



AGENCY MEETING May 05, 2026

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

PARTICIPATE IN MEETING



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Welcome to the Redevelopment Agency meeting!

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REDEVELOPMENT AGENCY MEETING 6:30 pm (or as soon thereafter as possible)

1. CALL TO ORDER

2. PUBLIC HEARINGS

3. BUSINESS ITEMS

- a. Accept the Proposed Budget for the Redevelopment Agency for Fiscal Year Ending June 30, 2027
- b. Quarterly Update to the Board and Initial 60-day Analysis from New Director

4. CONSENT ITEMS

- a. Approve Meeting Minutes
 - December 16, 2025 – Redevelopment Agency Meeting

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 and Valley Journal.

Posted and dated May 4, 2026

Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Provide information to Board

Meeting Date Requested : 05/05/2026

Presenter: Becky Condie, Budget Analyst

Deadline of item : 05/05/2026

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Time Requested: 10 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Accept the Proposed Budget for the Redevelopment Agency for Fiscal Year Ending June 30, 2027

2. EXECUTIVE SUMMARY

The Board is being asked to accept the proposed budget for the fiscal year ending June 30, 2027, and begin the review process prior to final approval.

[Utah State Code 17C-1-601.5](#) states, "The board shall adopt each agency budget for an agency created by a municipality, before June 30." It further states, "Before adopting an annual budget, each board shall hold a public hearing on the annual budget."

3. TIME SENSITIVITY / URGENCY

The process outlined below provides the Board with the same process used by the City.

- 05/05/26 – Acceptance of the budget
- 05/12/26 – Discussion of the budget. Adoption of the tentative budget and setting the public hearing date for May 26, 2026
- 05/26/26 – Public hearing to receive public comment on the tentative budget
- 06/09/26 – Amendment (if necessary) and Adoption of the annual budget

4. FISCAL NOTE

See the attached budget.

5. DEPARTMENT RECOMMENDATION

Administrative Staff recommends the Board accept the proposed budget for review.

6. COUNCIL STAFF ANALYSIS

This item is procedural in nature and is intended to satisfy requirements of the budget process. Future budget hearings will provide additional opportunities for public input and Council discussion regarding the proposed budget.

7. EXECUTIVE DIRECTOR RECOMMENDATION

The Executive Director (Mayor) recommends the Board accept the proposed budget for review.

8. POSSIBLE BOARD ACTION

The Board is advised to accept the proposed budget for FY2027 in accordance with state law.

9. ATTACHMENTS

Proposed Budget
Budget Presentation

**WEST
JORDAN**
**REDEVELOPMENT
AGENCY**

ANNUAL BUDGET

**FY
2027**



FISCAL YEAR

Redevelopment Agency

2027 Annual Budget

BOARD MEMBERS

Board Chair, District 2 Bob Bedore
Board Vice-Chair, At-Large Jessica Wignall
Board Member, At-Large Annette Harris
Board Member, At-Large Kayleen Whitelock
Board Member, District 1 Chad Lamb
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
Police Chief Jeremy Robertson
Public Utilities Director Greg Davenport
Human Resources Manager Michael Wilkey

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

Budget & Financial History - All Areas Combined

ENDING RESERVES BY AREA

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
1 Redevelopment Holding	\$ -	\$ -	\$ -	\$ -
Redevelopment Areas				
2 #1 - Town Center	5,007,811	1,722,811	4,852,811	1,872,811
3 #2 - Industrial Park	2,627,859	1,736,409	2,909,675	2,041,495
4 #3 - Southwire	-	-	-	-
5 #4 - Spratling	6,777,214	3,630,598	6,866,467	3,866,467
6 #5 - Downtown	3,580,604	2,340,654	3,950,674	2,710,774
7 #6 - Briarwood	124,285	124,285	124,285	124,285
8	18,117,772	9,554,756	18,703,912	10,615,832
Economic Development Areas				
9 #1 - Dannon	-	-	-	-
10 #2 - Bingham Bus. Park	6,686,149	6,631,149	6,881,149	6,831,149
11 #3 - Oracle	4,098,217	2,593,217	4,233,717	2,733,717
12 #4 - Fairchild	817,420	863,770	843,259	814,609
13 #5 - Pioneer Tech. Park	-	-	-	-
14	11,601,786	10,088,136	11,958,125	10,379,475
Community Development Areas				
15 #1 - Jordan Valley Stat.	-	-	-	-
16 #2 - Copper Hills Mkt	(8,794,547)	(8,794,547)	(8,948,070)	(8,948,070)
17	(8,794,547)	(8,794,547)	(8,948,070)	(8,948,070)
Community Reinvestment Areas				
18 #1 - 90th & Redwood	(170)	(170)	(170)	(170)
19	\$ 20,924,842	\$ 10,848,176	\$ 21,713,797	\$ 12,047,067

REDEVELOPMENT AGENCY

Budget & Financial History - All Areas Combined

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027	FY27 to FY26 Budget
REVENUES					
1 Property Taxes	\$ 2,637,566	\$ 2,320,446	\$ 2,309,644	\$ 1,904,900	
2 Interfund Transfer	-	-	-	-	
3 Interest Earnings	1,265,280	-	790,000	-	
4 Sale Of Land And Bldg	1,646,671	-	-	-	
5	5,549,517	2,320,446	3,099,644	1,904,900	-18%
EXPENDITURES					
Operations					
6 Professional & Tech	(61,585)	(80,000)	(43,523)	(50,000)	
7 Administration	(149,158)	(117,452)	(120,118)	(79,624)	
8	(210,743)	(197,452)	(163,641)	(129,624)	-34%
Redevelopment Activity					
9 Participation Agreement	(951,949)	(951,949)	(908,628)	(908,761)	
10 Incentive Agreements	(821,999)	(803,245)	(853,152)	(878,245)	
11 Area Improvements	(171,889)	(3,844,466)	(785,268)	(3,055,000)	
12 Land And Bldg Purchases	(23,107)	(7,000,000)	-	(7,000,000)	
13	(1,968,944)	(12,599,660)	(2,547,048)	(11,842,006)	-6%
TRANSFERS IN (OUT)					
14 Transfer to Water Fund	(3,500,000)	-	-	-	
15 Transfer from General Fund	418,682	400,000	400,000	400,000	
16	(3,081,318)	400,000	400,000	400,000	0%
17 Net change	\$ 288,512	\$ (10,076,666)	\$ 788,955	\$ (9,666,730)	
18 Beginning reserve balance	\$ 20,636,330	\$ 20,924,842	\$ 20,924,842	\$ 21,713,797	
19 Net change	288,512	(10,076,666)	788,955	(9,666,730)	
20 Ending reserve balance	\$ 20,924,842	\$ 10,848,176	\$ 21,713,797	\$ 12,047,067	

