



**The City of West Jordan
Redevelopment Agency
Meeting
June 23, 2026**

PARTICIPATE IN MEETING



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

Welcome to the Redevelopment Agency meeting!

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

1. Call to Order

2. Business Items

- a. Presentation and Quarterly Update Regarding Economic Development Projects

3. Consent Items

- a. Approve Meeting Minutes
 - June 9, 2026 – Redevelopment Agency Meeting

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 June 19, 2026

Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Provide information to Board

Meeting Date Requested : 06/23/2026

Presenter: Jim Grover, Economic Development Director

Deadline of item : 06/23/2026

Department Sponsor: Economic Development

Agenda Type: Business Items

Time Requested: 5 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Presentation and Quarterly Update Regarding Economic Development Projects

2. EXECUTIVE SUMMARY

Staff has been working to attract businesses that bring high-paying jobs and capital investment to the City of West Jordan. Project leads are identified through internal efforts or from external partners such as the Governor's Office of Economic Development and the Economic Development Corporation of Utah.

The purpose of this item is to provide an update on current projects in the pipeline, including project names, general industry sectors, and the status of each project within the recruitment or development process. Because these projects are typically competitive and sensitive in nature, staff will provide a general overview and limit discussion to non-confidential information in the public meeting.

3. TIME SENSITIVITY / URGENCY

This has no time sensitivity or urgency requirements.

4. FISCAL NOTE

No fiscal impact.

5. ADMINISTRATIVE STAFF ANALYSIS

6. EXECUTIVE DIRECTOR RECOMMENDATION

7. POSSIBLE BOARD ACTION

This item is a presentation to the Board. Staff welcomes any feedback or direction

8. PACKET ATTACHMENT(S)

1. Call to Order

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

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

Acting Chairperson Wignall called the meeting to order at 9:21 pm and noted that Board Members Whitelock and Bedore were attending remotely. Board Member Lamb was excused.

2. PUBLIC HEARINGS

a. Resolution No. 256 Amending the Redevelopment Agency Annual Budget for the Fiscal Year Ending June 30, 2026

Budget Analyst Becky Condie explained that the proposed FY 2026 Redevelopment Agency (RDA) budget amendment would align the budget with actual revenues and expenditures. Adjustments included recognizing higher-than-budgeted tax increment revenue, interest earnings, transfers from the General Fund, and increased costs for legal services, studies, and agreement-related expenses.

Ms. Condie noted that funding for certain infrastructure projects, including the 9000 South and 7000 South beautification projects, as well as budgeted land acquisitions that had not moved forward during the fiscal year, would be removed from the FY 2026 budget and carried forward into FY 2027. She reported that the amendment would result in combined RDA ending fund balances of approximately \$21 million, which had been incorporated into the proposed FY 2027 budget. No questions were raised by the Board.

Opened public hearing at 9:25 pm

Comments:

None

Closed public hearing at 9:25 pm

Motion: Chair Wignall moved to APPROVE Resolution No. 256 Amending the

Redevelopment Agency Annual Budget for the Fiscal Year Ending June 30, 2026.
Board Member Shelton seconded the motion.

The vote was recorded as follows:

Yes: Zach Jacob, Kayleen Whitelock, Kent Shelton, Bob Bedore, Jessica Wignall, Annette Harris

No:

Absent: Chad Lamb

The motion passed 6-0.

3. Business Items

a. RDA Resolution No. 255 Adopting the FY2027 Annual Budget for the Redevelopment Agency of the City of West Jordan

Budget Analyst Becky Condie presented the proposed FY2027 Redevelopment Agency (RDA) budget and explained that the RDA supported redevelopment and revitalization activities within designated areas of the City. She reviewed anticipated revenues, including tax increment financing and transfers related to incentive agreements, as well as planned expenditures for administrative costs, planning studies, incentive payments, property acquisitions, and infrastructure improvements. Ms. Condie noted that the estimated FY2026 ending fund balance of approximately \$21 million was expected to decline as funds were applied to planned projects and redevelopment activities. She also reviewed existing incentive and participation agreements, projected reserve balances by redevelopment area, and noted that several redevelopment areas were at or near the end of their tax increment collection periods. She stated that the public hearing allowed for public comment prior to budget adoption.

In response to a question from Board Member Jacob regarding higher-than-expected reserves in the Town Center redevelopment area, Ms. Condie explained that budgeted funds for property acquisitions had not been spent due to the lack of available acquisition opportunities. She stated that the funds remained reserved and were intended for future property purchases. In response to a question regarding interest earnings, Ms. Condie noted that interest income was earned on fund balances but was not typically included in projections due to variability in interest rates.

MOTION: Acting Chairperson Wignall moved to **APPROVE RDA Resolution No. 255 Adopting the FY2027 Annual Budget for the Redevelopment Agency of the City of West Jordan.**
Board Member Harris seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Kayleen Whitelock, Kent Shelton, Bob Bedore, Jessica Wignall, Annette Harris

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

4. Consent Items

a. Approve Meeting Minutes

- May 26, 2026 – Redevelopment Agency Meeting

Motion: Vice Chairperson Wignall moved to APPROVE Consent Items as listed.
Board Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Kayleen Whitelock, Kent Shelton, Bob Bedore, Jessica Wignall, Annette Harris

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

5. Adjourn

Acting Chairperson Wignall adjourned the meeting at 9:33 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 9, 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