



## AGENCY MEETING September 23, 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***

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## **REDEVELOPMENT AGENCY MEETING 7:15 pm (or as soon thereafter as possible)**

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

### **2. BUSINESS ITEMS**

- a. Quarterly Update on Agency Projects

### **3. CONSENT ITEMS**

- a. Approve Meeting Minutes
  - June 24, 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 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/pmnl/>, 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 September 19, 2025***

***Cindy M. Quick, MMC, Secretary***

# REQUEST FOR BOARD ACTION

**Action:** Provide information to Board

**Meeting Date Requested** : 09/23/2025

**Presenter:** David Dobbins, Economic Development Director

**Deadline of item** :

**Department Sponsor:** Economic Development

**Agenda Type:** BUSINESS ITEMS

**Time Requested:** 5 Minutes

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

**1. AGENDA SUBJECT**

Quarterly Update on Agency Projects

**2. EXECUTIVE SUMMARY**

The RDA staff will present an update to the Board on the Southwest Quadrant project area and the discussions with the Utah Inland Port Authority and other taxing entities.

**3. TIME SENSITIVITY / URGENCY**

No time sensitivity

**4. FISCAL NOTE**

This is a presentation only - no financial impact

**5. ADMINISTRATIVE STAFF ANALYSIS**

RDA staff has been working with the property owners, developers, businesses, taxing entities and the Utah Inland Port Authority to discuss the best options to pay for the infrastructure needed for the Southwest Quadrant to develop properly and maximize long-term value to the city.

**6. EXECUTIVE DIRECTOR RECOMMENDATION**

RDA staff has been working with the property owners, developers, businesses, taxing entities and the Utah Inland Port Authority to discuss the best options to pay for the infrastructure needed for the Southwest Quadrant to develop properly and maximize long-term value to the city.

**7. POSSIBLE BOARD ACTION**

The Board may choose to:

1. Continue the item to a future Redevelopment Agency meeting;
2. Make requests of staff for information by way of four agreeing Board Members.

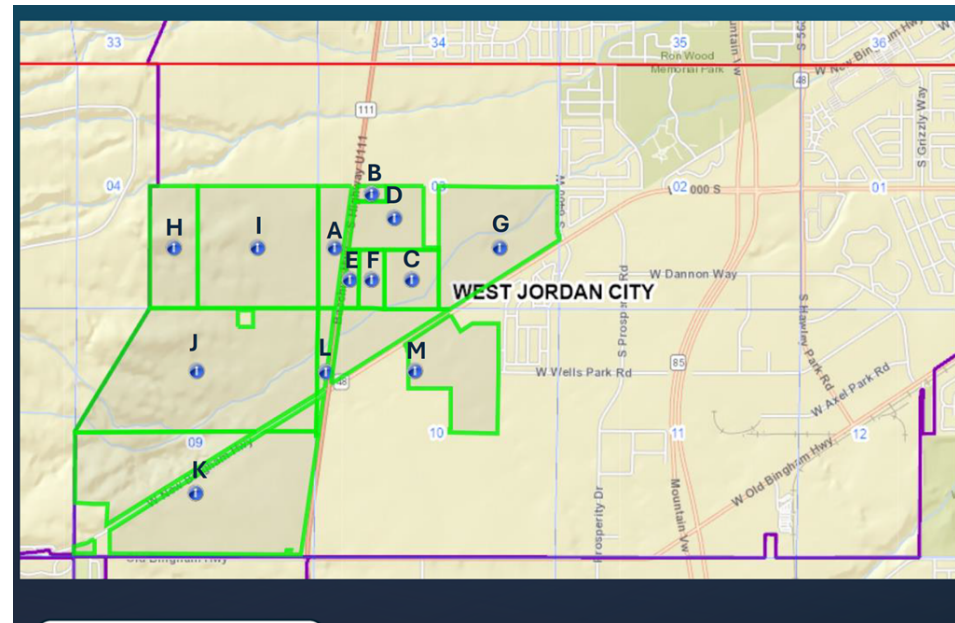
**8. PACKET ATTACHMENT(S)**

Presentation

# Southwest Quadrant

Utah Inland Port  
And  
CRA Options

# Project Area



# TIF Options

| City / County CRA  | <u>UIPA CRA</u>   |
|--|---|
| <ul style="list-style-type: none"> <li>• The vast majority of the tax “value” is with the school district and county.</li> <li>• Cities/Counties are limited to 20-year project areas (miss 3 cycles of BPP refresh)</li> <li>• They are not allowed to trigger the project “by parcel”</li> <li>• Each taxing entity must enter an interlocal agreement (Lengthy Process)</li> <li>• Precedent creates a functional cap on participation</li> </ul> | <ul style="list-style-type: none"> <li>• UIPA Can capture all increment</li> <li>• UIPA can trigger by parcel</li> <li>• UIPA can extend to 40 years (captures 6 refreshes of BPP)</li> <li>• Can negotiate favorable reimbursement agreements with the city/county</li> <li>• Can debt finance infrastructure</li> <li>• UIPA will take the administrative burden of managing the reporting</li> </ul> |

A dark blue rectangular graphic with a lighter blue circular shape in the center. The text "UIPA Terms" is written in white, sans-serif font across the middle of the circle.