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 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Budget	Total Improvement
RDA #1: Town Center (6600 - 7000 S Redwood)					
7000 South beautification project - retaining wall, landscaping, irrigation system, signage	\$ 111,355	\$ 1,780,000	\$ 300,000	\$ 1,480,000	\$ 1,891,355
Property Acquisition	-	1,500,000	-	1,500,000	1,500,000
RDA #2: Industrial Park (1300-1600 W 7800 South)					
Property Acquisition	-	1,000,000	-	1,000,000	1,000,000
Entryway City Signage	-	75,000	-	75,000	75,000
RDA #4: Spratling (1300-1700 W 9000 South)					
9000 South beautification project - landscaping, irrigation, signage following UDOT improvements. Project start date: Spring 2025	60,534	489,466	485,268	-	545,802
Property Acquisition	-	3,000,000	-	3,000,000	3,000,000
RDA #5: Downtown (1700-1900 W 7600-7900 South)					
Property Acquisition	450,609	1,500,000	-	1,500,000	1,950,609
EDA #3: Oracle Data Center					
Cemetery water reservoir (40% of project)	3,500,000	-	-	-	3,500,000
Expansion Incentive	-	1,500,000	-	1,500,000	1,500,000
Total	\$ 4,122,498	\$ 10,844,466	\$ 785,268	\$ 10,055,000	\$ 14,962,766

ECONOMIC INCENTIVE AGREEMENTS

	FY 2026 Budget	FY 2026 Estimate	FY 2027 Budget
EDA #4			
Incentive Agreement - PayPal	403,245	403,152	403,245
Incentive Agreement - Aligned Energy	350,000	400,000	425,000
CDA #1			
Participation Agreement - Bangerter Station	951,949	908,628	908,761
CRA #1			
Incentive Agreement - Sportsman's Warehouse	50,000	50,000	50,000
Total	\$ 1,755,194	\$ 1,761,780	\$ 1,787,006

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

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

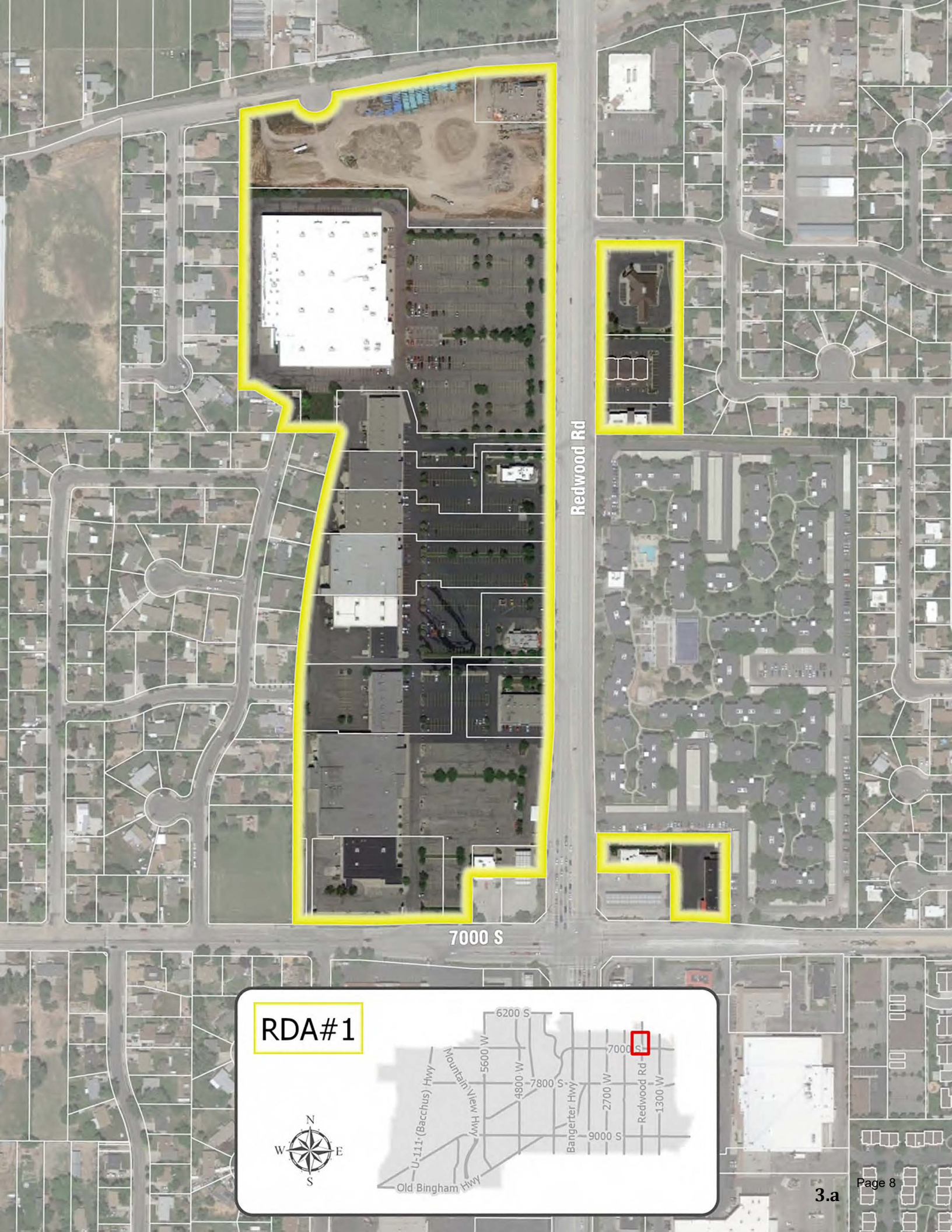
	<i>Tax years</i>
100% for first 5 years	2000-2004
80% for next 5 years	2005-2009
75% for next 5 years	2010-2014
70% for next 5 years	2015-2019
60% for next 5 years	2020-2024

BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
REVENUE					
1	801-311000 Property Taxes	\$ 317,273	\$ -	\$ -	\$ -
2	801-361000 Interest Earnings	224,628	-	150,000	-
3		541,901	-	150,000	-
EXPENDITURES					
4	8011-431000 Professional & Technical	-	(5,000)	(5,000)	-
5	8011-435100 RDA Administration	(31,727)	-	-	-
6	8011-435300 RDA Infrastructure	(111,355)	(1,780,000)	(300,000)	(1,480,000)
7	8011-473823 Land and Building Purchases	-	(1,500,000)	-	(1,500,000)
8		(143,082)	(3,285,000)	(305,000)	(2,980,000)
9	Net change	\$ 398,819	\$ (3,285,000)	\$ (155,000)	\$ (2,980,000)
10	Beginning reserve balance	\$ 4,608,992	\$ 5,007,811	\$ 5,007,811	\$ 4,852,811
11	Net change	398,819	(3,285,000)	(155,000)	(2,980,000)
12	Ending reserve balance	\$ 5,007,811	\$ 1,722,811	\$ 4,852,811	\$ 1,872,811

