



The City of West Jordan
Redevelopment Agency
Meeting
May 26, 2026

PARTICIPATE IN MEETING



VIEW THE MEETING



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

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

To view meeting materials for any agenda item, click the item title to expand it, then select the view icon to access attachments, or visit <https://westjordan.primegov.com/public/portal>

Redevelopment Agency Meeting 7:30 pm (*or as soon thereafter as possible*)

1. Call to Order

2. Public Hearings

- a. Public Hearing to Receive Comment on the West Jordan Redevelopment Agency Fiscal Year 2027 Budget

3. Consent Items

- a. Approve Meeting Minutes
 - May 5, 2026 – Redevelopment Agency
 - May 12, 2026 – Redevelopment Agency

4. 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/pmn/>, 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 22, 2026

Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Provide Information to Board

Meeting Date Requested : 05/26/2026

Presenter: Becky Condie, Budget Analyst

Deadline of item : 05/26/2026

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Time Requested: 5 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Public Hearing to receive comment on the West Jordan Redevelopment Agency FY 2027 Budget

2. EXECUTIVE SUMMARY

The purpose of this item is to hold a public hearing and receive public comments prior to the adoption of the annual budget. It is recommended that the adoption of the annual budget take place at the meeting scheduled for June 9, 2026.

3. TIME SENSITIVITY / URGENCY

The public hearing date of May 26, 2026 was set by Resolution No. 254 adopted on May 12, 2026. The Board is required by Utah Code § 17C-1-601.5 to adopt an annual budget prior to the beginning of the fiscal year.

4. FISCAL NOTE

See the RDA FY2027 Tentative Budget for financial details.

Total budget: \$11,971,630

5. ADMINISTRATIVE STAFF ANALYSIS

Staff recommends holding the public hearing to receive public comments and then adopting by resolution the annual budget at the next meeting.

The required budget process has been followed and is outlined below:

- May 5, 2026: Board accepted the Proposed RDA Budget
- May 12, 2026: Board adopted the Tentative RDA Budget and set the public hearing date
- May 26, 2026: Public hearing scheduled on the FY 2027 RDA Budget
- June 9, 2026: Anticipated Board adoption of the FY 2027 RDA Annual Budget

6. EXECUTIVE DIRECTOR RECOMMENDATION

The Executive Director (Mayor) recommends the public hearing to receive comment and then adoption of the annual budget at the next meeting.

7. BOARD STAFF ANALYSIS

Timeline & Background Information

This item represents **Step 3** of the budget process for the Redevelopment Agency (RDA).

Step 1 – Receive the FY2027 Proposed Budget

The RDA Board formally accepted the FY2027 Proposed Budget on May 5, 2026.

Step 2 – Adopt the Tentative Budget and Set Public Hearing Date

The RDA Board adopted the Tentative Budget on May 26, 2026.

Step 3 – Hold Public Hearing on the Budget and Property Tax Increase

This item is the public hearing to receive public comment regarding the FY2027 budget and proposed property tax increase.

Step 4 – Consider Adoption of the Final Budget

It is anticipated the Board will consider adoption of the FY2027 Final Budget during the June 23, 2026 regular meeting.

8. POSSIBLE BOARD ACTION

The Board may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Subcommittee or an Ad Hoc Committee;
6. Refer the item back to Board Staff or Administrative Staff.

9. PACKET ATTACHMENT(S)

RDA FY2027 Tentative Budget

**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

TABLE OF CONTENTS

BUDGET SUMMARIES

Ending Fund Balances by Area	4
Combined Budget & Financial History - All Areas	5
Activity by Area	6

REDEVELOPMENT AREAS

#1 - Town Center	7
#2 - Industrial Park	9
#4 - Spratling	11
#5 - Downtown	13
#6 - Briarwood	15

