



REQUEST FOR BOARD ACTION

Action: Need Board to take action

Meeting Date Requested : 6/23/2021

Presenter: Danyce Steck

Deadline of item : 6/23/2021

Department Sponsor: Finance/Admin Services

Agenda Type: Business Item

Time Requested: 5 minutes presentation, 5 minute Board

(Board Members may elect to provide more or less time)

Approval Signatures *(required for all transmittals)*

Submitter: Danyce Steck

Dept. Head: Danyce Steck

Reviewed as to Form: Jared C. Tingey

Executive: Duke Burton

Council Office: Alan Rall

Council Committee: None

1. AGENDA SUBJECT

Approve Resolution No. 227 adopting the Final Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2022.

2. SUMMARY

- The Board adopted the Tentative Budget in a regularly schedule public meeting on May 26, 2021.
- On June 9, 2021, the Board held a public hearing to receive public comment prior to the adoption of the final budget. The public hearing was noticed per Utah State Code Section 17B-1-609.
- The Tentative Budget has been available to the public since May 26, 2021.
- There are two (2) proposed changes from the tentative to the final budget that are outlined on page 4 of the budget document.

3. TIME SENSITIVITY / URGENCY

State code requires the adoption of a final budget by June 30, 2021.

4. BUDGET IMPACT

Revenue	\$ 7,077,805
Expense	\$ 11,223,448
Use of reserves	\$ 4,145,643

5. DEPARTMENT RECOMMENDATION

Staff recommends approving Resolution No. 227 adopting the Final Budget for the Redevelopment Agency of City of West Jordan for Fiscal Year 2022.

6. PLANNING COMMISSION RECOMMENDATION *(if applicable)*

N/A

7. MOTION RECOMMENDED

"I move to approve Resolution No. 227 adopting the Final Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2022.

8. MAYOR RECOMMENDATION *(if applicable)*

N/A

9. PACKET ATTACHMENT(S)

Resolution No. 227

Annual Budget for the Redevelopment Agency of West Jordan City for Fiscal Year 2022

10. OTHER INFORMATION

RESOLUTION NO. 227

**A RESOLUTION ADOPTING THE FINAL BUDGET FOR
THE REDEVELOPMENT AGENCY OF WEST JORDAN CITY
FOR FISCAL YEAR 2022**

WHEREAS, Section 17B-1-614 of Utah State Code Annotated, as amended, requires adoption of final budgets by June 30th of each year; and

WHEREAS, the tentative budget accepted and adopted by the Board for the Redevelopment Agency of West Jordan City has been open for public inspection since May 12, 2021 as required by law; and

WHEREAS, proper notice of the public hearing for the consideration of the adoption of the final budget was published according to the requirements in Section 17B-1-609 of the Utah State Code Annotated; and

WHEREAS, said public hearing was held on June 9, 2021, and public comment was received; and

WHEREAS, after considering input from the public, the Board for the Redevelopment Agency of West Jordan City desires to adopt its final budgets for fiscal year 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE REDEVELOPMENT AGENCY OF WEST JORDAN CITY:

Section 1. The Board hereby adopts the final budgets for the Redevelopment Agency of West Jordan City for the fiscal year 2022 for the amounts listed in section 2, plus any changes agreed upon at this evening's meeting.

Section 2. The budgets for the Redevelopment Agency Fund described above shows balanced revenues and expenditures in the following total amounts:

Redevelopment Agency	\$ 11,223,448
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Section 3. This Resolution shall take effect immediately upon adoption.

ADOPTED by the Board of the Redevelopment Agency of West Jordan City this 23rd day of June 2021.

BOARD OF THE REDEVELOPMENT AGENCY OF
WEST JORDAN CITY

Zach Jacob
Chairman

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

(continued on the following page)

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"YES"

"NO"

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**REDEVELOPMENT
AGENCY
OF WEST JORDAN**
FISCAL YEAR 2022
**ANNUAL
BUDGET**

westjordan.utah.gov





FISCAL YEAR

Redevelopment Agency

2022 Annual Budget

BOARD MEMBERS

Board Member, District 1 Chris McConnehey
Board Member, District 2 Melissa Worthen
Board Chair, District 3 Zach Jacob
Board Member, District 4 David Pack
Board Vice Chair, At-Large Kelvin Green
Board Member, At-Large Chad Lamb
Board Member, At-Large Kayleen Whitelock

ADMINISTRATION

Mayor Dirk Burton
Chief Administrative Officer Korban Lee

BUDGET COMMITTEE

Mayor Dirk Burton
Chief Administrative Officer Korban Lee
Administrative Services Director Danyce Steck
Fire Chief Derek Maxfield
Human Resources Director Malena Murray
Public Works Director Brian Clegg
Treasurer Tyler Aitken

REDEVELOPMENT AGENCY

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#5 - Pioneer Technology Park	29
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#1 - 90th & Redwood	35

CHANGES FROM THE TENTATIVE BUDGET TO FINAL BUDGET

The following documents the changes between the Tentative Budget adopted by the Council on 05/26/2021 and the Final Budget.

REDEVELOPMENT AGENCY FUND

	FY 2022 Tentative Budget	Change	FY 2022 Final Budget	Comments
REVENUE				
No changes				
	<u>7,077,805</u>	<u>-</u>	<u>7,077,805</u>	
EXPENDITURES				
<i>RDA #6</i>				
Low-Income Housing		(227)		Adjust to allowance
<i>EDA #4</i>				
Incentive Agreement		100,950		Adjust Paypal to 2021 actual
	<u>11,122,725</u>	<u>100,723</u>	<u>11,223,448</u>	
TRANSFERS IN (OUT)				
No change				
	<u>-</u>	<u>-</u>	<u>-</u>	
CONTRIBUTION (USE) OF RESERVES				
	\$ (4,044,920)	\$ (100,723)	\$ (4,145,643)	

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.

LAND SALE

CDA #2	9000 S Mtn View Corridor	Sale of land (revenue)	(3,000,000)
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AREA IMPROVEMENTS

RDA #1	6600-7000 S Redwood	Water utility project (29% of project cost)	\$ 1,430,000
		Streetscape improvement project (29% of project cost)	430,000
RDA #2	1300-1600 W 7800 South	Water utility project (14% of project cost)	690,000
		Streetscape improvement project (14% of project cost)	210,000
RDA #4	1300-1700 W 9000 South	Water utility project (37% of project cost)	1,840,000
		Streetscape improvement project (37% of project cost)	550,000
RDA #5	1700-1900 W 7600-7900 S	Water utility project (21% of project cost)	1,030,000
		Streetscape improvement project (21% of project cost)	310,000
EDA #3	6200 W 10120 South	Water and sewer improvements	3,500,000

Total	\$ 9,990,000
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ECONOMIC INCENTIVE AGREEMENTS

EDA #2	10026 S Prosperity Rd	Series 2008 Bonds (final payment)	100,272
EDA #4	3333 W 9000 South	PayPal incentive agreement	275,000
		Aligned Energy incentive agreement	100,000
CDA #1	3295 W 9000 South	Bangerter Station participation agreement	390,000
CRA #1	1300 W-Redwood 9000 S	Sportsman's Warehouse	50,000

Total	\$ 915,272
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CLOSED OR INACTIVE AREAS

RDA #3	3200-3600 W 8600 South	Area closed
EDA #1	6165 W Dannon Way	Area closed
EDA #5	Southwest quadrant	To be activated at a later date

REDEVELOPMENT AGENCY

Budget & Financial History - All Areas Combined

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUES					
1 Property Taxes	\$ 4,262,252	\$ 4,335,581	\$ 4,358,278	\$ 4,055,500	
2 Interest Earnings	252,542	55,000	55,000	22,305	
3 Bond Proceeds	4,500,000	-	-	-	
4 Sale Of Land And Bldg	-	-	-	3,000,000	
5 Sundry Revenue	-	-	-	-	
6	9,014,794	4,390,581	4,413,278	7,077,805	61%
EXPENDITURES					
Operations					
7 Utilities	-	-	-	-	
8 Professional & Tech	(10,757)	(80,000)	(6,340)	(7,500)	
9 Administration	(151,049)	(170,850)	(167,370)	(155,350)	
10	(161,806)	(250,850)	(173,710)	(162,850)	-35%
Redevelopment Activity					
11 Participation Agreement	(329,838)	(371,309)	(421,309)	(390,000)	
12 Incentive Agreements	(1,685,616)	(414,837)	(364,837)	(425,000)	
13 Area Improvements	-	(353,021)	(352,853)	(9,990,000)	
14 Land And Bldg Purchases	(7,000,509)	-	-	-	
15 Low-income Housing Allocation	(775)	-	-	(155,326)	
16 Recruitment & Marketing	-	-	-	-	
17	(9,016,738)	(1,139,167)	(1,138,999)	(10,960,326)	862%
Debt Service					
18 Principal	(3,065,000)	(3,155,000)	(3,155,000)	(96,000)	
19 Interest- Ltd	(139,990)	(100,795)	(100,795)	(4,272)	
20 Agents Fee	-	(1,500)	-	-	
21 Bond Issuance Costs	-	-	-	-	
22	(3,204,990)	(3,257,295)	(3,255,795)	(100,272)	-97%
TRANSFERS IN (OUT)					
23 Transfer-General Fund	50,000	-	-	-	
24 Transfer-Sid Kraftmaid	-	-	-	-	
24 Transfer-Interfund	-	-	(244)	-	
25	50,000	-	(244)	-	
26 Contribution (Use) of Fund Balance	\$ (3,318,740)	\$ (256,731)	\$ (155,470)	\$ (4,145,643)	
27 Beginning Fund Balance	\$ 11,905,992	\$ 8,587,252	\$ 8,587,252	\$ 8,431,782	
28 Contribution (Use) of Fund Balance	(3,318,740)	(256,731)	(155,470)	(4,145,643)	
29 Ending Fund Balance	\$ 8,587,252	\$ 8,330,521	\$ 8,431,782	\$ 4,286,139	