ADDITIONAL DETAILS

Expenditures				
13	8011-435300	RDA Infrastructure	\$ 1,480,000	7000 S beautification project to include retaining wall, landscaping, irrigation, signage
14	8011-473823	Land and Building Purchases	1,500,000	Property acquisition
15			\$ 2,980,000	



Redwood Rd

7000 S

RDA#1



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

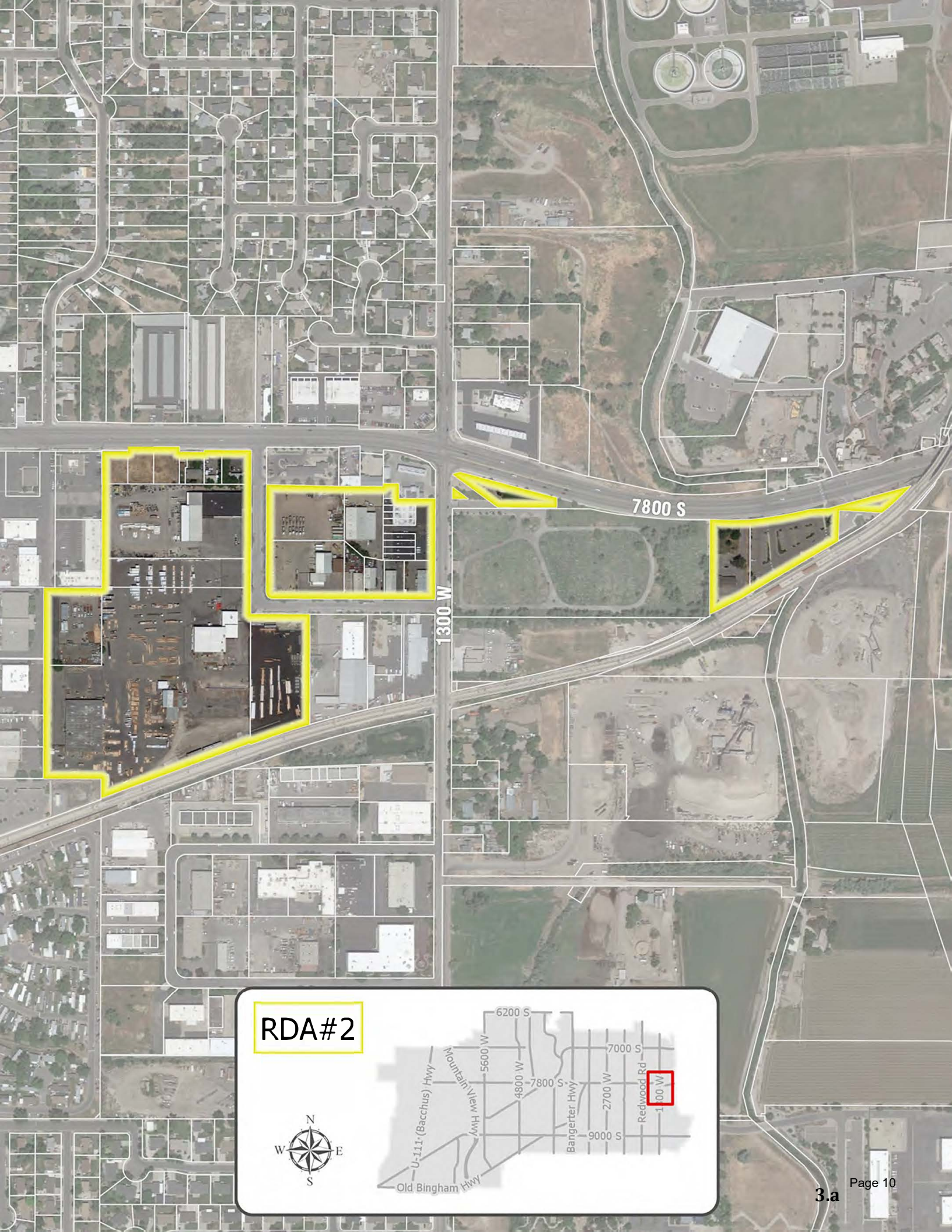
BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
REVENUE					
1	802-311000 Property Taxes	\$ 209,395	\$ 209,500	\$ 229,796	\$ 229,800
2	802-349000 Interfund Transfer	-	-	-	-
3	802-361000 Interest Earnings	95,405	-	80,000	-
4		304,800	209,500	309,796	229,800
EXPENDITURES					
5	8021-431000 Professional & Technical	-	(5,000)	(5,000)	-
6	8021-435100 RDA Administration	(20,940)	(20,950)	(22,980)	(22,980)
7	8021-435300 RDA Infrastructure	-	(75,000)	-	(75,000)
8	8021-473823 Land and Building Purchases	427,502	(1,000,000)	-	(1,000,000)
9		406,562	(1,100,950)	(27,980)	(1,097,980)
10	Net change	\$ 711,362	\$ (891,450)	\$ 281,816	\$ (868,180)
11	Beginning reserve balance	\$ 1,916,497	\$ 2,627,859	\$ 2,627,859	\$ 2,909,675
12	Net change	711,362	(891,450)	281,816	(868,180)
13	Ending reserve balance	\$ 2,627,859	\$ 1,736,409	\$ 2,909,675	\$ 2,041,495

ADDITIONAL DETAILS

Expenditures

14	8021-435100 RDA Administration	\$ 22,980	10% of tax increment
15	8021-435300 RDA Infrastructure	75,000	Digital entryway city signage
16	8021-473823 Land and Building Purchases	1,000,000	Property acquisition
17		\$ 1,097,980	



RDA#2



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 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
REVENUE					
1	804-311000 Property Taxes	\$ 386,512	\$ 386,500	\$ 405,023	\$ -
2	804-361000 Interest Earnings	303,109	-	215,000	-
3		689,621	386,500	620,023	-
EXPENDITURES					
4	8041-431000 Professional & Tech Svcs	-	(5,000)	(5,000)	-
5	8041-435100 RDA Administration	(38,651)	(38,650)	(40,502)	-
6	8041-435300 RDA Infrastructure	(60,534)	(489,466)	(485,268)	-
7	8041-473823 Land and Building Purchases	-	(3,000,000)	-	(3,000,000)
8		(99,185)	(3,533,116)	(530,770)	(3,000,000)
9	Net change	\$ 590,436	\$ (3,146,616)	\$ 89,253	\$ (3,000,000)
10	Beginning reserve balance	\$ 6,186,778	\$ 6,777,214	\$ 6,777,214	\$ 6,866,467
11	Net change	590,436	(3,146,616)	89,253	(3,000,000)
12	Ending reserve balance	\$ 6,777,214	\$ 3,630,598	\$ 6,866,467	\$ 3,866,467

ADDITIONAL DETAILS

Expenditures

13	8041-473823 Land and Building Purchases	3,000,000	Property Acquisition
14		<u>\$ 3,000,000</u>	