ECONOMIC DEVELOPMENT AREAS

#2 - Bingham Business Park	17
#3 - Oracle Data Center.....	19
#4 - Fairchild	21

COMMUNITY DEVELOPMENT AREAS

#1 - Jordan Valley Station	24
#2 - Copper Hills Marketplace	26

COMMUNITY REINVESTMENT AREAS

#1 - 90th South & Redwood Road	28
--------------------------------------	----

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

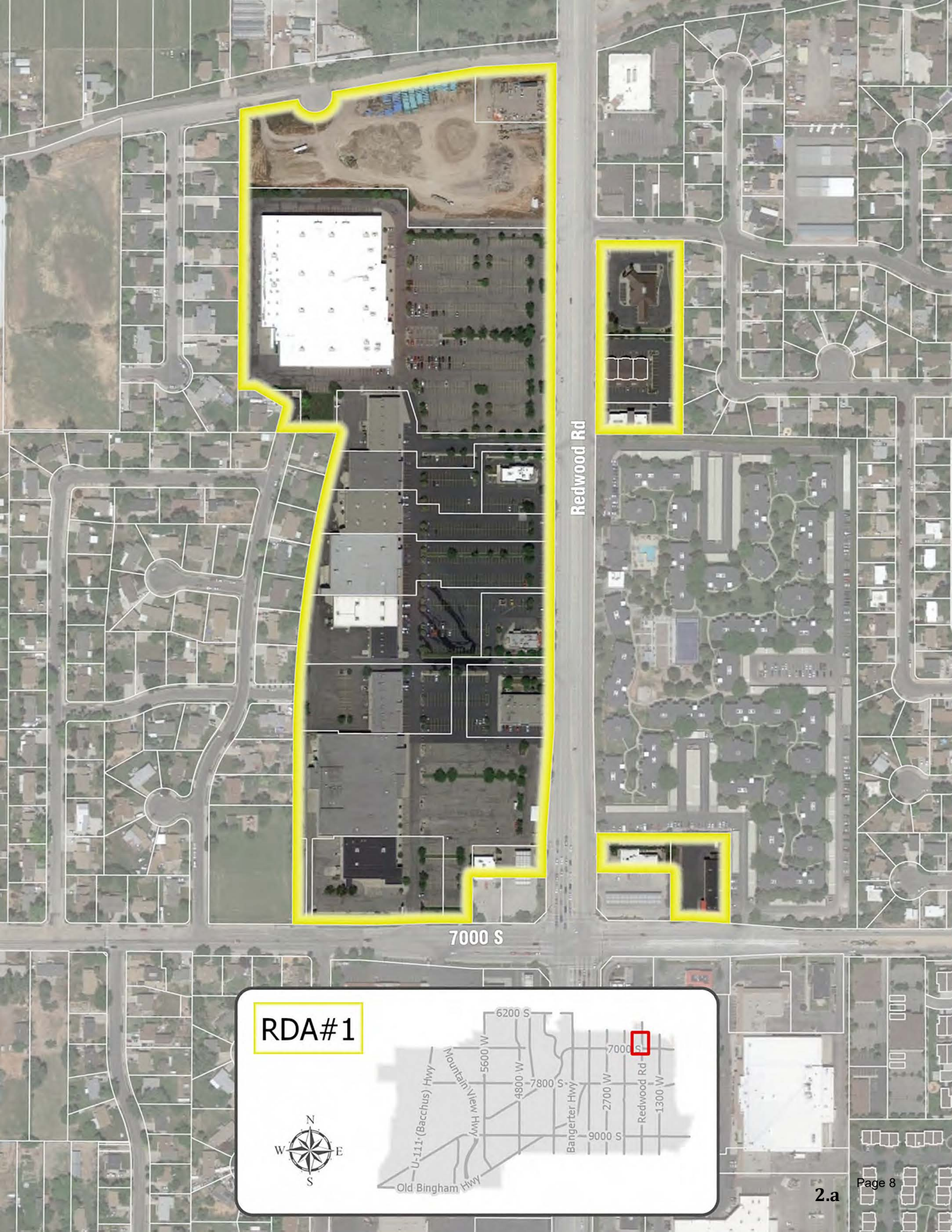
	<i>Tax years</i>
100% for first 5 years	2000-2004
80% for next 5 years	2005-2009
75% for next 5 years	2010-2014
70% for next 5 years	2015-2019
60% for next 5 years	2020-2024

