b>Expired</b>
EDA #4	843,061	-	843,061	Fairchild <b>Expires in 2030</b>
CDA #1	-	-	-	Jordan Valley Station <b>Expires in 2038</b>
CDA #2	(8,795,404)	-	(8,795,404)	Copper Hills Marketplace <b>Not activated</b>
CRA #1	224	-	224	9000 S Redwood Road <b>Expires in FY 2029</b>
Total	\$ 10,386,491	\$ 70,000	\$ 10,456,491	



**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, June 24, 2025 at 7:10 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. 253 amending the budget for fiscal year 2026

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](mailto: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 June 13, 2025  
/s/ Cindy M. Quick, MMC  
Council Office Clerk*

---

## **REDEVELOPMENT AGENCY MEETING**

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

- BOARD:** Board Member Pamela Bloom, Board Member Kelyin Green, Chairperson Zach Jacob, Board Member Kayleen Whitelock, Board Member Kent Shelton, Vice Chairperson Chad Lamb, Board Member Bob Bedore
- STAFF:** Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, 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, Economic Development Director David Dobbins

Chair Lamb called the meeting to order at 8:00 pm

### **2. PUBLIC HEARINGS**

- a. Public hearing on the Fiscal Year 2026 annual budget and the proposed property tax increase for the Fairway Estates Special Service Recreation District**  
Administrative Services Director Danyce Steck proposed a property tax rate of .000909, which is about a 10% increase. The increase would bring monthly assessments to approximately \$19.99 per month to take care of the open space.

**Chair Lamb opened the public hearing at 8:01 pm**

Comments:  
None

**Chair Lamb closed the public hearing at 8:01 pm**

### **3. BUSINESS ITEMS**

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

**Chair Lamb opened the public hearing at 8:02 pm**

Comments:  
None

### **Chair Lamb closed the public hearing at 8:02 pm**

Administrative Services Director Danyce Steck outlined the budget process noting it began on April 22, 2025, when the board accepted the budget for consideration and review. On May 6, 2025, the board adopted the Tentative Budget and the public hearing just held.

Two late additions were proposed as amendments: \$50,000 for a digital sign near Gardner Village and \$30,000 for economic data analysis software to support redevelopment initiatives.

Board Member Green divulged he initiated the sign proposal which came from discussions about enhancing the city's gateway near Gardner Village at 7800 South. He clarified the funding would allow staff to begin the design and feasibility, any unused funds would revert to the fund balance.

Vice Chair Whitelock explained the software request came from Economic Development Director David Dobbins and would allow staff to easily access data such as traffic counts, area income, etc. She supported both amendments, noting the importance of strengthening the city's economic development tools and enhancing the visibility of the historic Gardner Village area.

Board Member Jacob questioned the cost estimate for the sign, prompting clarification from David Dobbins that the figure was based on past projects. Board Member Jacob suggested increasing the amount to \$75,000.

Council Member Shelton voiced concern with the proposed location and impact of the sign near Gardner Village, which already features a prominent sign. Assistant City Administrator Paul Jerome acknowledged that coordination with Gardner Village and a long-standing agreement would be needed.

Chair Lamb expressed frustration at the lack of prior detailed discussion, and preferred careful evaluation. He emphasized the need for addressing light pollution and neighborhood impacts.

Council Member Green noted that the sign was part of a broader effort to improve the city's identity, referencing previous gateway discussions.

**MOTION: Board Member Whitelock moved to APPROVE Resolution No. 251 adopting the Final Budget for the Redevelopment Agency of the City of West Jordan for Fiscal Year 2026 with amendment number 1 adding \$30,000 for the procurement of economic data and analysis of RDA owned properties and amendment number 2 adding \$75,000 for the construction of a digital sign at 7800 South entrance to the city.**

**Board Member Green seconded the motion.**

Board Member Shelton was in favor of the motion but would prefer to mitigate neighborhood impacts with a sign that shuts off or dims at a certain time.

Board Member Jacob noted that electronic billboards intensity and brightness was already regulated in city code.

**The vote was recorded as follows:**

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

**NO:** Chad Lamb

**ABSENT:**

**The motion passed 6-1**

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

Administrative Services Director Danyce Steck presented the final budget amendment for the Redevelopment Agency for fiscal year 2025. She noted that final tax increment distributions were received in March, allowing staff to finalize the numbers earlier than usual.

She noted the following amendments:

- Tax Increment Adjustment: revenue had mistakenly been budgeted for one area that was closed, and it was therefore necessary to remove the revenue.
- Land Sale & Interest Earnings
- Property Transfer Correction: a property purchased last year was charged to the wrong RDA area; the budget reflects the correction.
- General Fund Transfer: an additional transfer from the General Fund was added to cover an energy tax rebate. Energy bills rebated to an entity in the RDA exceeded projections, and the rebate has already been paid.

Total revenue increased by approximately \$2 million, bringing the revised revenue total to nearly \$6.4 million.

Regarding expenditures:

- Legal Services Increased: to cover contract reviews related to land sales.
- Administration: adjusted to reflect actual tax increment received in older RDA areas.
- Rebate Adjustment: one entity did not meet its rebate agreement terms, so a portion was returned to the RDA.
- Project Updates:
  - The 90th South project is pending coordination with UDOT.
  - The 70th South beautification project has completed design and is now in procurement.
- Inter-RDA Transfer: Budget adjusted to reflect the land transfer between RDA areas.

Overall expenditures were reduced by \$1.5 million, lowering the total to \$6.5 million.

Originally, the budget projected the use of \$3.7 million in reserves. After amendments, only \$173,000 of reserves will be used, resulting in the year ending with nearly the same reserve balance as it started.

**Chair Lamb opened the public hearing at 8:24 pm**

Comments:

None

**Chair Lamb closed the public hearing at 8:24 pm**

**MOTION:** Board Member Green moved to APPROVE RDA Resolution No. 252 amending the budget for the fiscal year ending June 30, 2025.

Vice Chair 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

**3. CONSENT ITEMS**

**a. Approve Meeting Minutes**

- **May 6, 2025 – Redevelopment Agency Meeting**

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

Board Member Shelton 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. ADJOURN**

Chairperson Chad Lamb adjourned the meeting at 8:26 pm

*I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 27, 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