Redwood Rd

1300 W

9000 S

RDA#4



3.a

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

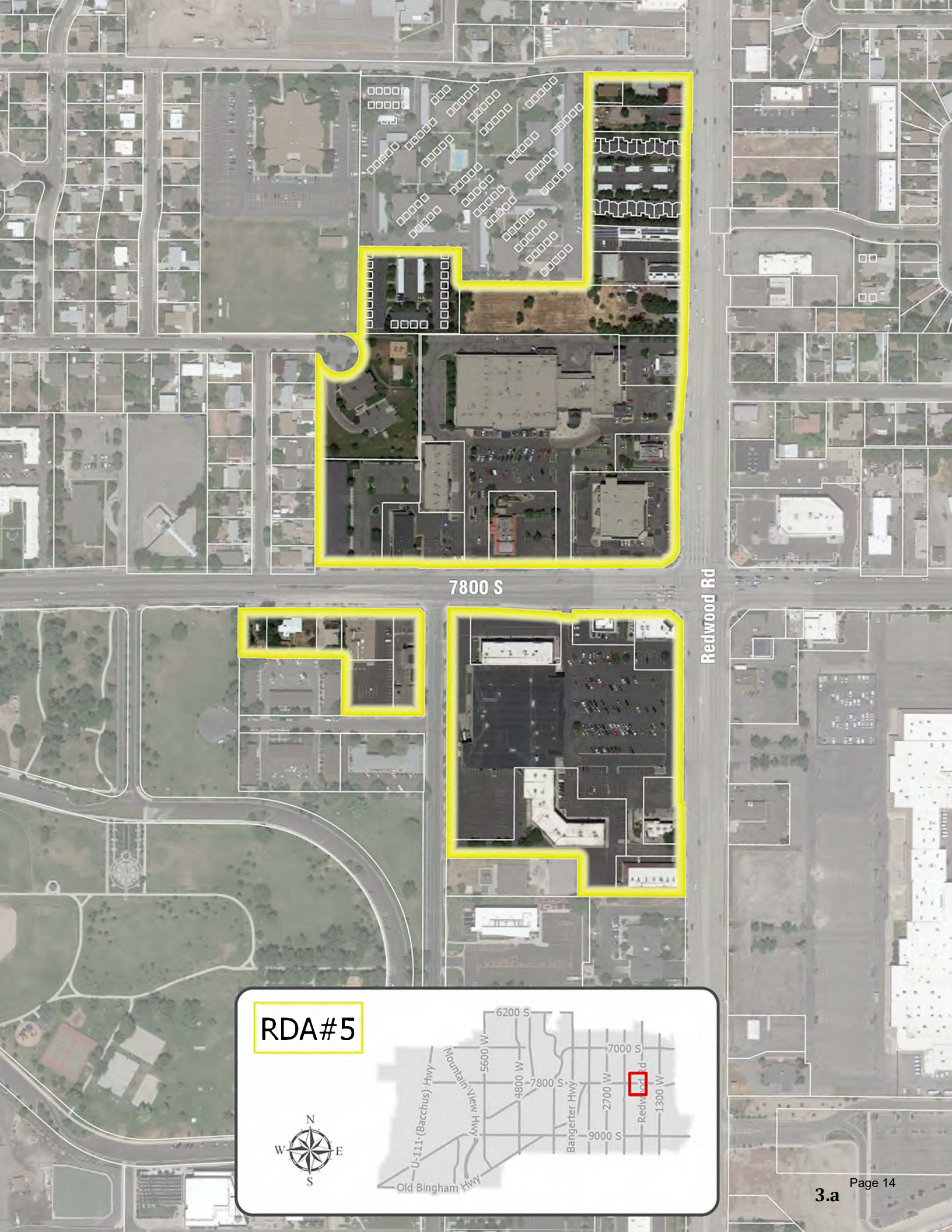
BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2025	Prior Year Actual FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
REVENUE					
1	805-311000 Property Taxes	\$ 294,357	\$ 294,500	\$ 288,967	\$ 289,000
2	805-361000 Interest Earnings	175,452	-	115,000	-
3		469,809	294,500	403,967	289,000
EXPENDITURES					
4	8051-431000 Professional & Technical	(740)	(5,000)	(5,000)	-
5	8051-435100 RDA Administration	(29,436)	(29,450)	(28,897)	(28,900)
6	8051-473823 Land and Building Purchases	(450,609)	(1,500,000)	-	(1,500,000)
7		(480,785)	(1,534,450)	(33,897)	(1,528,900)
8	Net change	\$ (10,976)	\$ (1,239,950)	\$ 370,070	\$ (1,239,900)
9	Beginning reserve balance	\$ 3,591,580	\$ 3,580,604	\$ 3,580,604	\$ 3,950,674
10	Net change	(10,976)	(1,239,950)	370,070	(1,239,900)
11	Ending reserve balance	\$ 3,580,604	\$ 2,340,654	\$ 3,950,674	\$ 2,710,774

ADDITIONAL DETAILS

Expenditures

12	8051-435100 RDA Administration	\$ 28,900	10% of tax increment
13	8051-473823 Land and Building Purchases	1,500,000	Property Acquisition
14		<u>\$ 1,528,900</u>	