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			<u>\$ 2,980,000</u>	



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

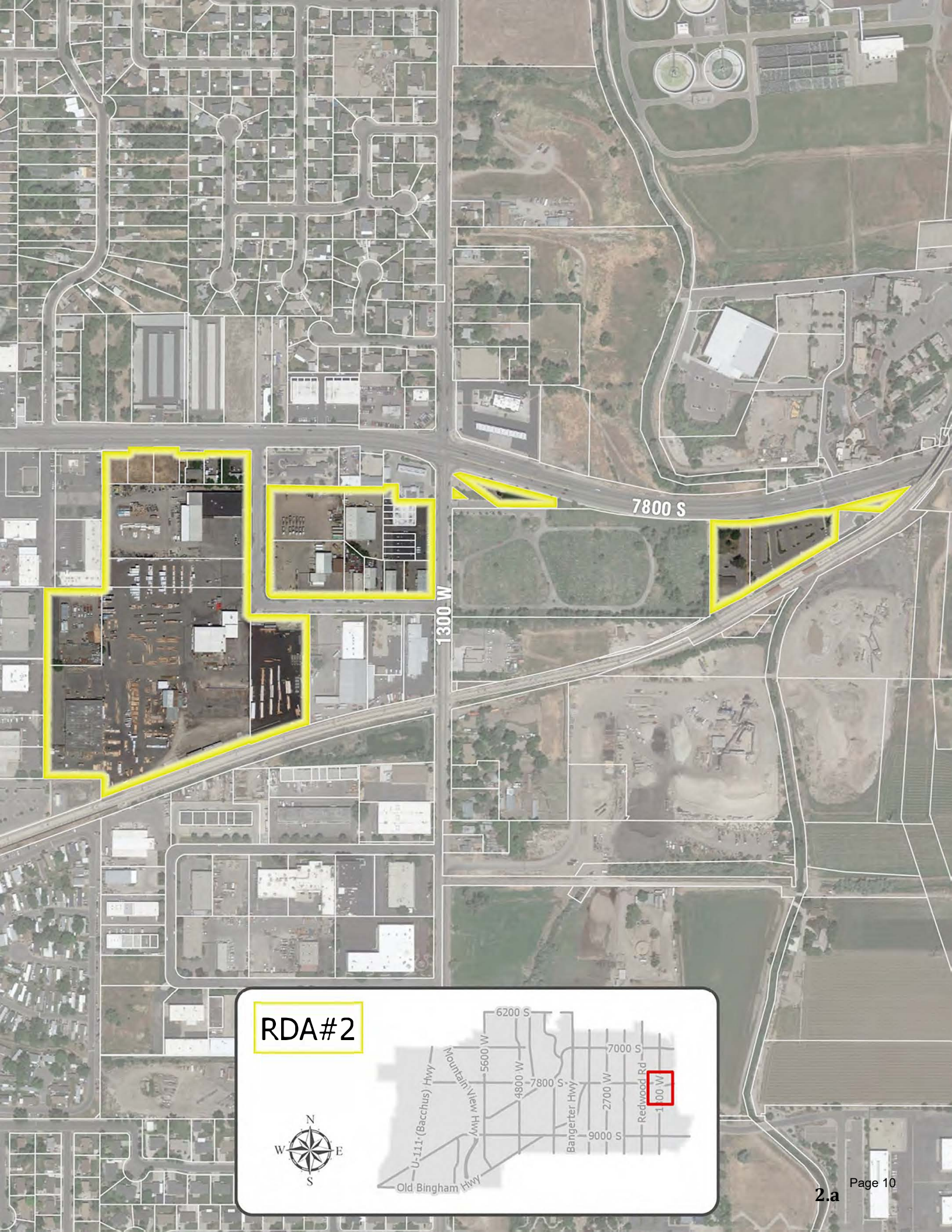
BUDGET & FINANCIAL HISTORY

		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



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