REDEVELOPMENT AGENCY

Budget & Financial History - All Areas Combined

ENDING BALANCES BY AREA

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
Redevelopment Holding	\$ 362,633	\$ 362,633	\$ 54,058	\$ 4,058	
Redevelopment Areas					
#1 - Town Center	3,313,121	3,599,741	3,605,739	2,036,739	
#2 - Industrial Park	1,544,157	1,706,465	1,708,465	973,915	
#3 - Southwire	352,853	(169)	(0)	(0)	
#4 - Spratling	4,299,902	4,681,302	4,686,302	2,626,302	
#5 - Downtown	2,223,866	2,512,869	2,515,525	1,466,525	
#6 - Briarwood	(65,007)	98,521	123,521	(0)	
Economic Development Areas					
#1 - Dannon	(86,542)	(86,542)	0	0	
#2 - Bingham Bus. Park	2,169,538	2,423,962	2,425,462	3,535,190	
#3 - Oracle	5,020,890	6,065,182	6,066,612	3,541,612	
#4 - Fairchild	684,907	627,329	649,767	548,817	
#5 - Pioneer Tech. Park	(1,640,843)	(1,682,640)	(1,647,640)	(1,647,640)	
Community Development Areas					
#1 - Jordan Valley Stat.	(44,638)	(46,708)	(50,307)	(63,657)	
#2 - Copper Hills Mkt	(9,375,793)	(11,709,088)	(11,705,174)	(8,735,174)	
Community Reinvestment Areas					
#1 - 90th & Redwood	(171,789)	(222,334)	49,455	49,455	
	\$ 8,587,253	\$ 8,330,522	\$ 8,481,783	\$ 4,336,140	

REDEVELOPMENT AGENCY

RDA Holding

PURPOSE

This fund acts as an interest holding account and is a legacy account

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 280-361000 Interest Earnings	6,508	-	-	-	
2	6,508	-	-	-	
EXPENDITURES					
3 280-498610 Interfund Transfer	-	-	(308,575)	(50,000)	
4	-	-	(308,575)	(50,000)	
5 Contribution (Use) of Fund Balance	\$ 6,508	\$ -	\$ (308,575)	\$ (50,000)	
6 Beginning Fund Balance	\$ 356,125	\$ 362,633	\$ 362,633	\$ 54,058	
7 Contribution (Use) of Fund Balance	6,508	-	(308,575)	(50,000)	
8 Ending Fund Balance	\$ 362,633	\$ 362,633	\$ 54,058	\$ 4,058	

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 a Tax years

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 five years	2020-2024

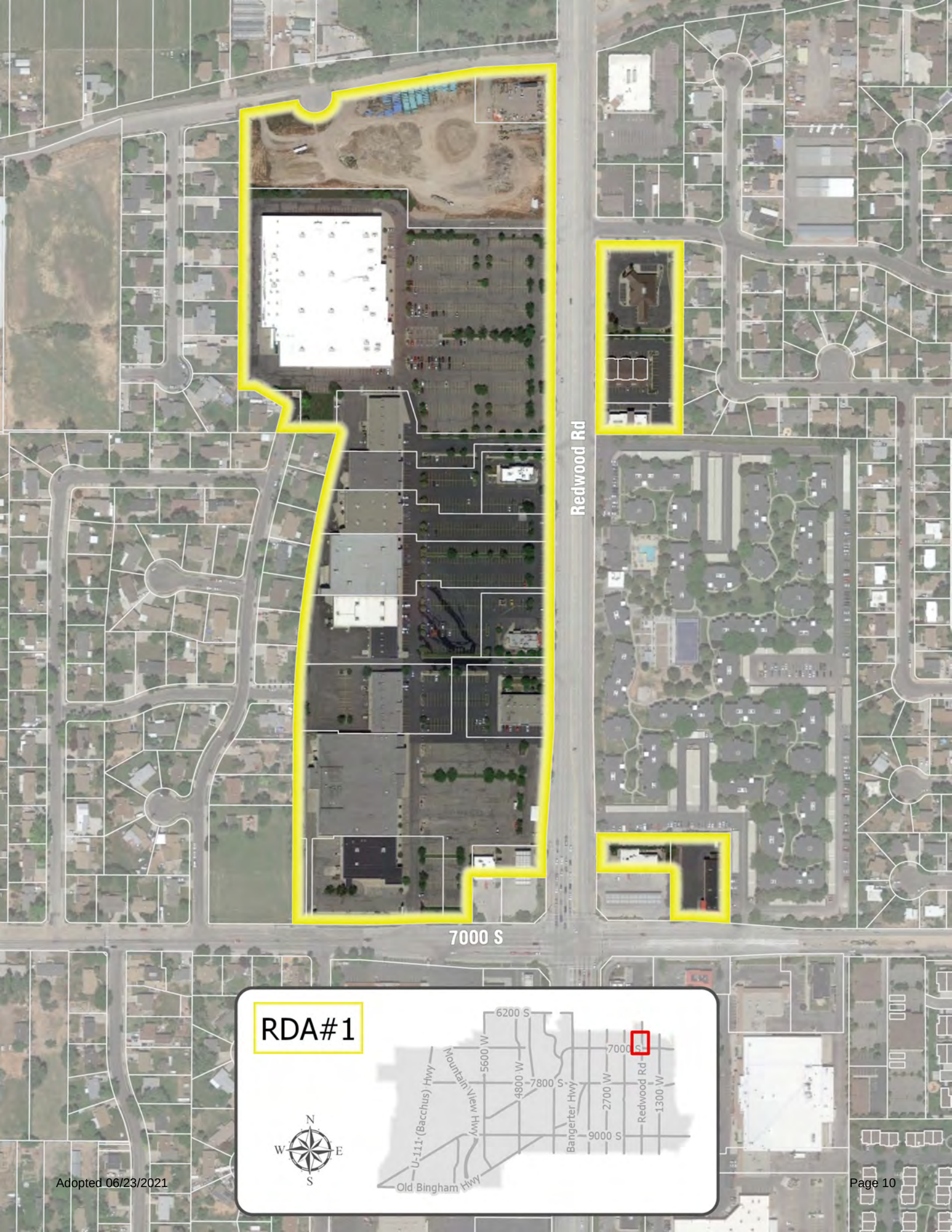
BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 801-311000 Property Taxes	\$ 360,565	\$ 309,522	\$ 309,522	\$ 310,000	
2 801-361000 Interest Earnings	55,388	14,098	14,098	12,000	
3 801-369000 Sundry Revenue	-	-	-	-	
4	415,953	323,620	323,620	322,000	-1%
EXPENDITURES					
5 8011-431000 Professional & Tech Svcs	-	(5,000)	(50)	-	
6 8011-431910 Low-Income Housing	-	-	-	-	
7 8011-435100 RDA Administration	(30,655)	(32,000)	(30,952)	(31,000)	
8 8011-435300 RDA Infrastructure	-	-	-	(1,860,000)	
9	(30,655)	(37,000)	(31,002)	(1,891,000)	
10 Contribution (Use) of Fund Balance	\$ 385,298	\$ 286,620	\$ 292,618	\$ (1,569,000)	
11 Beginning Fund Balance	\$ 2,927,823	\$ 3,313,121	\$ 3,313,121	\$ 3,605,739	
12 Contribution (Use) of Fund Balance	385,298	286,620	292,618	(1,569,000)	
13 Ending Fund Balance	\$ 3,313,121	\$ 3,599,741	\$ 3,605,739	\$ 2,036,739	

JUSTIFICATION

Expenditures

14	8011-435100	RDA Administration	\$ 31,000	10% of tax increment
15	8011-435300	RDA Infrastructure	1,430,000	Water utility improvements (28% of project)
16			430,000	Streetscape improvements (28% of project)
17			<u>\$ 1,891,000</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