7800 S

Redwood Rd

RDA#5



REDEVELOPMENT AGENCY

RDA #6: Briarwood

AREA DESCRIPTION

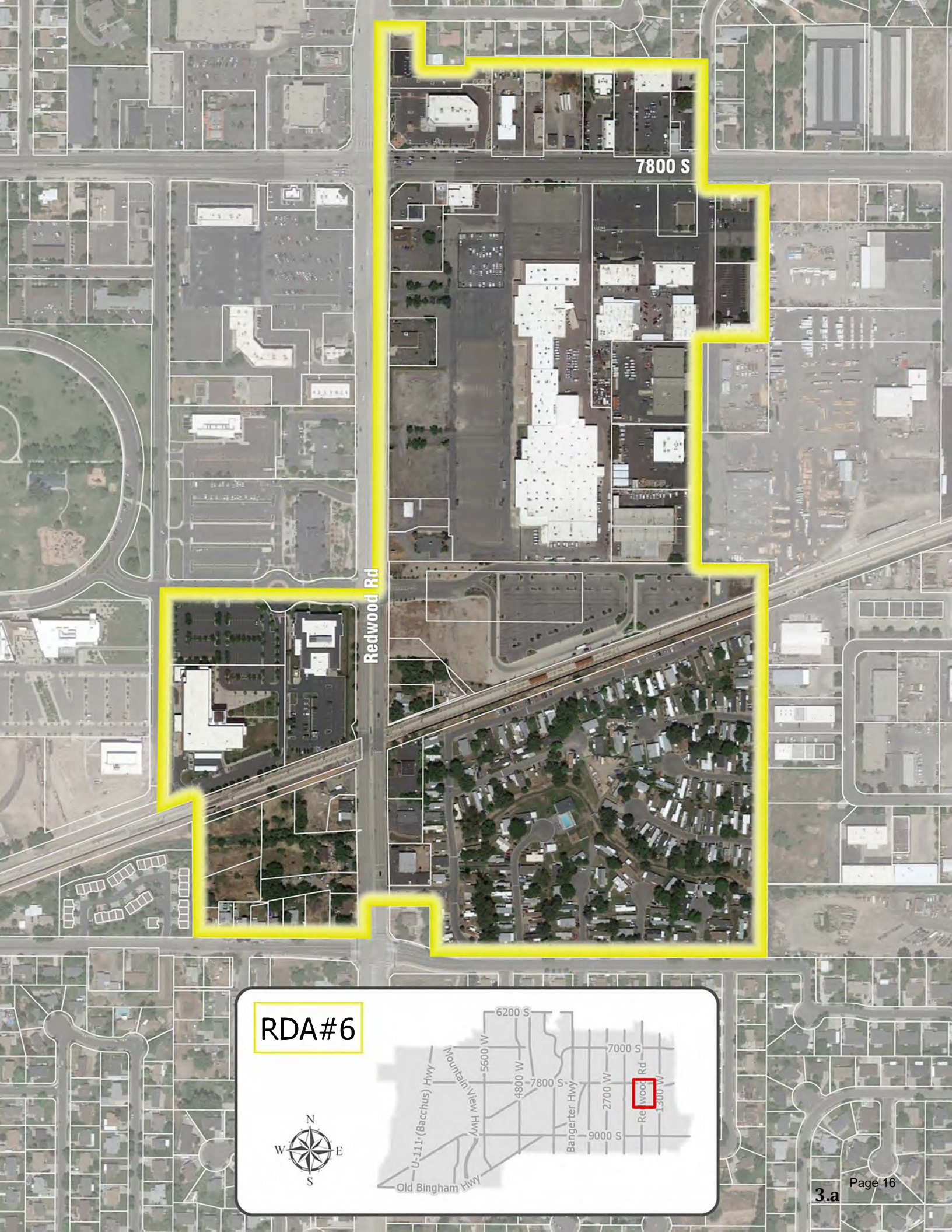
This area is located at 1500 – 1825 West, 7700 – 8200 South and was created for the removal of blight, revitalization of an existing retail center, and to establish a light rail station.

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 2025	Prior Year Actual FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
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



RDA#6



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 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
REVENUE				
1 832-311000 Property Taxes	\$ -	\$ -	\$ -	\$ -
2 832-361000 Interest Earnings	305,634	-	200,000	-
3	305,634	-	200,000	-
EXPENDITURES				
4 8321-431000 Professional & Tech	-	(55,000)	(5,000)	(50,000)
5	-	(55,000)	(5,000)	(50,000)
6 Net change	\$ 305,634	\$ (55,000)	\$ 195,000	\$ (50,000)
7 Beginning reserve balance	\$ 6,380,515	\$ 6,686,149	\$ 6,686,149	\$ 6,881,149
8 Net change	305,634	(55,000)	195,000	(50,000)
9 Ending reserve balance	\$ 6,686,149	\$ 6,631,149	\$ 6,881,149	\$ 6,831,149

ADDITIONAL DETAILS

Expenditures			
10	8321-431000 Professional & Tech	\$ 50,000	Utility study
11		<u>\$ 50,000</u>	



Prosperity Rd

Old Bingham Hwy

EDA#2



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 2026	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
REVENUE				
1 833-361000 Interest Earnings	\$ 336,121	\$ -	\$ 140,000	\$ -
2	336,121	-	140,000	-
EXPENDITURES				
3 8331-431000 Professional & Technical	-	(5,000)	(4,500)	-
4 8331-435300 RDA Infrastructure	-	(1,500,000)	-	(1,500,000)
5	-	(1,505,000)	(4,500)	(1,500,000)
TRANSFERS IN (OUT)				
6 8331-495600 Transfer to Water Fund	(3,500,000)	-	-	-
7	(3,500,000)	-	-	-
8 Net change	\$ (3,163,879)	\$ (1,505,000)	\$ 135,500	\$ (1,500,000)
9 Beginning reserve balance	\$ 7,262,096	\$ 4,098,217	\$ 4,098,217	\$ 4,233,717
10 Net change	(3,163,879)	(1,505,000)	135,500	(1,500,000)
11 Ending reserve balance	\$ 4,098,217	\$ 2,593,217	\$ 4,233,717	\$ 2,733,717

ADDITIONAL DETAILS

Expenditures

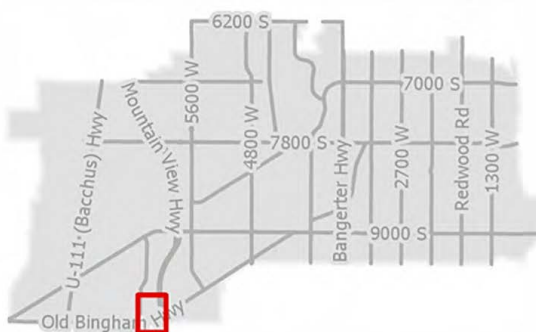
12	8331-435300 RDA Infrastructure	\$ 1,500,000	Infrastructure improvements
13		<u>\$ 1,500,000</u>	

Prosperity Rd

Mountain View Hwy

Old Bingham Hwy

EDA#3



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's final year will be paid for with the fund balance created from the FY18 land purchase and subsequent sale.

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
REVENUE				
1 834-311000 Property Taxes	\$ 463,583	\$ 463,500	\$ 463,393	\$ 463,500
2 834-361000 Interest Earnings	42,737	-	30,000	-
3	506,320	463,500	493,393	463,500
EXPENDITURES				
4 8341-431000 Professional & Tech Svcs	(39,028)	-	(500)	-
5 8341-435100 RDA Administration	(13,907)	(13,905)	(13,902)	(13,905)
6 8341-473822 Incentive Agreement	(771,999)	(753,245)	(803,152)	(828,245)
7	(824,934)	(767,150)	(817,554)	(842,150)
TRANSFERS IN (OUT)				
8 834-382500 Transfer from General Fund	368,682	350,000	350,000	350,000
9	368,682	350,000	350,000	350,000
10 Net change	\$ 50,068	\$ 46,350	\$ 25,839	\$ (28,650)
11 Beginning reserve balance	\$ 767,352	\$ 817,420	\$ 817,420	\$ 843,259
12 Net change	50,068	46,350	25,839	(28,650)
13 Ending reserve balance	\$ 817,420	\$ 863,770	\$ 843,259	\$ 814,609
14 Restricted reserve - Low-income housing	\$ 344,227	\$ 390,577	\$ 390,566	\$ 436,916
15 Unrestricted reserve - 2018 property sale	\$ 473,194	\$ 473,194	\$ 452,693	\$ 377,693

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)
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17 \$ 350,000

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			425,000	Aligned Energy Agreement - Financial investment and job requirement (50% of municipal energy tax paid by Aligned Energy)

