

REDEVELOPMENT AGENCY MEETING

1. CALL TO ORDER

BOARD: Board Member Pamela Bloom, Board Member Kelvin 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 24th day of June 2025