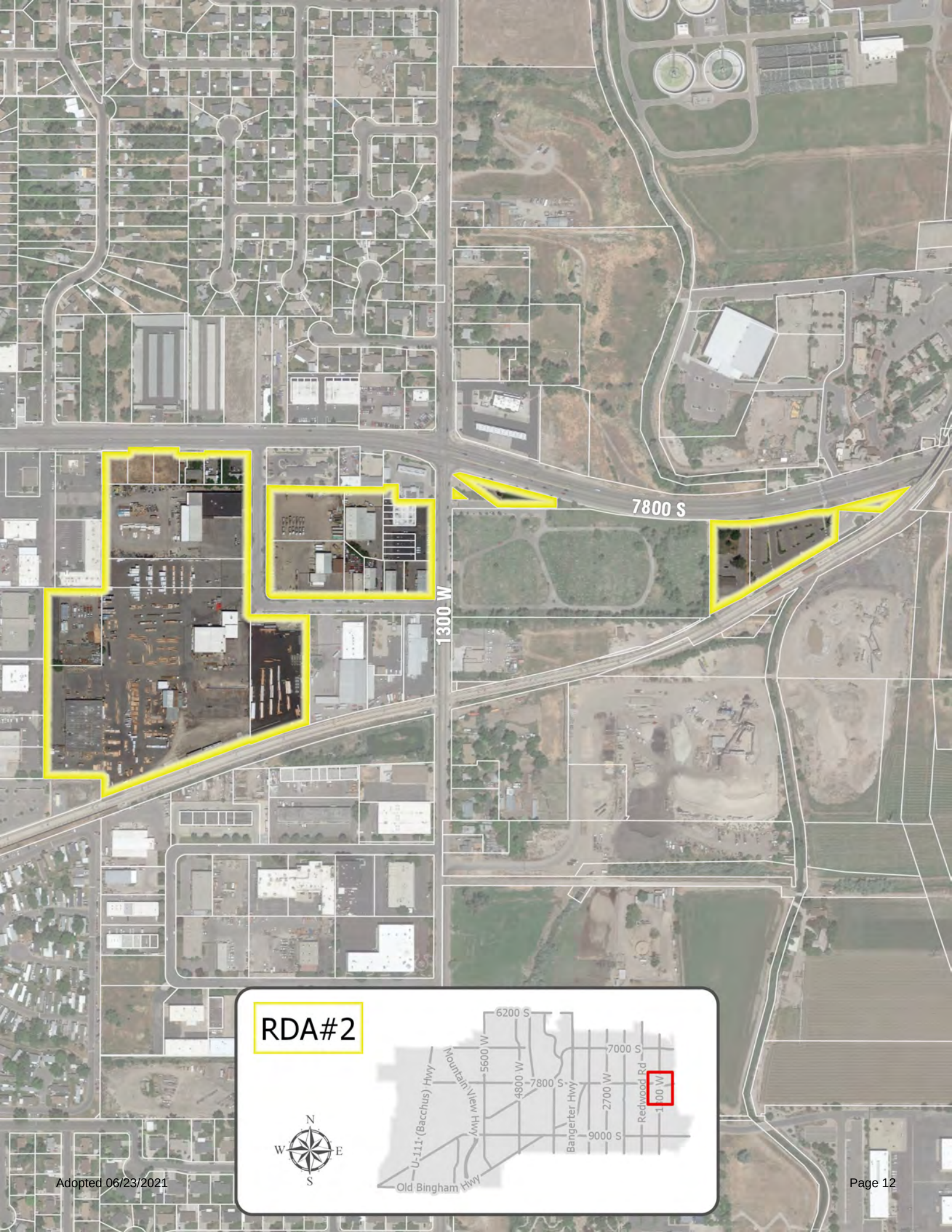
Rollback Provision: % of property tax dedicated a Tax years
 100% for first 5 years 2002-2006
 80% for next 5 years 2007-2011
 75% for next 5 years 2012-2016
 70% for next 5 years 2017-2021
 60% for next five years 2022-2026

BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE						
1	802-311000 Property Taxes	\$ 167,160	\$ 175,240	\$ 175,240	\$ 175,500	
2	802-361000 Interest Earnings	25,809	6,592	6,592	7,500	
3	802-369000 Sundry Revenue	-	-	-	-	
4		192,969	181,832	181,832	183,000	1%
EXPENDITURES						
5	8021-431000 Professional & Tech Svcs	-	(2,000)	-	-	
6	8021-431910 Low-Income Housing	-	-	-	-	
7	8021-435100 RDA Administration	(12,112)	(17,524)	(17,524)	(17,550)	
8	8021-435300 RDA Infrastructure	-	-	-	(900,000)	
9		(12,112)	(19,524)	(17,524)	(917,550)	
10	Contribution (Use) of Fund Balance	\$ 180,857	\$ 162,308	\$ 164,308	\$ (734,550)	
11	Beginning Fund Balance	\$ 1,363,300	\$ 1,544,157	\$ 1,544,157	\$ 1,708,465	
12	Contribution (Use) of Fund Balance	180,857	162,308	164,308	(734,550)	
13	Ending Fund Balance	\$ 1,544,157	\$ 1,706,465	\$ 1,708,465	\$ 973,915	

JUSTIFICATION

Expenditures				
14	8021-435100 RDA Administration	\$ 17,550	10% of tax increment	
15	8021-435300 RDA Infrastructure	690,000	Water utility improvements (14% of project)	
16		210,000	Streetscape improvements (13% of project)	
17		\$ 917,550		



RDA#2



REDEVELOPMENT AGENCY

RDA #3: Southwire (3200-3600 W 8600 South)

AREA DESCRIPTION

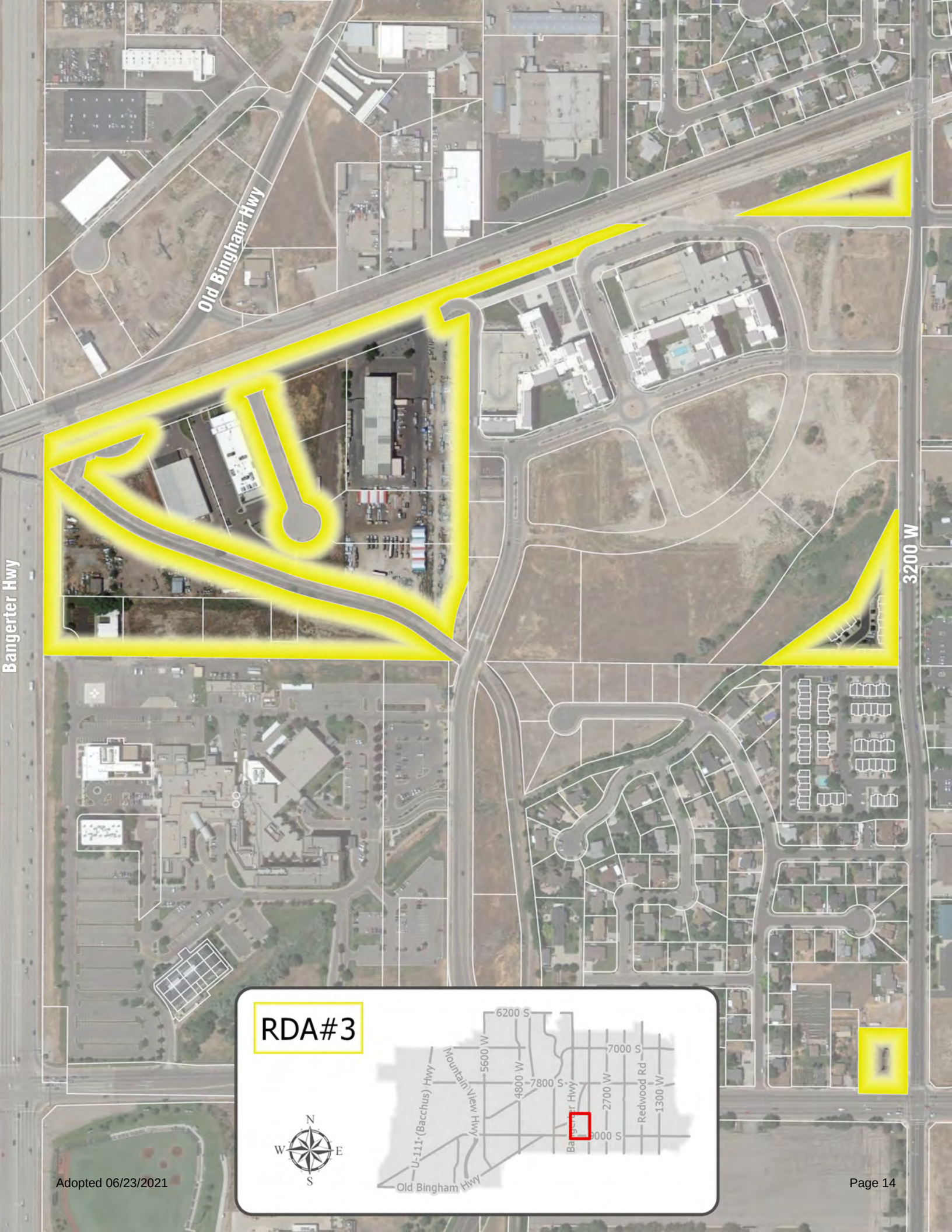
This area is located at 3200 – 3600 W and 8600 South and was created to provide an incentive to attract a Southwire manufacturing plant to the area. The plant was operational for a period, but ultimately closed and was torn down.