21 \$ 842,150



9000 S

3200 W

EDA#4



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

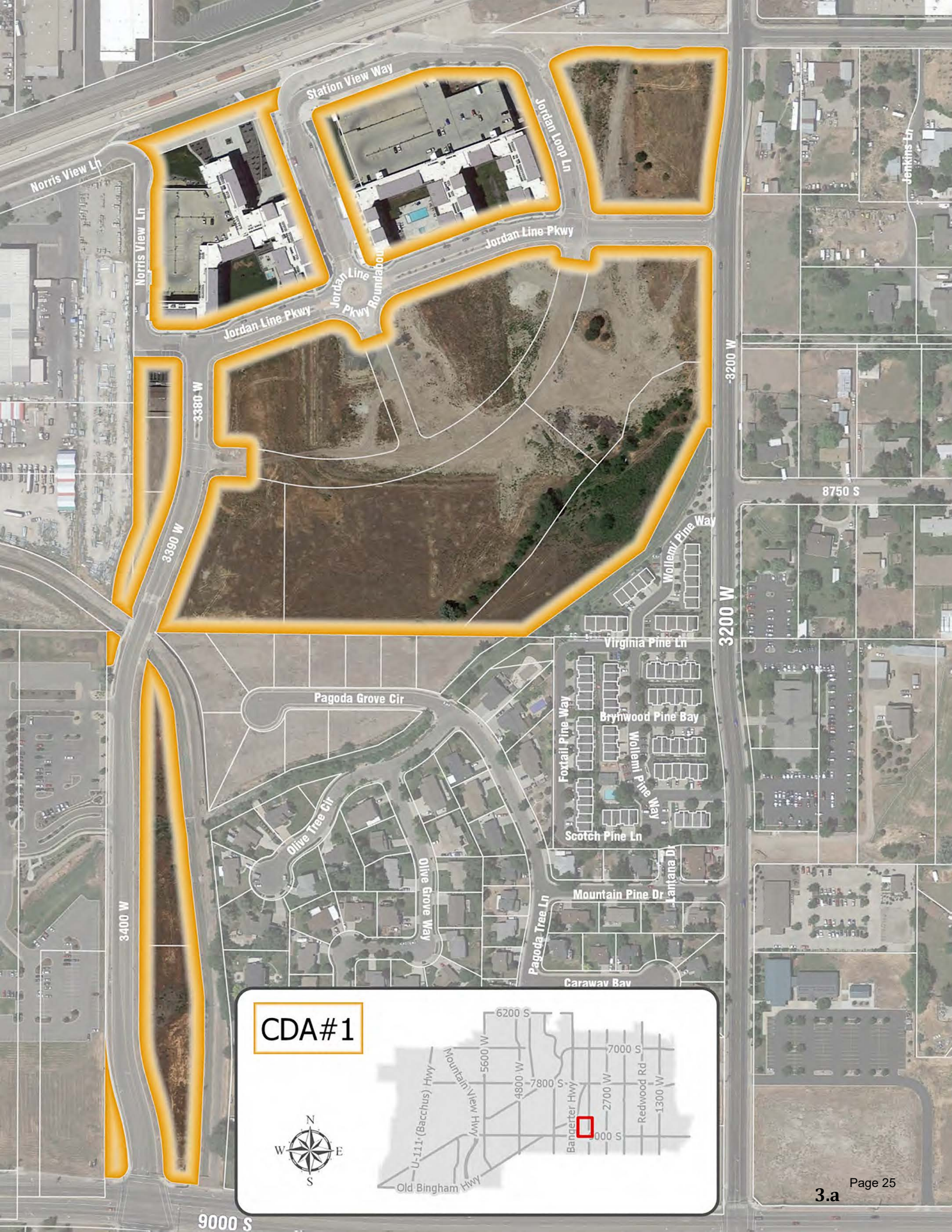
BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
REVENUE				
1 851-311000 Property Taxes	\$ 966,446	\$ 966,446	\$ 922,465	\$ 922,600
2	966,446	966,446	922,465	922,600
EXPENDITURES				
3 8511-431310 Participation Agreement	(951,949)	(951,949)	(908,628)	(908,761)
4 8511-435100 RDA Administration	(14,497)	(14,497)	(13,837)	(13,839)
5	(966,446)	(966,446)	(922,465)	(922,600)
TRANSFERS IN (OUT)				
6 851-382500 Transfer from General Fund	-	-	-	-
7	-	-	-	-
8 Net change	\$ -	\$ -	\$ -	\$ -
9 Beginning reserve balance	\$ -	\$ -	\$ -	\$ -
10 Net change	-	-	-	-
11 Ending reserve balance	\$ -	\$ -	\$ -	\$ -

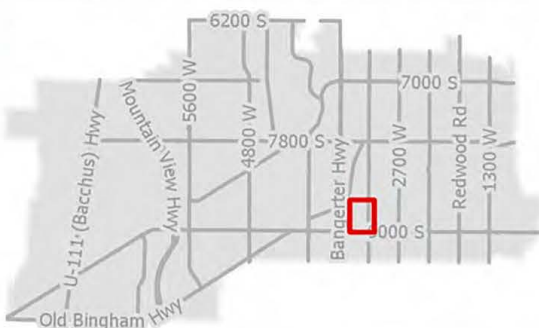
ADDITIONAL DETAILS

Expenditures

12	8511-431310	Participation Agreement	\$ 908,761	Bangerter Station Agreement
13	8511-435100	RDA Administration	13,839	1.5% of tax increment
14			\$ 922,600	



