



MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
Tuesday, December 16, 2025 - 10:07 PM

Approved May 5, 2026

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

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 5th day of May 2026