Adoption date: 9/18/1990
 Activation tax year: 1994
 Expiration tax year: Expired

Balance of fund to reimburse road impact fees for 8600 South project (FY2021)

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 803-311000 Property Taxes	\$ -	\$ -	\$ -	\$ -	
2 803-361000 Interest Earnings	6,332	-	-	-	
3 803-369000 Sundry Revenue	-	-	-	-	
4	6,332	-	-	-	
EXPENDITURES					
5 8031-431000 Professional & Tech Svcs	-	-	-	-	
6 8031-431910 Low-Income Housing	-	-	-	-	
7 8031-435100 RDA Administration	-	-	-	-	
8 8031-435300 RDA Infrastructure	-	(353,021)	(352,853)	-	
9	-	(353,021)	(352,853)	-	
10 Contribution (Use) of Fund Balance	\$ 6,332	\$ (353,021)	\$ (352,853)	\$ -	
11 Beginning Fund Balance	\$ 346,521	\$ 352,853	\$ 352,853	\$ (0)	
12 Contribution (Use) of Fund Balance	6,332	(353,021)	(352,853)	-	
13 Ending Fund Balance	\$ 352,853	\$ (169)	\$ (0)	\$ (0)	



Bangerter Hwy

Old Bingham Hwy

3200 W

RDA#3



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 a Tax years

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 five years	2021-2025

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 804-311000 Property Taxes	\$ 399,925	\$ 409,038	\$ 409,038	\$ 350,000	
2 804-361000 Interest Earnings	58,844	18,266	18,266	15,000	
3	458,769	427,304	427,304	365,000	-15%
EXPENDITURES					
4 8041-431000 Professional & Tech Svcs	-	(5,000)	-	-	
5 8041-431910 Low-Income Housing	-	-	-	-	
6 8041-435100 RDA Administration	(35,240)	(40,904)	(40,904)	(35,000)	
7 8041-435300 RDA Infrastructure	-	-	-	(2,390,000)	
8 8041-473823 Land & Bldg Purchases	-	-	-	-	
9	(35,240)	(45,904)	(40,904)	(2,425,000)	
10 Contribution (Use) of Fund Balance	\$ 423,529	\$ 381,400	\$ 386,400	\$ (2,060,000)	
11 Beginning Fund Balance	\$ 3,876,373	\$ 4,299,902	\$ 4,299,902	\$ 4,686,302	
12 Contribution (Use) of Fund Balance	423,529	381,400	386,400	(2,060,000)	
13 Ending Fund Balance	\$ 4,299,902	\$ 4,681,302	\$ 4,686,302	\$ 2,626,302	

JUSTIFICATION

Expenditures

14	8041-435100	RDA Administration	\$ 35,000	10% of tax increment
15	8041-435300	RDA Infrastructure	1,840,000	Water utility improvements (36% of project)
16			550,000	Streetscape improvements (36% of project)

17 \$ 2,425,000

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

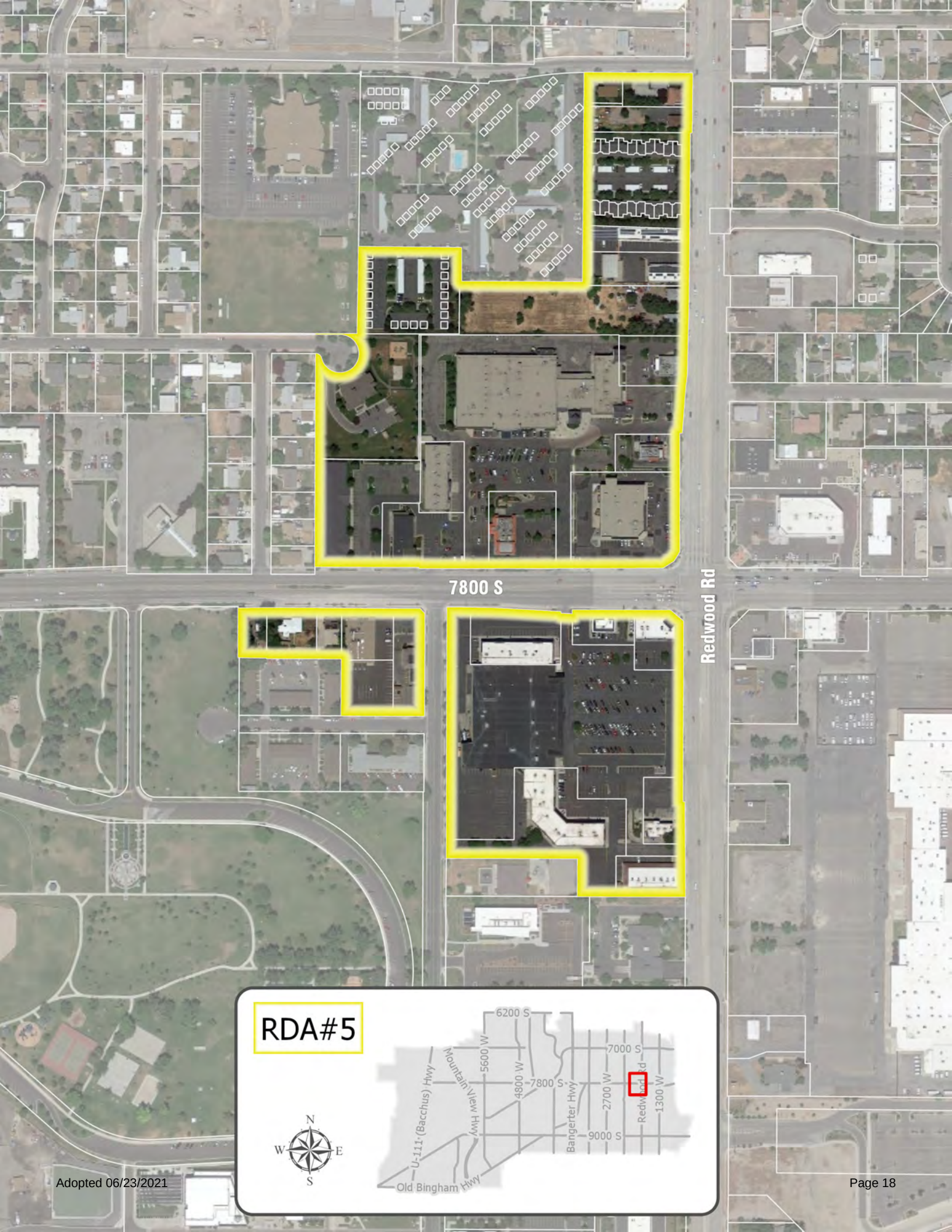
Rollback Provision: % of property tax dedicated a Tax years
 100% for first 5 years 2002-2006
 80% for next 5 years 2007-2011
 75% for next 5 years 2012-2016
 70% for next 5 years 2017-2021
 60% for next five years 2022-2026

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 805-311000 Property Taxes	\$ 320,484	\$ 313,443	\$ 313,443	\$ 315,000	
2 805-361000 Interest Earnings	36,298	9,560	9,560	7,500	
3	356,782	323,003	323,003	322,500	0%
EXPENDITURES					
4 8051-431000 Professional & Tech Svcs	-	(2,000)	-	-	
5 8051-431910 Low-Income Housing	-	-	-	-	
6 8051-435100 RDA Administration	(24,648)	(32,000)	(31,344)	(31,500)	
7 8051-435300 RDA Infrastructure	-	-	-	(1,340,000)	
8 8051-473823 Land & Bldg Purchases	(309)	-	-	-	
9	(24,957)	(34,000)	(31,344)	(1,371,500)	
10 Contribution (Use) of Fund Balance	\$ 331,825	\$ 289,003	\$ 291,659	\$ (1,049,000)	
11 Beginning Fund Balance	\$ 1,892,041	\$ 2,223,866	\$ 2,223,866	\$ 2,515,525	
12 Contribution (Use) of Fund Balance	331,825	289,003	291,659	(1,049,000)	
13 Ending Fund Balance	\$ 2,223,866	\$ 2,512,869	\$ 2,515,525	\$ 1,466,525	