CDA#1



REDEVELOPMENT AGENCY

CDA #2: Copper Hills Marketplace

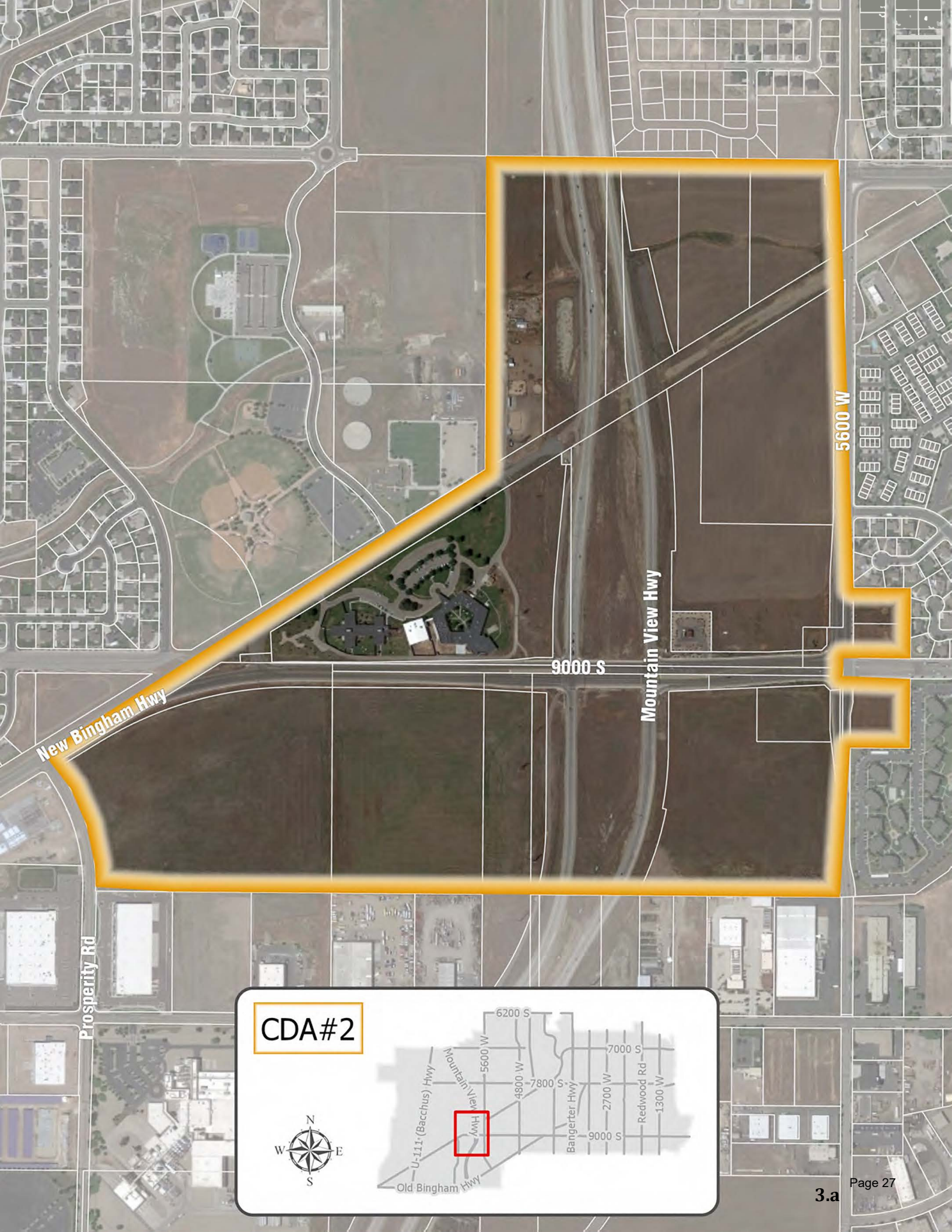
AREA DESCRIPTION

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 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
REVENUE				
1 852-364300 Sale of Land	\$ 1,646,671	\$ -	\$ -	\$ -
2	1,646,671	-	-	-
EXPENDITURES				
3 852-361000 Interest	(217,424)	-	(140,000)	-
4 8521-431000 Professional & Tech	(21,817)	-	(13,523)	-
5	(239,241)	-	(153,523)	-
6 Net change	\$ 1,407,429	\$ -	\$ (153,523)	\$ -
7 Beginning reserve balance	\$(10,201,977)	\$ (8,794,547)	\$ (8,794,547)	\$ (8,948,070)
8 Net change	1,407,429	-	(153,523)	-
9 Ending reserve balance	\$ (8,794,547)	\$ (8,794,547)	\$ (8,948,070)	\$ (8,948,070)



New Bingham Hwy

9000 S

Mountain View Hwy

5600 W

Prosperity Rd

CDA#2



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 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
REVENUE				
1 861-361000 Interest Earnings	\$ (382)	\$ -	\$ -	\$ -
2	(382)	-	-	-
EXPENDITURES				
3 8611-473822 Incentive Agreement	(50,000)	(50,000)	(50,000)	(50,000)
4	(50,000)	(50,000)	(50,000)	(50,000)
TRANSFERS IN (OUT)				
5 861-382500 Transfer from General Fund	50,000	50,000	50,000	50,000
6	50,000	50,000	50,000	50,000
7 Net change	\$ (382)	\$ -	\$ -	\$ -
8 Beginning reserve balance	\$ 212	\$ (170)	\$ (170)	\$ (170)
9 Net change	(382)	-	-	-
10 Ending reserve balance	\$ (170)	\$ (170)	\$ (170)	\$ (170)