## UIPA Terms

- Can fully negotiate the incentive
- Incentive can be weighted by taxing entity
- Incentive can step down over-time
- Can debt finance infrastructure investment without impacting city/county debt considerations
- Can negotiate variable "pass through" by taxing entity
- Can realize property tax "new growth" as the city/county
- Datacenters are unique due to:
  - Significant BPP considerations
  - Expedited refresh in taxable goods
  - Massive investment with no impact on city/county/School services
  - Massive infrastructure requirement

# SWQ Infrastructure

## Infrastructure



RDA Infrastructure Budget is split into two parts, East of Bacchus and West of Bacchus

### West Side of Bacchus Budget

| Roadways                         | Budget                 |
|----------------------------------|------------------------|
| 9000 South                       | \$12,646,374.48        |
| ROW                              | \$5,000,000.00         |
| Stokesly Drive                   | \$15,000,000.00        |
| 9400 South                       | \$9,000,000.00         |
| Wash Relocation                  |                        |
| Barneys Wash                     | \$4,000,000.00         |
| Topography Sitework              |                        |
| Grading/Retaining Walls          | \$12,000,000.00        |
| Community/Buffering              |                        |
| Parks/Trails/Open Space          | \$10,000,000.00        |
| Water                            |                        |
| Zone 7 Water Tank                | \$9,700,000.00         |
| Zone 7 Transmission Lines        | \$360,000.00           |
| <b>Total West Side of Baccus</b> | <b>\$77,706,374.48</b> |

### East Side of Bacchus Budget

| Roadways                         | Budget                 | Timing      |
|----------------------------------|------------------------|-------------|
| 9000 South                       | \$2,646,374.48         | 2024        |
| ROW                              | \$1,867,417.20         | 2023        |
| 6700 West North of New Bingham   | \$4,000,000.00         | 2024 - 2025 |
| Wells Park Blvd                  | \$1,500,000.00         | 2024        |
| 6700 West South of New Bingham   | \$2,000,000.00         | 2024        |
| 9400 South                       | \$3,500,000.00         | 2025        |
| Wash Relocation                  |                        |             |
| Barneys Wash                     | \$2,500,000.00         | 2023        |
| Topography Sitework              |                        |             |
| Grading/Retaining Walls          | \$5,000,000.00         | 2023        |
| Community/Buffering              |                        |             |
| Parks/Trails/Open Space          | \$6,000,000.00         | 2023        |
| Water                            |                        |             |
| Zone 5 Water Tank                | \$11,616,672.00        | 2023-2025   |
| Zone 5 Pump Station              | \$5,280,000.00         | 2023-2025   |
| Zone 5 Transmission Lines        | \$4,266,890.40         | 2023-2025   |
| <b>Total East Side of Baccus</b> | <b>\$50,177,354.08</b> |             |



## Next Step: Adopt Resolution

- City Council adopts resolution supporting the exploration of the a Project Area within the city.
- Resolution requests UIPA prepare studies, reports and a budget for the Project Area.
- City can retain control of Project Area terms. Council can make Project Area subject to their approval.



## **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, Budget & Management Analyst Rebecca Condie, Administrative Services Director Danyce Steck, Council Office Clerk Cindy Quick, Policy Analyst & Public Liaison Warren Hallmark, Economic Development Director David Dobbins

**ABSENT:** Pamela Bloom

Chairperson Lamb called the meeting to order at 9:50 pm and noted that Board Member Bloom was absent and Board Member Whitelock and Shelton would join shortly.

## **2. PUBLIC HEARINGS**

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

*Board Member Whitelock and Shelton joined 9:52 pm*

Chairperson Lamb said the proposed amendment would reduce funding for an electronic sign on 7800 South from \$75,000 to \$5,000. He suggested having further discussions to obtain more details on location and design and questioned why other locations weren't considered.

Board Member Shelton preferred keeping the \$75,000 allocation and receiving more information prior to installation.

Mayor Burton favored providing a welcome sign on a bridge near the Jordan River trail instead of an electronic sign. He supported continued discussion including collaborating with Gardner Village to relocate their sign for better visibility as was suggested.

**Chair Lamb opened the public hearing at 10:05 pm**

Comments:

None

**Chair Lamb closed the public hearing at 10:05 pm**

**MOTION:** Vice Chairperson Whitelock moved to approve Resolution No. 253 amending the Fiscal Year 2026 Redevelopment Agency Budget  
Chairperson Lamb seconded the motion.

Board Member Shelton favored leaving the budget as approved and wait for the plans from the Mayor's office. He would vote no on the motion.

Board Member Jacob agreed and would vote no as well.

**The vote was recorded as follows:**

**YES:** Chad Lamb, Kayleen Whitelock

**NO:** Bob Bedore, Kelvin Green, Zach Jacob, and Kent Shelton

**ABSENT:** Pamela Bloom

**The motion Failed 2-4.**

### **3. CONSENT ITEMS**

#### **a. Approve Meeting Minutes**

- **May 27, 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, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock

**NO:**

**ABSENT:** Pamela Bloom

**The motion Passed 6-0.**

### **4. CLOSED MEETING**

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

Board Member Jacob moved to convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property; or the sale of real property, including any form of a water right or water shares as provided by Utah Code Annotated §52-4-205. Board Member Shelton seconded the motion. The motion passed unanimously with Council Members Bob Bedore, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock voting in favor.

The closed meeting began at 10:11 pm.

Those present during the closed session included Board Members: Bob Bedore, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock. (Board Member Bloom was absent). Staff members: Executive Officer Dirk Burton, City Administrator Korban Lee, Assistant City Administrator Paul Jerome, City Attorney Josh Chandler, Economic Development Director David Dobbins, Redevelopment Agency Attorney Adam

Long, Policy Analyst & Public Liaison Warren Hallmark, Board Secretary Cindy Quick, and Council Office Director Alan Anderson.

Board Members discussed pending or reasonably imminent litigation as follows:  
Litigation #1: 10:13 to 10:42 pm

Chairperson Lamb adjourned the closed session at 10:43 pm

## **5. ADJOURN**

Seeing no further business Chair Lamb adjourned the meeting at 10:45 pm

*I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 24, 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