JUSTIFICATION

Expenditures			
14 8051-435100 RDA Administration	31,500	10% of tax increment	
15 8051-435300 RDA Infrastructure	1,030,000	Water utility improvements (20% of project)	
16	310,000	Streetscape improvements (20% of project)	
17	\$ 1,371,500		



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%

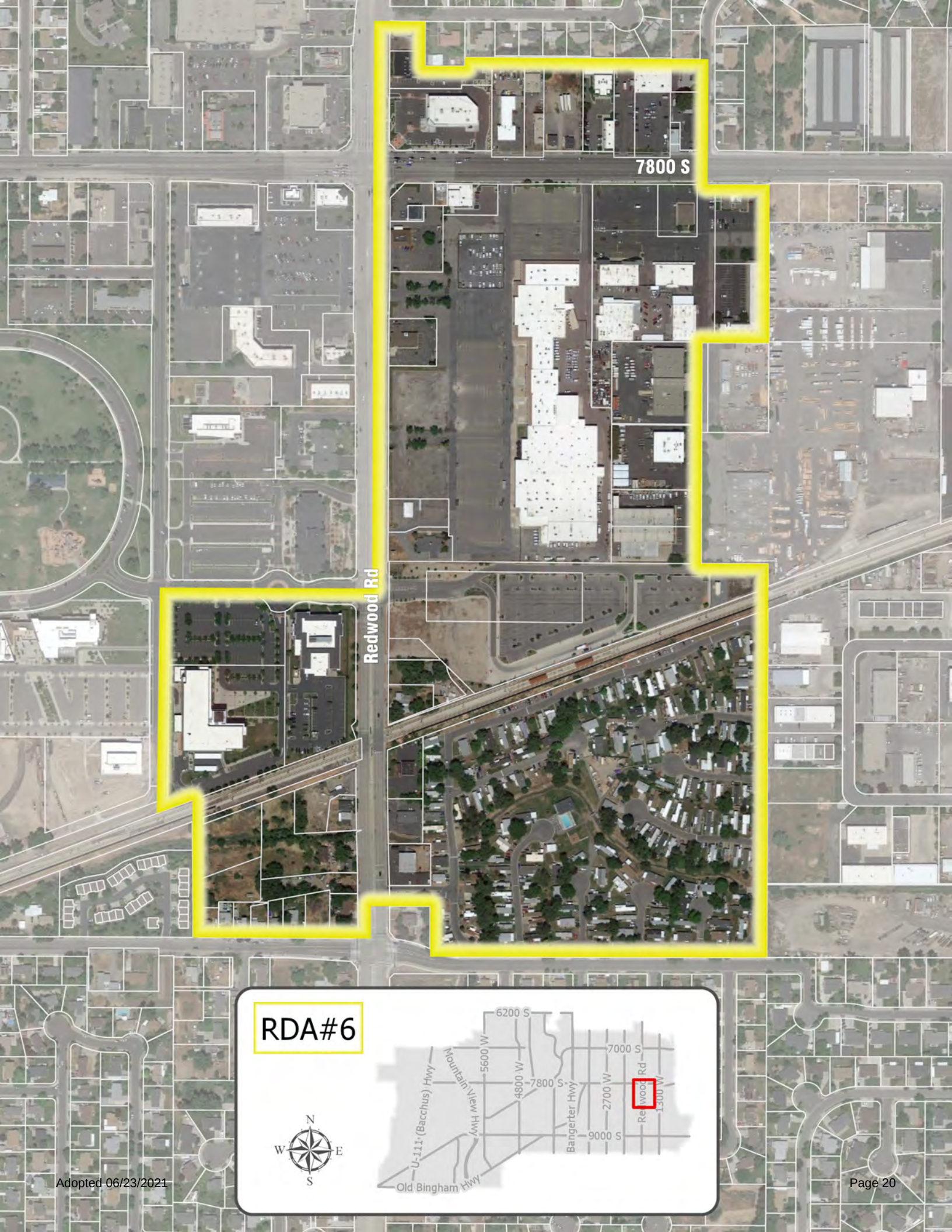
Rollback Provision: % of property tax dedicated as tax increment
 100% for 15 years

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 806-311000 Property Taxes	\$ 114,414	\$ 198,482	\$ 198,482	\$ -	
2 806-361000 Interest Earnings	(2,520)	(30)	(30)	305	
3 806-369000 Sundry Revenue	-	-	-	-	
4	111,894	198,452	198,452	305	
EXPENDITURES					
5 8061-431000 Professional & Tech Svcs	-	(25,000)	-	-	
6 8061-431910 Low-Income Housing	-	-	-	(123,826)	
7 8061-435100 RDA Administration	(3,431)	(9,924)	(9,924)	-	
8 8061-435300 RDA Infrastructure	-	-	-	-	
9 8061-473823 Land & Bldg Purchases	-	-	-	-	
10	(3,431)	(34,924)	(9,924)	(123,826)	255%
11 Contribution (Use) of Fund Balance	\$ 108,463	\$ 163,528	\$ 188,528	\$ (123,521)	
12 Beginning Fund Balance	\$ (173,470)	\$ (65,007)	\$ (65,007)	\$ 123,521	
13 Contribution (Use) of Fund Balance	108,463	163,528	188,528	(123,521)	
14 Ending Fund Balance	(65,007)	\$ 98,521	\$ 123,521	\$ (0)	

JUSTIFICATION

Expenditures					
15	8061-431910	Low-income housing	\$ 123,826	20% of tax increment	
			<u>\$ 123,826</u>		



7800 S

Redwood Rd

RDA#6



REDEVELOPMENT AGENCY

EDA #1: Dannon

AREA DESCRIPTION

This area was located at 6165 W Dannon Way, and was created to provide an incentive to Dannon for the construction of a manufacturing plant.

Adoption date: 7/11/1995
 Activation tax year: 1995
 Expiration tax year: Expired

BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE						
1	831-311000 Property Taxes	\$ -	\$ -	\$ -	\$ -	
2	831-361000 Interest Earnings	(1,553)	-	-	-	
3	831-369000 Sundry Revenue	-	-	-	-	
4		(1,553)	-	-	-	
EXPENDITURES						
5	8311-431000 Professional & Tech Svcs	-	-	-	-	
6	8311-431910 Low-Income Housing	-	-	-	-	
7	8311-435100 RDA Administration	-	-	-	-	
8	8311-435300 RDA Infrastructure	-	-	-	-	
9	8311-473823 Land & Bldg Purchases	-	-	-	-	
10		-	-	-	-	
TRANSFERS IN (OUT)						
11	831-382500 Transfer from General Fund	-	-	-	-	
11	8311-498610 Interfund Transfer	-	-	86,542	-	
12		-	-	86,542	-	
13	Contribution (Use) of Fund Balance	\$ (1,553)	\$ -	\$ 86,542	\$ -	
14	Beginning Fund Balance	\$ (84,989)	\$ (86,542)	\$ (86,542)	\$ 0	
	Contribution (Use) of Fund Balance	(1,553)	-	86,542	-	
15	Ending Fund Balance	\$ (86,542)	\$ (86,542)	\$ 0	\$ 0	

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: 15 years
 Expiration tax year: 2024
 Administrative fee allowance: 0%
 Low-income housing requirement: N/A

Debt Service - Series 2008 Tax Increment Bonds
 Final payment on 06/01/2022

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 832-311000 Property Taxes	\$ 1,336,645	\$ 1,194,966	\$ 1,194,966	\$ 1,200,000	
2 832-361000 Interest Earnings	38,850	10,503	10,503	10,000	
3 832-369000 Sundry Revenue	-	-	-	-	
4	1,375,495	1,205,469	1,205,469	1,210,000	0%
EXPENDITURES					
8321-435300 RDA Infrastructure	-	-	-	-	
5 8321-481000 Principal	(815,000)	(905,000)	(905,000)	(96,000)	
6 8321-482000 Interest- Ltd	(80,812)	(44,545)	(44,545)	(4,272)	
7 8321-483000 Agents Fee	-	(1,500)	-	-	
8	(895,812)	(951,045)	(949,545)	(100,272)	-89%
TRANSFERS IN (OUT)					
9 8321-494900 Transfer to KraftMaid SID	-	-	-	-	
10	-	-	-	-	
11 Contribution (Use) of Fund Balance	\$ 479,683	\$ 254,424	\$ 255,924	\$ 1,109,728	
12 Beginning Fund Balance	\$ 1,689,855	\$ 2,169,538	\$ 2,169,538	\$ 2,425,462	
13 Contribution (Use) of Fund Balance	479,683	254,424	255,924	1,109,728	
14 Ending Fund Balance	\$ 2,169,538	\$ 2,423,962	\$ 2,425,462	\$ 3,535,190	