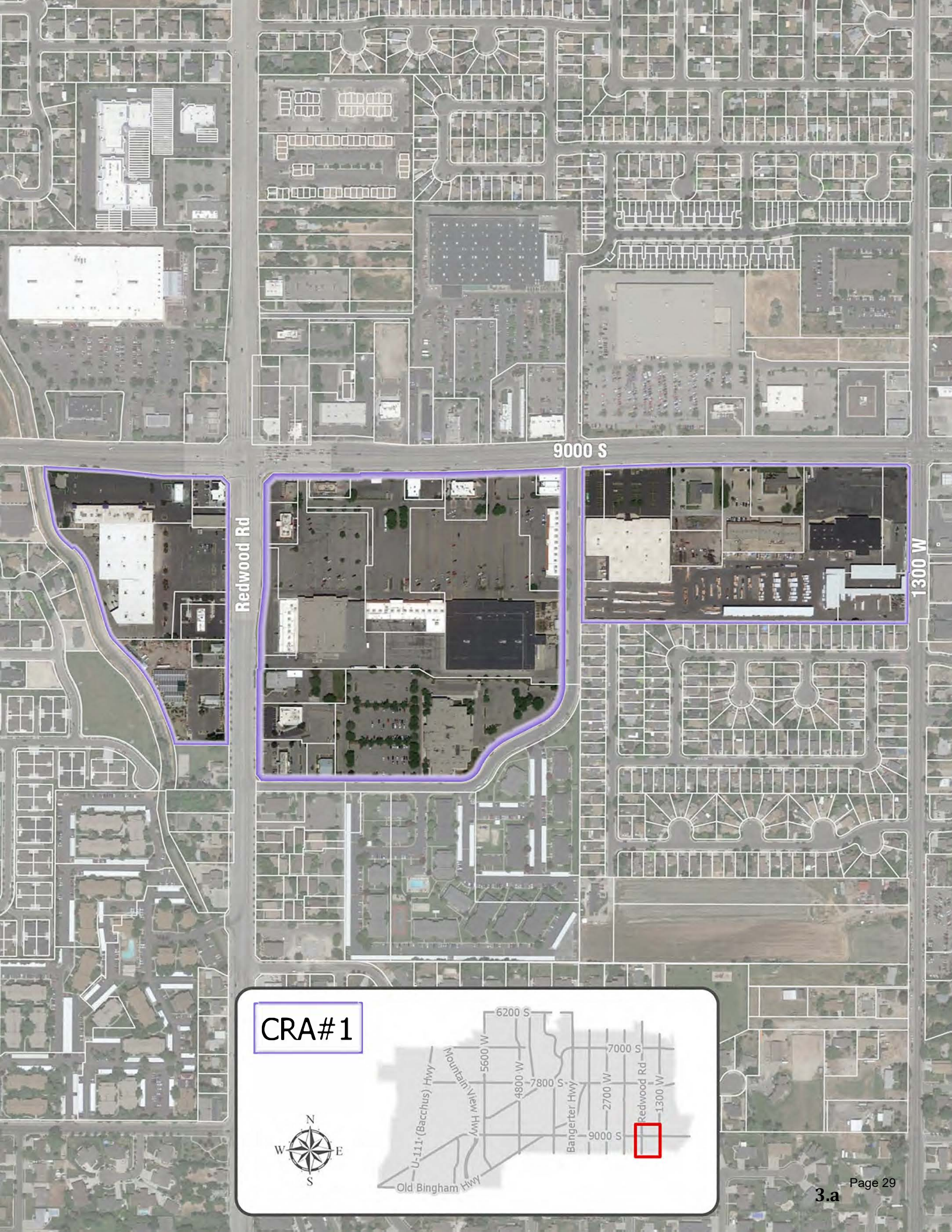
ADDITIONAL DETAILS

Transfers in

11	861-382500	Transfer from General Fund	\$ 50,000	Transfer sales tax from General Fund
12			\$ 50,000	

Expenditures

13	8611-473822	Incentive Agreement	(50,000)	Sportsman's Warehouse sales tax rebate
14			\$ (50,000)	



9000 S

Redwood Rd

1300 W

CRA#1



ITEM 3/A: FY2027 PROPOSED BUDGET

Topic: Receive the FY2027 Proposed Budget for the
Redevelopment Agency of West Jordan

Staff Contact: Becky Condie, Administrative Services

AGREEMENTS

EDA #4 Fairchild	PayPal	Investment	\$ 403,245
	Aligned Energy	Energy tax rebate	425,000
CDA #1 Jordan Valley Station	Bangerter Station	Investment	\$908,761
CRA #1 9000 S Redwood Rd	Sportsman’s Warehouse	Sales tax rebate	\$ 50,000

IMPROVEMENTS

RDA #1 Town Center 6600 - 7000 S Redwood	7000 South beautification project	Retaining wall, landscaping, irrigation system, signage	\$1,480,000
	Property Acquisition	Targeted property purchases	1,500,000
RDA #2 Industrial Park 1300-1600 W 7800 South	Property Acquisition	Targeted property purchases	\$1,000,000
	RDA Infrastructure	Entryway City signage	75,000

IMPROVEMENTS

RDA #4 Spratling 1300-1700 W 9000 South	Property Acquisition	Targeted property purchases	\$3,000,000
RDA #5 Downtown 1700-1900 W 7600-7900 South	Property Acquisition	Targeted property purchases	\$1,500,000
EDA #3 Oracle Data Center	Infrastructure to support expansion		\$1,500,000

ENDING RESERVES

RDA #1 Town Center	\$ 1,872,811		
RDA #2 Industrial Park	2,041,495		
RDA #4 Spratling	3,866,467		
RDA #5 Downtown	2,710,774		
RDA #6 Briarwood	124,285		
EDA #2 Bingham Business Park	6,831,149		
EDA #3 Oracle	2,733,717		
EDA #4 Fairchild	814,609		
CDA #2 Copper Hills Mkt	(8,948,070)	Area not active	Land bank
CRA #1 90 th & Redwood	(170)		
	\$ 12,047,067		

QUESTIONS?



REQUEST FOR BOARD ACTION

Action: Providing Information to the Board

Meeting Date Requested : 05/05/2026

Presenter: Jim Grover, Economic Development Director

Deadline of item :

Department Sponsor: Economic Development

Agenda Type: BUSINESS ITEMS

Time Requested: 20 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Quarterly Update to the Board and Initial 60-day Analysis from New Director

2. EXECUTIVE SUMMARY

The Economic Development Director will provide an update on RDA activity. Report will include a high-level presentation of projects, project areas and initial analysis from the Director's first 60-days.

3. TIME SENSITIVITY / URGENCY

No deadline. Staff will look to schedule an interim meeting before the next quarterly meeting for discussion and actions on presented topics.

4. FISCAL NOTE

No fiscal impact

5. MAYOR RECCOMENDATION

Provide future discussion on desired topics presented

6. POSSIBLE COUNCIL ACTION

No action requested from Council

1. CALL TO ORDER

BOARD: Chairperson Kayleen Whitelock, Acting Chairperson Bob Bedore, Pamela Bloom, 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, 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

Acting Chair Bedore called the meeting to order at 10:07 pm and noted that Chairperson Whitelock was joining remotely.

2. BUSINESS ITEMS

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

Economic Development Director David Dobbins informed the Council that the RDA owns 27 acres at 5600 W 9000 S, which has not been actively marketed. While the City has received inquiries for uses such as gas stations and car washes, staff has declined those proposals in favor of pursuing the highest and best use, ideally through a master-planned development. He noted the property is zoned SC-3 and reviewed allowable uses, shared that Costco has been contacted but has not expressed interest in the site, and mentioned there has also been interest from car dealerships, which would require hiring a broker. Mr. Dobbins requested Council direction on whether to begin marketing the property now or wait until the expansion of MVC is completed to assess its impact on the site.

Board Members discussed potential future uses for the property. Board Member Lamb asked about discussions with Peterson, noting they have expressed interest but would need a master plan for the entire site. He suggested an apartment complex as a good option. Acting Chair Bedore suggested creative uses such as a container park or amusement-style attraction. Board Member Shelton favored retail uses, including a possible car dealership, while acknowledging Costco would be ideal but unlikely; staff noted RV or boat dealerships as potential options. Board Member Green supported a master-planned retail and entertainment district, ideally walkable and centered on arts

and entertainment, similar to an early Jordan Landing concept. Chair Whitelock emphasized importance for a unique, master-developed project that would draw visitors to West Jordan, expressed interest in entertainment-focused uses such as a container park and farmers market, and noted she was not in a rush to sell the property, prioritizing the right long-term use over speed.

3. CONSENT ITEMS

a. Approve Meeting Minutes

- ***September 23, 2025 – Redevelopment Agency Meeting***

MOTION: Board Member Green moved to APPROVE Consent Items as Listed.

Board Member Bloom 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 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*

Board Member Green moved to convene in a closed session to discuss the 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.

Acting Chair Bedore seconded the motion.

All voted in favor and the motion passed unanimously.

The closed meeting began at 10:28 pm.

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

Litigation: 10:28 to 10:36 pm

Property: 10:36 to 10:59 pm

Board Member Green moved to adjourn the closed session. Acting Chairperson Bedore seconded the motion. All voted in favor and the motion passed unanimously.

The closed meeting adjourned at 11:00 pm

5. ADJOURN

Council Member Green moved to adjourn the Council meeting. Council Member Bloom seconded the motion. All present voted in favor and the motion passed unanimously (5-0).

The meeting adjourned at 11:01 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on December 16, 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 2026