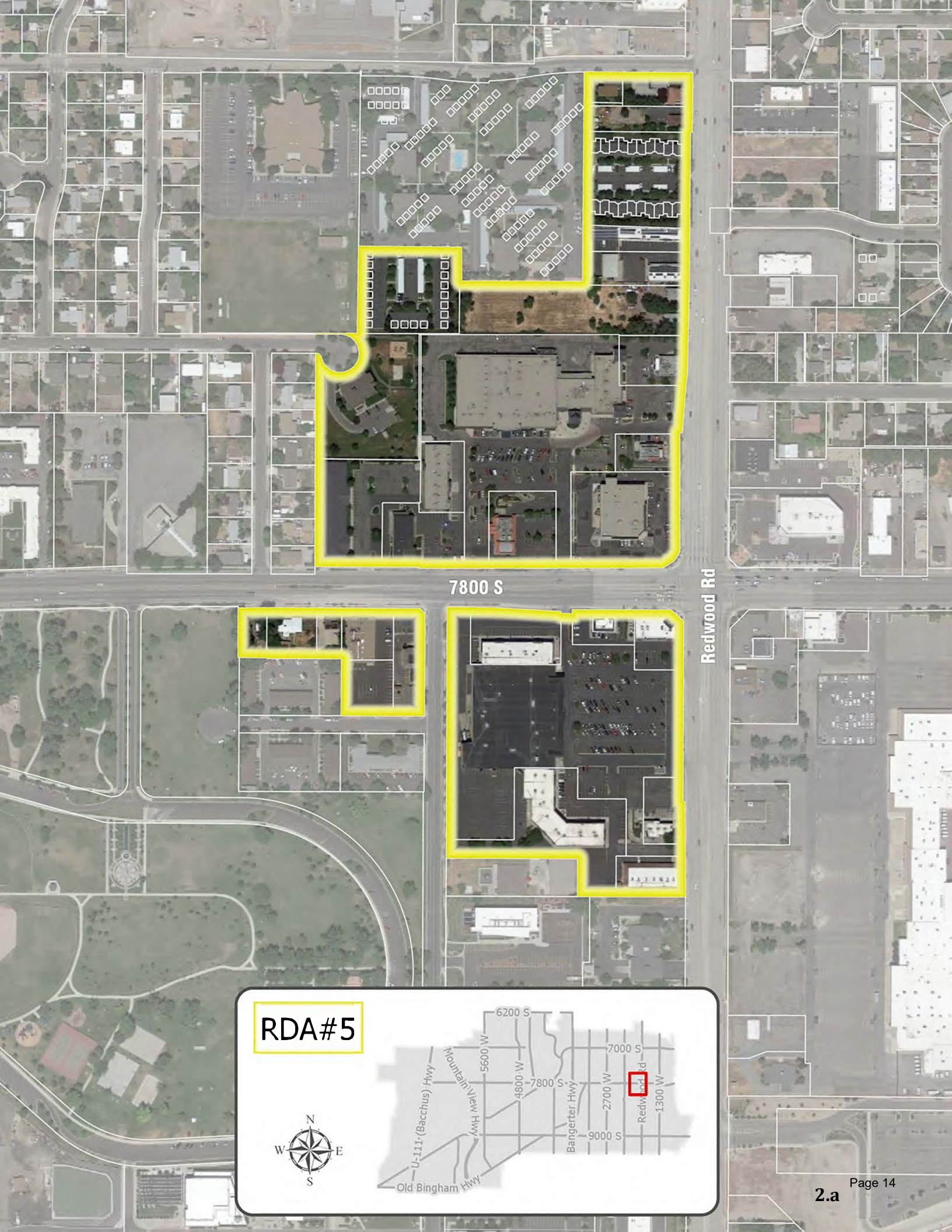
BUDGET & FINANCIAL HISTORY

		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

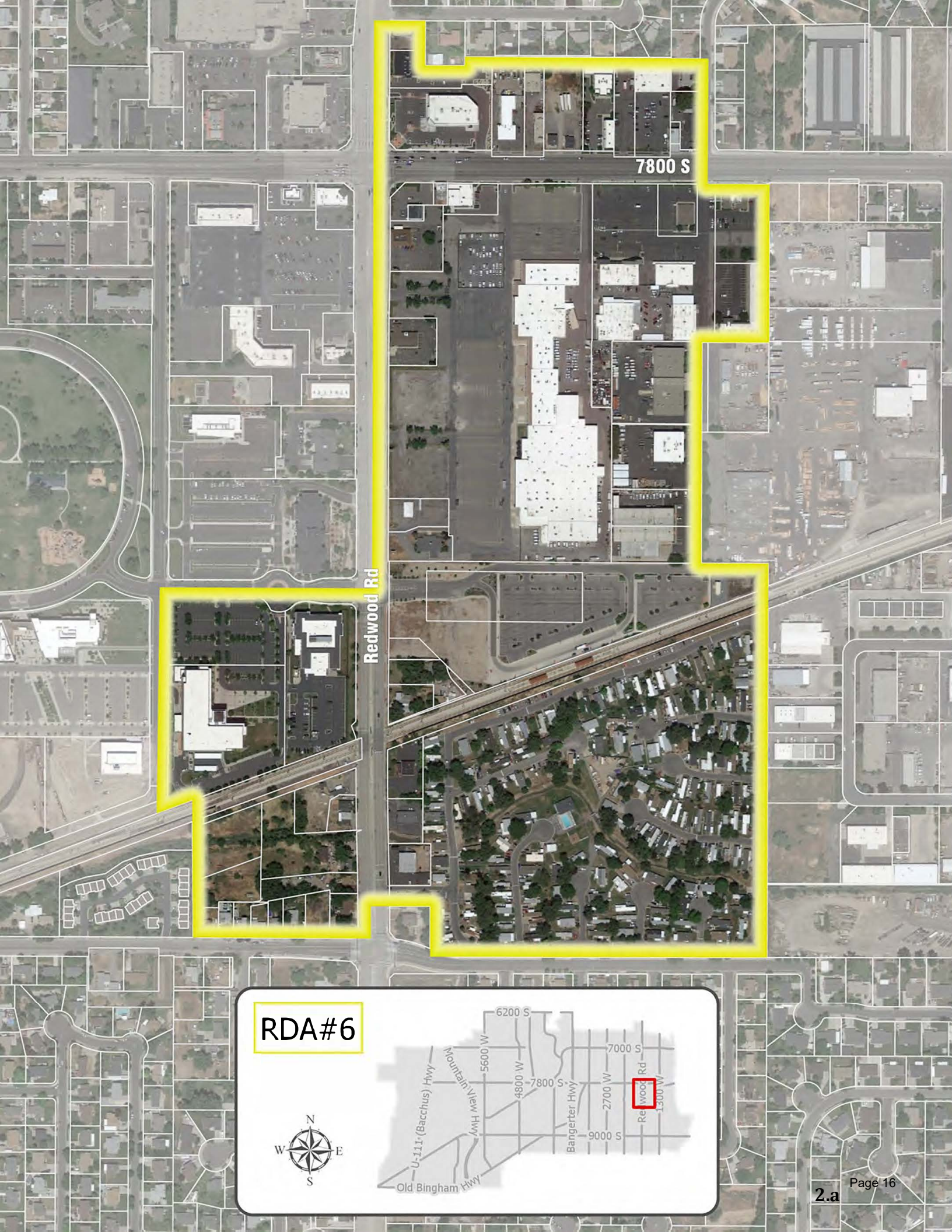
This area is located at 1500 – 1825 West, 7700 – 8200 South and was created for the removal of blight, revitalization of an existing retail center, and to establish a light rail station.

