



AGENCY MEETING December 16, 2025

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

PARTICIPATE IN MEETING



VIEW THE MEETING



Welcome to the Redevelopment Agency meeting!

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REDEVELOPMENT AGENCY MEETING 7:10 pm (or as soon thereafter as possible)

1. CALL TO ORDER

2. BUSINESS ITEMS

- a. Quarterly Update and Discussion Regarding Future Use of RDA-Owned Property at 5600 West 9000 South

3. CONSENT ITEMS

- a. Approve Meeting Minutes
 - September 23, 2025 – Redevelopment Agency Meeting

4. CLOSED MEETING

- a. The City Council 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 Annotated §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 December 12, 2025 Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Request feedback from Board

Meeting Date Requested : 12/16/2025

Presenter: David Dobbins, Economic Development Director

Deadline of item : 12/16/2025

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 and Discussion regarding future use of RDA-owned property at 5600 West 9000 South

2. EXECUTIVE SUMMARY

The RDA owns 27 acres on the northwest corner of 5600 West 9000 South. The RDA staff would like to start marketing this property for sale for the highest and best uses.

3. TIME SENSITIVITY / URGENCY

There is no deadline.

4. FISCAL NOTE

There is no fiscal not attached to this presentation.

5. ADMINISTRATIVE STAFF ANALYSIS

The RDA staff would like to start marketing this RDA-owned property and wants the RDA Board's feedback on the highest and best uses of the property.

6. MAYOR RECOMMENDATION

That the RDA Board give general direction to the RDA staff on the most desired commercial uses of the property.

7. POSSIBLE COUNCIL ACTION

Provide general direction on the desired commercial uses – no action requested from Council.

Redevelopment Agency of the City of West Jordan



RDA Property 5600 West 9000 South

27 acres

Zoning:
SC-3





SC-3 Zoning

- SC-3 : The regional shopping center (SC-3) zone is established to provide a district in which the primary use of the land is for commercial and service uses to serve needs of people living in an entire region and to serve as a place of employment in pleasant surroundings close to the center of the regional population it is intended to serve. This shopping center zone should serve a population of at least one hundred thousand (100,000). It is intended that this zone shall be characterized by a variety of stores, shops and service buildings grouped into an integrated architectural unit. Required yards and areas surrounding buildings shall be attractively landscaped and maintained in harmony with the characteristics of the surrounding residential areas. The uses characteristic of this zone will be large chain department stores with satellite shops and facilities serving an extremely wide range of goods and services with an equally large selection of types and styles. The typical uses allowed in the zone will include virtually the whole range of retail and service establishments that can be attractively accommodated within a unified shopping center complex.

SC-3 Zoning

- Auditorium
- Car Wash
- Bank
- Business Service
- Farmers Market
- Gas Station
- Health and Fitness Facility
- Hotel
- Medical Service
- Motor Vehicle Sales
- Recreation and Entertainment
- Restaurant
- Retail
- Tattoo Service



1. CALL TO ORDER

BOARD: Chairperson Kayleen Whitelock, Vice Chairperson Bob Bedore, Pamela Bloom (remote), Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, Economic Development Director David Dobbins, Redevelopment Agency Attorney Adam Long

Chair Whitelock called the meeting to order at 8:37 pm

2. BUSINESS ITEMS

a. Quarterly Update on Agency Projects

Economic Development Director David Dobbins reported ongoing work with developers on the City Center project, including coordination with the School District for potential relocation to the property. He noted discussions with UTA and a review of RDA properties along Redwood Road for housing opportunities.

Regarding the Southwest Quadrant, he outlined differences between a traditional CRA and UIPA (Inland Port) CRA. The Inland Port option allows longer terms, parcel-based triggers, and full capture of tax increments, while the traditional CRA has a 20-year limit.

Staff is working with legislative leaders, taxing entities, and Mayor Wilson to finalize plans, prepare a map, and resolve questions particularly regarding business personal property tax and ensuring taxing entities maintain their increment.

Board Members discussed data center taxation and expressed support for further exploration of the port option. Mr. Dobbins plans to return with clear information and next steps at a meeting in October.

3. CONSENT ITEMS

a. Approve Meeting Minutes

- **June 24, 2025 – Redevelopment Agency Meeting**

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

Board Member 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. CLOSED MEETING

- a. *The board recessed the meeting to convene in a closed session to discuss pending or reasonably imminent litigation as provided by Utah Code §52-4-205*

MOTION: Board Member Green moved to APPROVE recessing the meeting to convene in a closed session to discuss pending or reasonably imminent litigation as provided by Utah Code 52-4-205..

Board Member 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.

Those present during the closed session included Board Members Pamela Bloom (remote), Bob Bedore, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock. 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.

The closed session began at 8:51 pm

Council and staff discussed imminent litigation as follows:

Litigation: 8:53 to 9:12 pm

Chairperson Whitelock adjourned the closed session.

The closed meeting adjourned at 9:12 pm

5. ADJOURN

Board Member Green moved to adjourn the Redevelopment Agency meeting. Vice Chairperson Bedore seconded the motion. All voted in favor and the motion passed unanimously 6-0 (Bloom absent)

The meeting adjourned at 9:13 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 23, 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