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: 2021
 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 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 833-311000 Property Taxes	\$ 1,193,017	\$ 1,044,054	\$ 1,044,054	\$ 1,000,000	
2 833-361000 Interest Earnings	75,914	22,086	22,086	-	
3 833-369000 Sundry Revenue	-	-	-	-	
4	1,268,932	1,066,140	1,066,140	1,000,000	-6%
EXPENDITURES					
5 8331-431000 Professional & Tech Svcs	-	-	-	-	
6 8331-431310 Participation Agreement	-	-	-	-	
7 8331-435100 RDA Administration	(29,410)	(21,848)	(20,418)	(25,000)	
8 8331-435300 RDA Infrastructure	-	-	-	(3,500,000)	
9 8331-473823 Land & Bldg Purchases	-	-	-	-	
10	(29,410)	(21,848)	(20,418)	(3,525,000)	
TRANSFERS IN (OUT)					
11 833-382500 Transfer from General Fund	-	-	-	-	
12	-	-	-	-	
13 Contribution (Use) of Fund Balance	\$ 1,239,522	\$ 1,044,292	\$ 1,045,722	\$ (2,525,000)	
14 Beginning Fund Balance	\$ 3,781,368	\$ 5,020,890	\$ 5,020,890	\$ 6,066,612	
15 Contribution (Use) of Fund Balance	1,239,522	1,044,292	1,045,722	(2,525,000)	
16 Ending Fund Balance	\$ 5,020,890	\$ 6,065,182	\$ 6,066,612	\$ 3,541,612	

JUSTIFICATION

Expenditures

17	8331-435100	RDA Administration	\$ 25,000	2.5% of tax increment
18	8331-435300	RDA Infrastructure	3,500,000	Utility improvements - water and sewer
			<u>\$ 3,525,000</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 of the plant equipment.

Adoption date: 4/14/2010
 Activation tax year: 2019
 Term: 10 years
 Expiration tax year: 2030
 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
 60% to redevelopment

Of 60%:

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, 50% for remaining 7 years

Required financial investment in the project area, minimum job requirement

This agreement will be paid for with the fund balance created from the FY18 land purchase and subsequent sale.

BUDGET & FINANCIAL HISTORY

			Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
	REVENUE						
1	834-311000	Property Taxes	\$ 35,132	\$ 313,873	\$ 336,570	\$ 315,000	
2	834-361000	Interest Earnings	15,116	4,036	4,036	-	
5			50,248	317,909	340,606	315,000	-1%
	EXPENDITURES						
7	8341-431000	Professional & Tech Svcs	(444)	-	(258)	-	
9	8341-431910	Low-Income Housing	(775)	-	-	(31,500)	
10	8341-435100	RDA Administration	(10,650)	(10,650)	(10,650)	(9,450)	
11	8341-435300	RDA Infrastructure	-	-	-	-	
12	8341-473822	Incentive Agreement	(60,616)	(364,837)	(364,837)	(375,000)	
13	8341-473823	Land Purchases	-	-	-	-	
14			(72,484)	(375,487)	(375,745)	(415,950)	11%
	TRANSFERS IN (OUT)						
15	834-382500	Transfer from General Fund	-	-	-	-	
16			-	-	-	-	
17	Contribution (Use) of Fund Balance		\$ (22,236)	\$ (57,578)	\$ (35,139)	\$ (100,950)	
18	Beginning Fund Balance		\$ 707,143	\$ 684,907	\$ 684,907	\$ 649,767	
19	Contribution (Use) of Fund Balance		(22,236)	(57,578)	(35,139)	(100,950)	
20	Ending Fund Balance		\$ 684,907	\$ 627,329	\$ 649,767	\$ 548,817	

REDEVELOPMENT AGENCY

JUSTIFICATION

Expenditures

21	8341-431910	Low-Income Housing	\$ 31,500	10% of tax increment from PayPal
22	8341-435100	RDA Administration	9,450	Paid to the General Fund for administration (3% of personal property tax paid by PayPal_tax increment)
23	8341-473822	Incentive Agreement	275,000	Rebate of 47% of tax increment from PayPal
24			50,000	Aligned Energy Agreement - Financial investment (50% of municipal energy tax paid by Aligned Energy)
25			50,000	Aligned Energy Agreement - Job requirement (50% of municipal energy tax paid by Aligned Energy)
26			<u>\$ 415,950</u>	



9000 S

3200 W

EDA#4



REDEVELOPMENT AGENCY

EDA #5: Pioneer Technology District

AREA DESCRIPTION

This area is located in the southwestern quadrant of the City, having a midpoint generally at the intersection of New Bingham Highway and U-111, and was created to develop a next generation industrial park, hosting a data center.

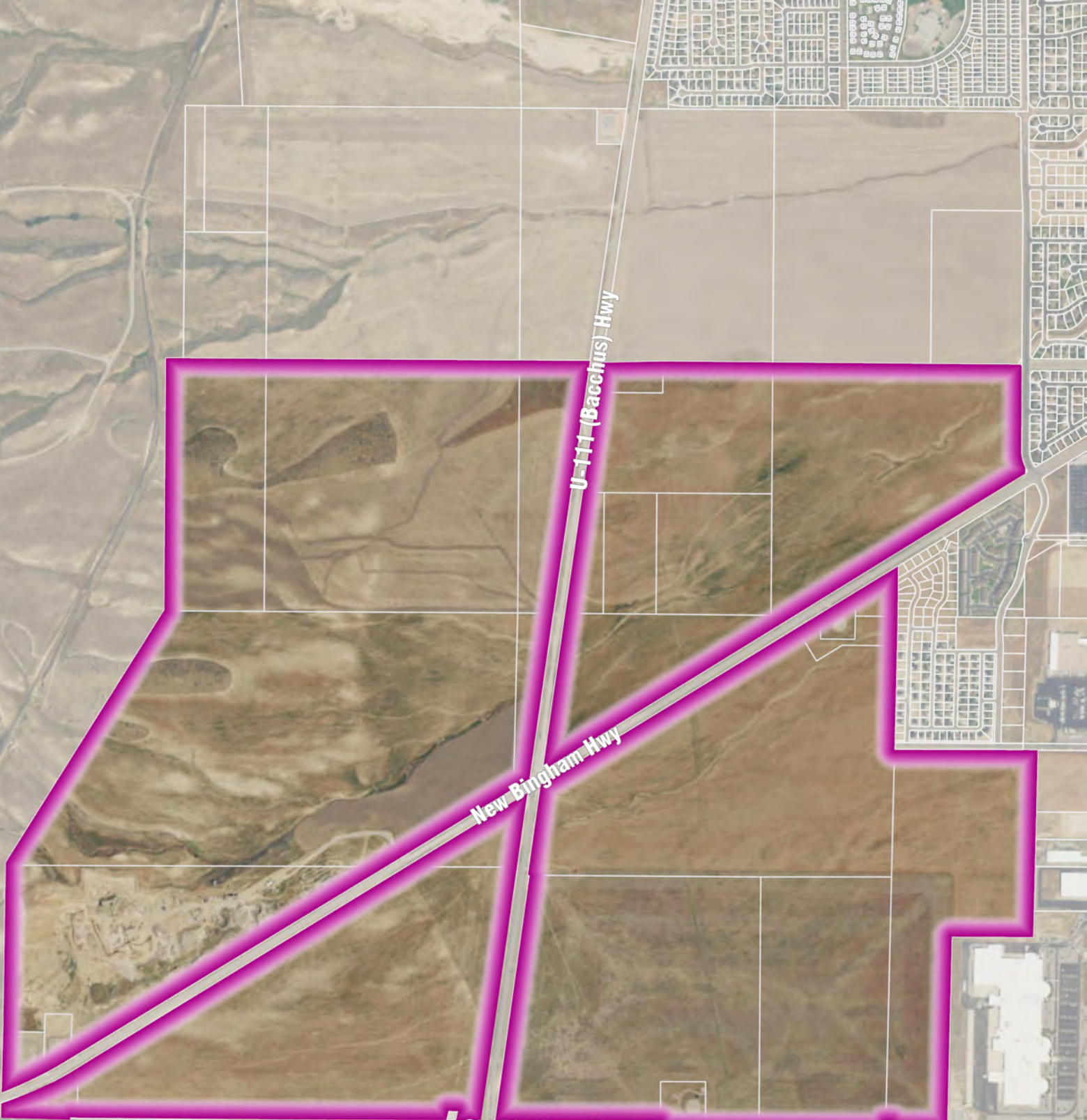
Adoption date:	7/27/2016
Activation tax year:	TBD
Term:	TBD
Expiration tax year:	TBD
Administrative fee allowance:	TBD
Low-income housing requirement:	TBD

Incentive Agreements

Amazon Fulfillment Center one-time payment of \$1,575,000 in FY2020.