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

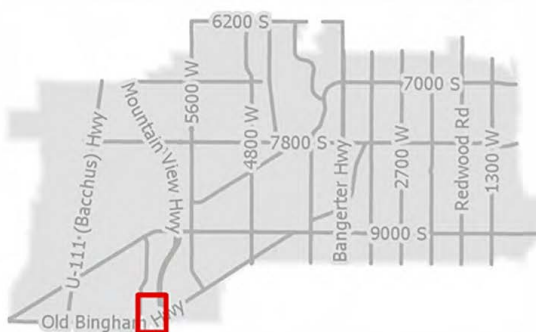
12	8331-435300 RDA Infrastructure	\$ 1,500,000	Infrastructure improvements
13		<u>\$ 1,500,000</u>	

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)
----	------------	----------------------------	------------	---

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

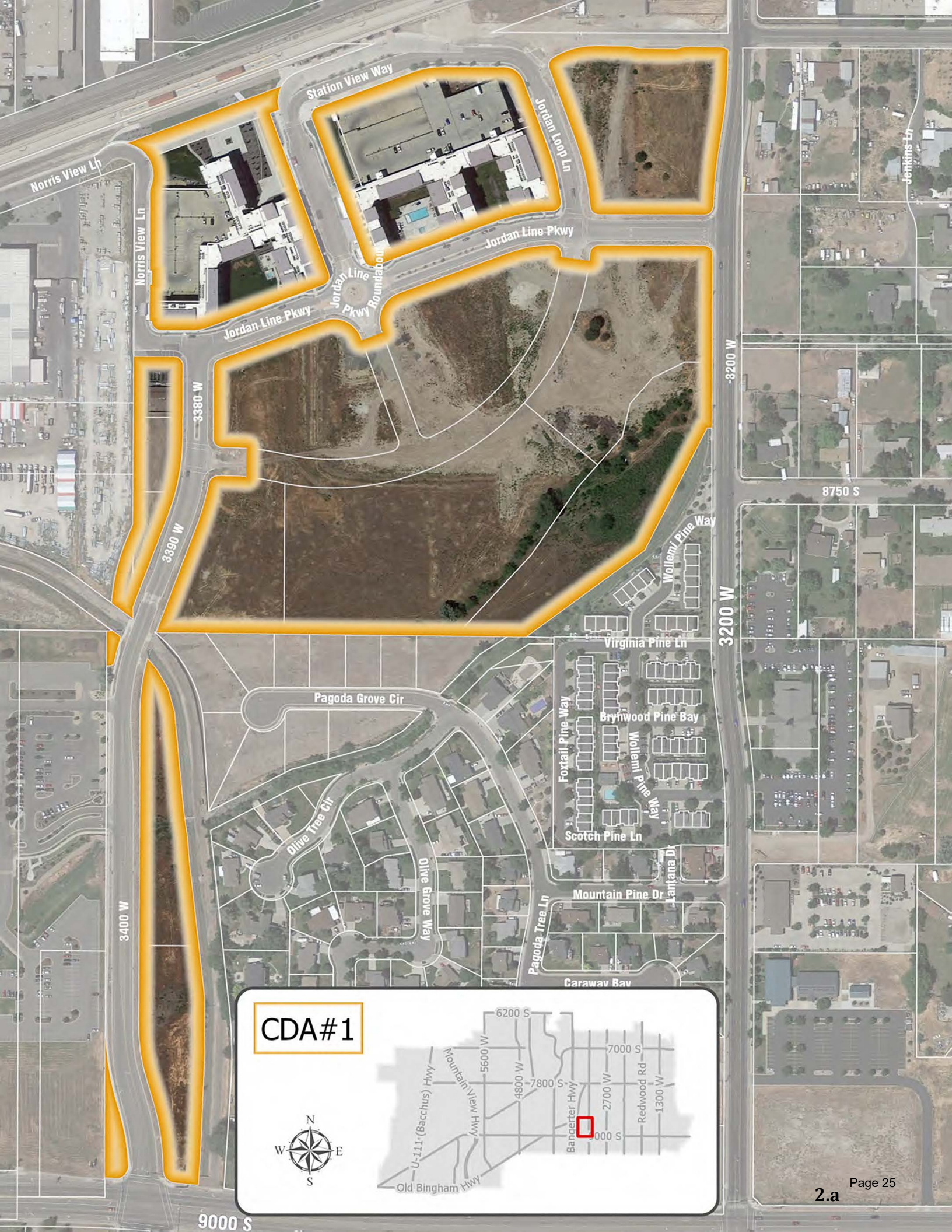
BUDGET & FINANCIAL HISTORY

	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

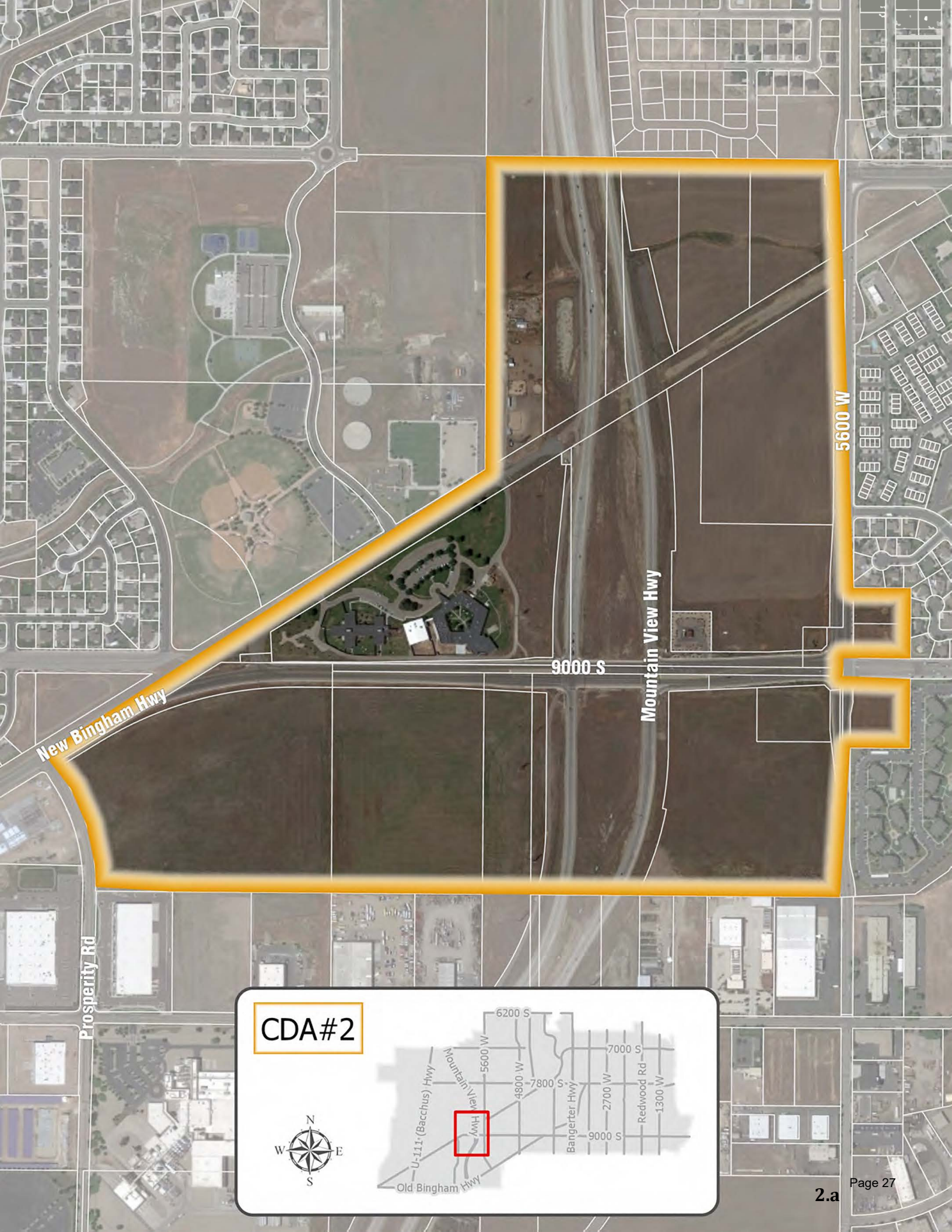
AREA DESCRIPTION

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)

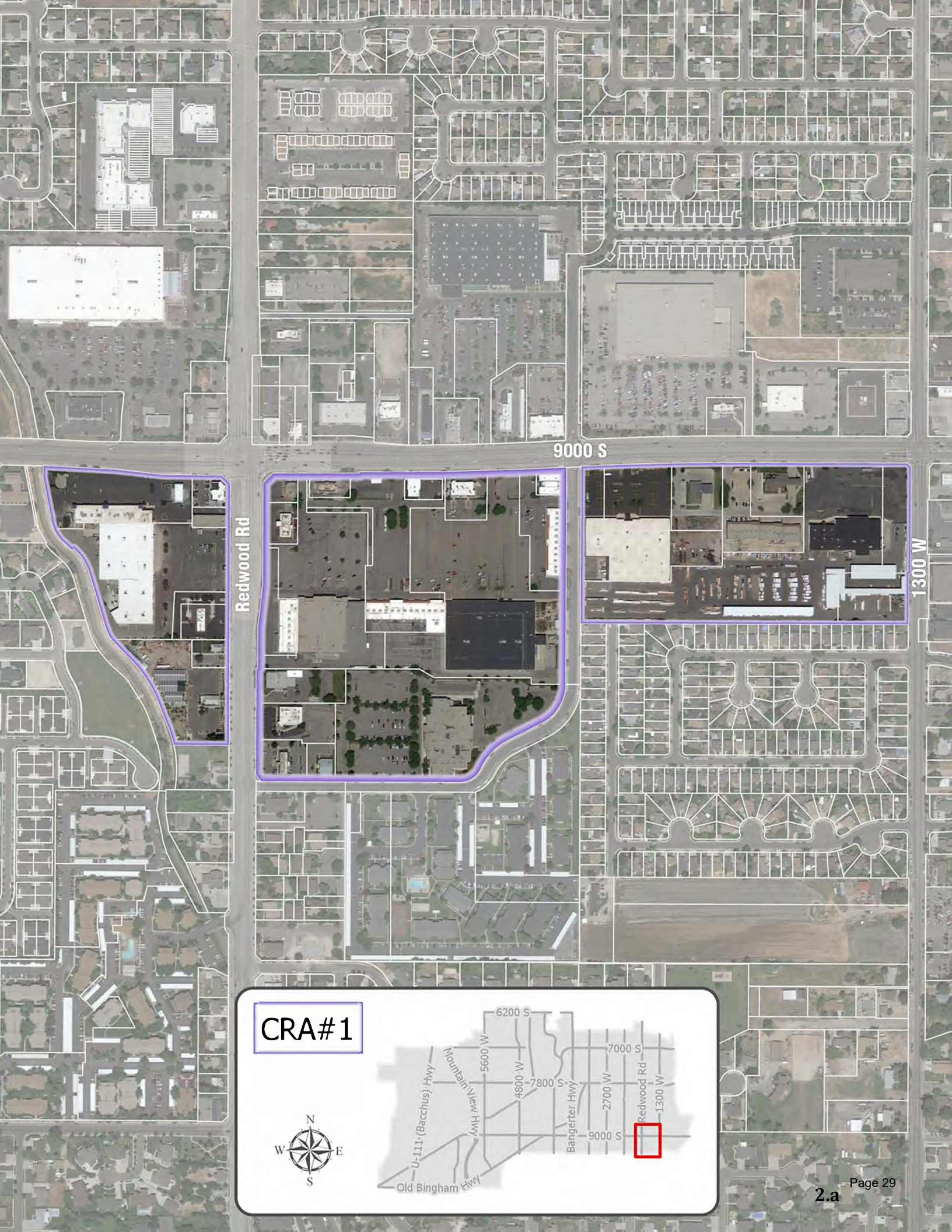
ADDITIONAL DETAILS

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





Office of the City Council

8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

Redevelopment Agency of the City of West Jordan

Notice of Public Hearing

A public hearing will be held before the Redevelopment Agency of the City West Jordan on **Tuesday, May 26, 2026, at 7:30 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- West Jordan Redevelopment Agency Fiscal Year 2027 Budget