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 835-311000 Property Taxes	\$ -	\$ -	\$ -	\$ -	
2 835-361000 Interest Earnings	(20,482)	(6,797)	(6,797)	-	
3 835-369000 Sundry Revenue	-	-	-	-	
4	(20,482)	(6,797)	(6,797)	-	
EXPENDITURES					
5 8351-431000 Professional & Tech Svcs	(7,669)	(35,000)	-	-	
6 8351-431910 Low-Income Housing	-	-	-	-	
7 8351-435100 RDA Administration	-	-	-	-	
8 8351-435300 RDA Infrastructure	-	-	-	-	
9 8351-473822 Incentive Agreement	(1,575,000)	-	-	-	
10	(1,582,669)	(35,000)	-	-	
TRANSFERS IN (OUT)					
11 835-382500 Transfer from General Fund	-	-	-	-	
12	-	-	-	-	
13 Contribution (Use) of Fund Balance	\$ (1,603,151)	\$ (41,797)	\$ (6,797)	\$ -	
14 Beginning Fund Balance	\$ (37,692)	\$ (1,640,843)	\$ (1,640,843)	\$ (1,647,640)	
15 Contribution (Use) of Fund Balance	(1,603,151)	(41,797)	(6,797)	-	
16 Ending Fund Balance	\$ (1,640,843)	\$ (1,682,640)	\$ (1,647,640)	\$ (1,647,640)	



U-111 (Bacchus) Hwy

New Bingham Hwy

Old Bingham Hwy

EDA#5



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

Bangerter Station - Capped at \$21.5m over 20 years for \$166.5m TOD project
 First payment year 2019

BUDGET & FINANCIAL HISTORY

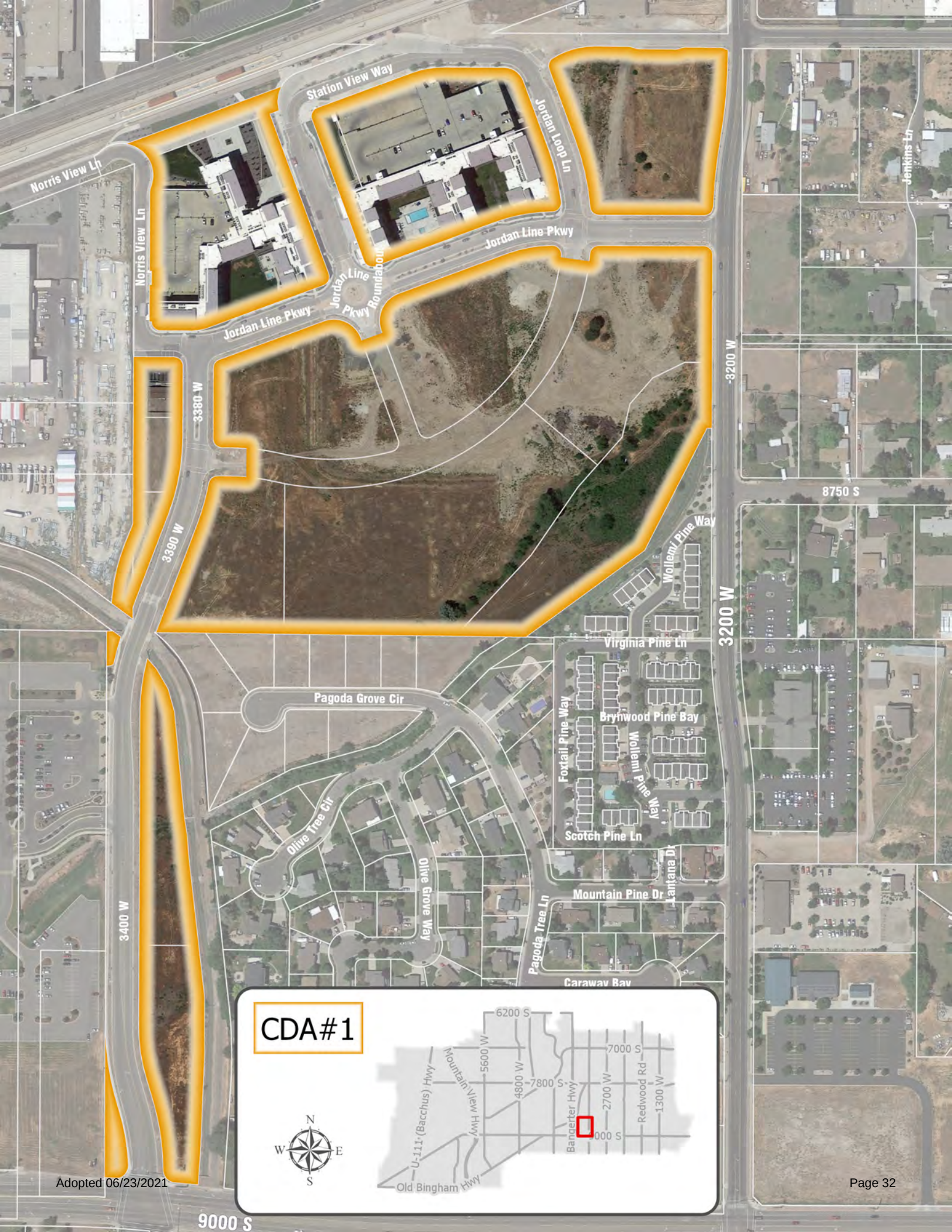
		Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE						
1	851-311000 Property Taxes	\$ 334,911	\$ 376,963	\$ 376,963	\$ 390,000	
2	851-361000 Interest Earnings	1,147	276	276	-	
4		336,057	377,239	377,239	390,000	3%
EXPENDITURES						
5	8511-431000 Professional & Tech Svcs	(2,645)	(2,000)	(5,946)	(7,500)	
6	8511-431310 Participation Agreement	(329,838)	(371,309)	(371,309)	(390,000)	
7	8511-435100 RDA Administration	(4,903)	(6,000)	(5,654)	(5,850)	
8	8511-435300 RDA Infrastructure	-	-	-	-	
9	8511-473822 Incentive Agreement	-	-	-	-	
10		(337,386)	(379,309)	(382,909)	(403,350)	6%
TRANSFERS IN (OUT)						
11	851-382500 Transfer from General Fund	-	-	-	-	
12		-	-	-	-	
13	Contribution (Use) of Fund Balance	\$ (1,328)	\$ (2,070)	\$ (5,670)	\$ (13,350)	
14	Beginning Fund Balance	\$ (43,309)	\$ (44,638)	\$ (44,638)	\$ (50,307)	
15	Contribution (Use) of Fund Balance	(1,328)	(2,070)	(5,670)	(13,350)	
16	Ending Fund Balance	\$ (44,638)	\$ (46,708)	\$ (50,307)	\$ (63,657)	

JUSTIFICATION

Expenditures

17	8511-431000 Professional & Tech Svcs	\$ 7,500	Annual legal review of incentives
18	8511-431310 Participation Agreement	390,000	Bangerter Station Agreement
19	8511-435100 RDA Administration	5,850	1.5% of tax increment

\$ 403,350



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.