A copy of the budget is available for public inspection and can be viewed online at

<https://www.westjordan.utah.gov/finance-department/city-budget/>

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Posted May 14, 2026

/s/ Cindy Quick

Council Office Clerk

1. Call to Order

Board: Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock (absent)

Staff: Council Office Director Alan Anderson, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Acting Chair Wignall called the meeting to order at 7:28 pm and noted that Board Member Bedore was joining remotely, and Board Member Whitelock was excused

2. Public Hearings

None

3. Business Items

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

Budget Analyst Becky Condie reviewed proposed budgets for various redevelopment and economic development agreements, including incentive agreements related to PayPal and Aligned Energy, as well as participation agreements within the Jordan Valley Station Area. She also outlined proposed funding for several redevelopment agency projects, including continued 7000 South beautification improvements, targeted property acquisitions in multiple RDA areas, entryway signage, and infrastructure to support future development.

Condie reported that the combined RDA ending reserve balances total \$12,047,067 and noted the City's Economic Development Director would continue working with the board on redevelopment priorities and direction. Staff requested acceptance of the proposed budget, with a public hearing scheduled for May 26 prior to final budget adoption in June.

MOTION: Acting Chair Wignall moved to Accept RDA Budget FY2027.
Board Member Jacob seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Jessica Wignall

NO:

ABSENT: Kayleen Whitelock

The motion Passed 6-0.

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

Economic Development Director Jim Grover provided an update on recent economic development activity, including medical industry expansions, aerospace-related inquiries, and ongoing interest in the Southwest Quadrant. He discussed redevelopment opportunities in the City Center, Southwest Quadrant, and Copper Hills Marketplace areas, including potential mixed-use and live-work-play concepts.

Mr. Grover reviewed possible redevelopment tools, including CRA and HTRZ districts, explaining that HTRZs could provide a more unified redevelopment approach but would require State approval by December 31, 2027. He said staff planned to develop financial models and continue evaluating both options.

Mr. Grover also discussed continued development activity in the Southwest Quadrant, interest in the City-owned property near 9000 South and Mountain View Corridor, and the future expiration of several redevelopment areas. He said staff would return with additional analysis, redevelopment strategies, and potential adjustments to redevelopment area boundaries.

4. Consent Items

a. Approve Meeting Minutes

- **December 16, 2025 – Redevelopment Agency Meeting**

MOTION: Board Member Shelton moved to APPROVE.

Board Member Lamb seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Jessica Wignall

NO:

ABSENT: Kayleen Whitelock

The motion Passed 6-0.

5. Adjourn

The meeting adjourned at 7:53 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 5, 2026. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

/s/ Cindy M. Quick, MMC Secretary

Approved this day of 2026

1. Call to Order

- Board:** Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock
- Staff:** Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Budget & Management Analyst Rebecca Condie, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Chair Bedore called the meeting to order at 8:04 pm

2. Business Items

a. RDA Resolution No. 254 Adopting the Tentative Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2027 and Setting May 26, 2026 as the Date for a Public Hearing Regarding the Adoption of the Final Budget

Budget Analyst Becky Condie presented the proposed Redevelopment Agency (RDA) budget, explaining that the RDA focuses on revitalizing targeted areas of the city to encourage economic and community development. The consolidated budget includes approximately \$12 million in ending reserves to support planned projects, infrastructure improvements, and property acquisitions.

Condie highlighted existing agreements with PayPal, Aligned Energy, Jordan Valley Station, and Sportsman's Warehouse, as well as planned projects including continued 7000 South beautification, entryway signage, targeted property purchases, and infrastructure expansion near the Oracle Data Center. Staff requested adoption of the tentative budget and setting a public hearing for May 26 prior to final budget adoption on June 9.

MOTION: Board Member Shelton moved to **APPROVE RDA Resolution No. 254 Adopting the Tentative Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2027 and Setting May 26, 2026 as the Date for a Public Hearing Regarding the Adoption of the Final Budget.**

Chairperson Bedore seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen

Whitelock, Jessica Wignall

NO:

ABSENT:

The motion Passed 7-0.

3. Adjourn

The meeting adjourned at 8:08 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 12, 2026. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

/s/ Cindy M. Quick, MMC
Secretary

Approved this day of 2026