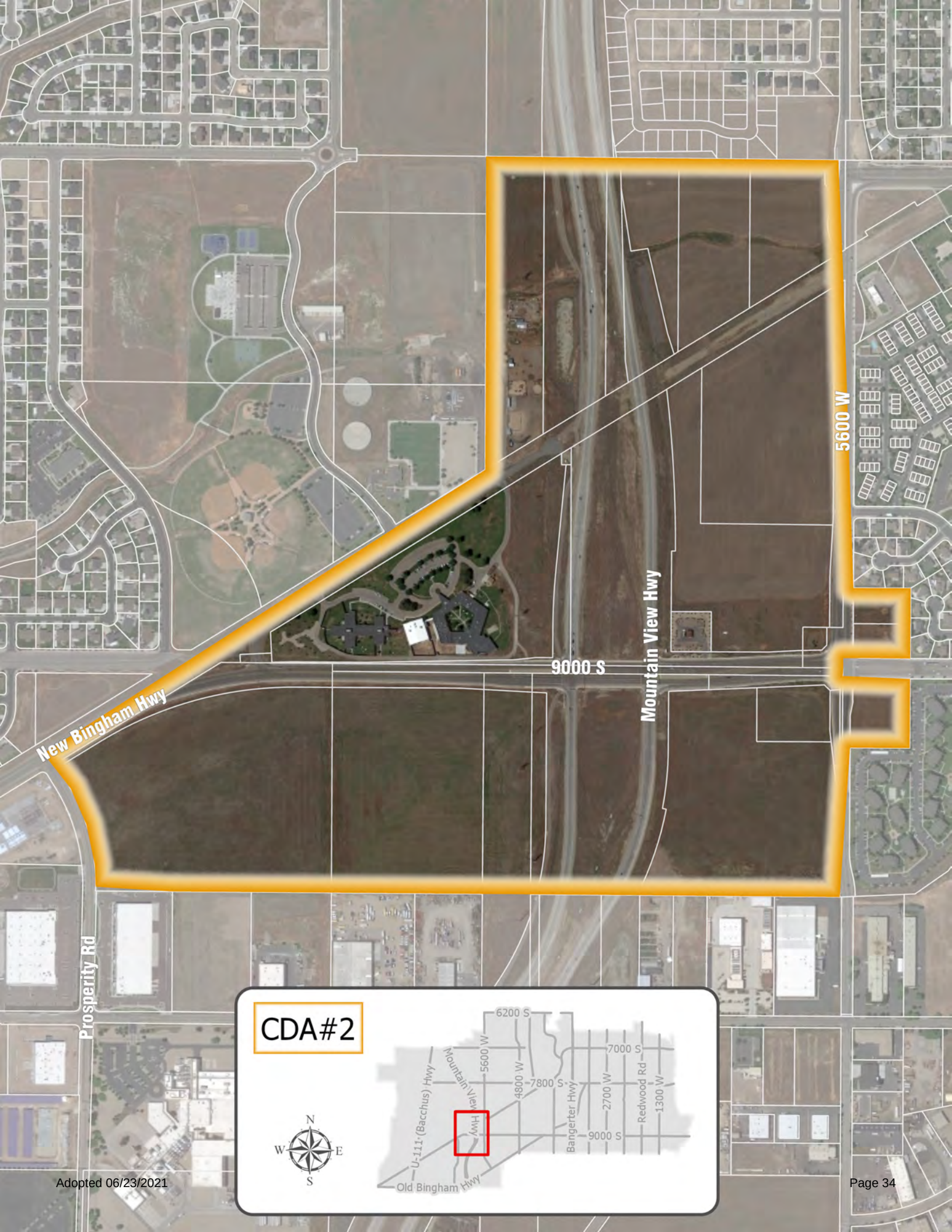
Adoption date: 1/13/2016
 Activation tax year: TBD
 Expiration tax year: TBD

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 852-311000 Property Taxes	\$ -	\$ -	\$ -	\$ -	
2 852-361000 Interest Earnings	(40,376)	(23,045)	(23,045)	(30,000)	
3 852-363500 Debt Proceeds	4,500,000	-	-	-	
4 852-364300 Sale of Land	-	-	-	3,000,000	
5 852-369000 Sundry Revenue	-	-	-	-	
6	4,459,624	(23,045)	(23,045)	2,970,000	
EXPENDITURES					
7 8521-431000 Professional & Tech	-	(4,000)	(86)	-	
8 8521-441300 Recruitment & Marketing	-	-	-	-	
9 8521-473823 Land Purchases	(7,000,200)	-	-	-	
10 8521-481000 Principal	(2,250,000)	(2,250,000)	(2,250,000)	-	
11 8521-482000 Interest	(59,178)	(56,250)	(56,250)	-	
12	(9,309,378)	(2,310,250)	(2,306,336)	-	
TRANSFERS IN (OUT)					
13 852-382500 Transfer from General Fund	-	-	-	-	
14	-	-	-	-	
15 Contribution (Use) of Fund Balance	\$ (4,849,754)	\$ (2,333,295)	\$ (2,329,381)	\$ 2,970,000	
16 Beginning Fund Balance	\$ (4,526,040)	\$ (9,375,793)	\$ (9,375,793)	\$ (11,705,174)	
17 Contribution (Use) of Fund Balance	(4,849,754)	(2,333,295)	(2,329,381)	2,970,000	
18 Ending Fund Balance	\$ (9,375,793)	\$ (11,709,088)	\$ (11,705,174)	\$ (8,735,174)	

JUSTIFICATION

Revenue				
19	852-361000	Interest Earnings	\$ (30,000)	Interest paid to other RDA areas for cash balance
20	852-364300	Sale of Land	3,000,000	Land sale estimate
21			<u>\$ 2,970,000</u>	



New Bingham Hwy

Prosperity Rd

9000 S

Mountain View Hwy

5600 W

CDA#2



REDEVELOPMENT AGENCY

CRA #2: 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 & Edoward to remodel the vacant building formerly occupied by RC Willey. This incentive was provided up front and is inteded 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

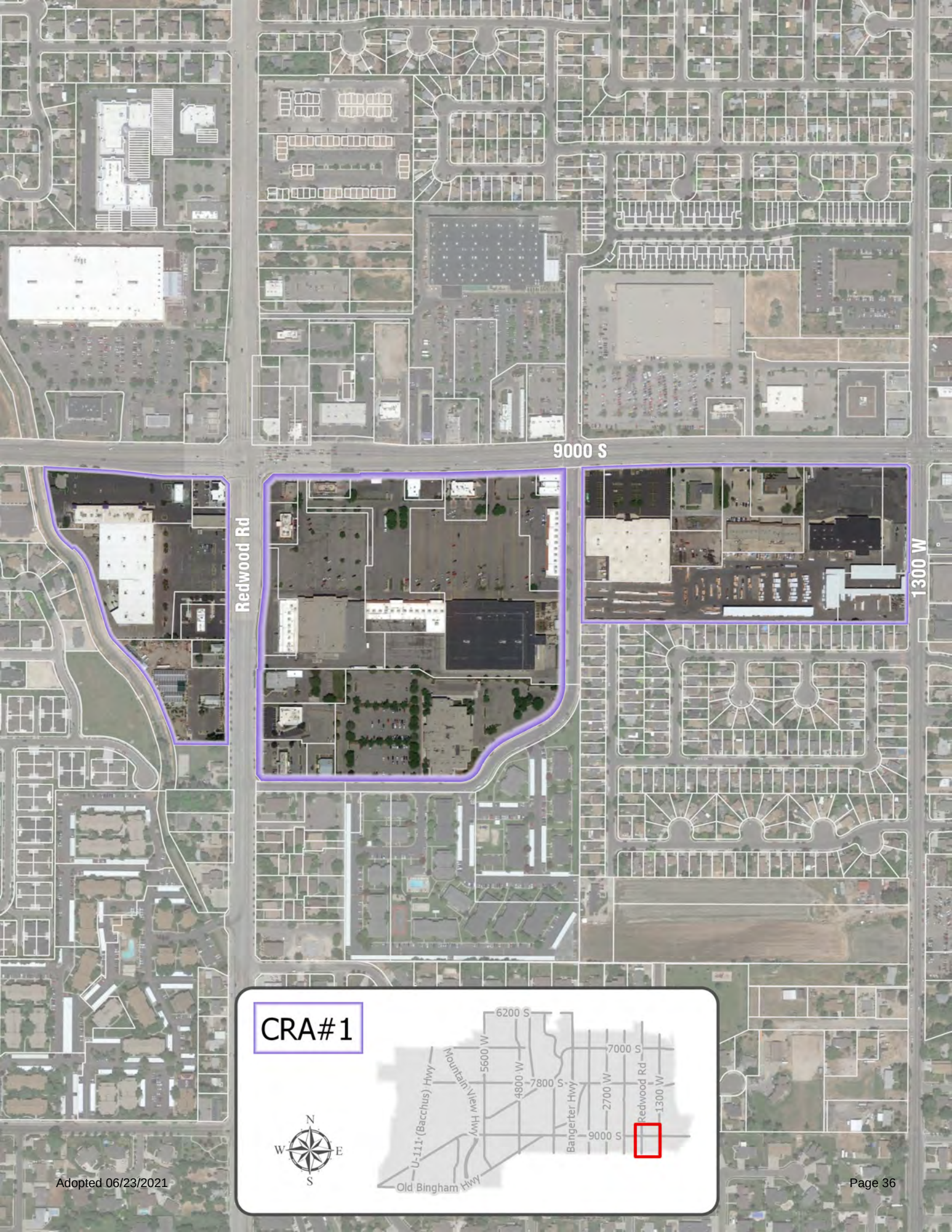
One-time payment of \$150k for site improvements (FY18)

Sportsman's Warehouse

\$50k per year for 10 years - first payment FY2020

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 19-20	Adopted Budget FY 20-21	Estimated Actual FY 20-21	Annual Budget FY 21-22	FY22 to FY21 Budget
REVENUE					
1 861-311000 Property Taxes	\$ -	\$ -	\$ -	\$ -	
2 861-361000 Interest Earnings	(2,734)	(545)	(545)	-	
3 861-369000 Sundry Revenue	-	-	-	-	
4	(2,734)	(545)	(545)	-	
EXPENDITURES					
5 8611-431000 Professional & Tech	-	-	-	-	
6 8611-441300 Recruitment & Marketing	-	-	-	-	
6 8611-473822 Incentive Agreement	(50,000)	(50,000)	-	(50,000)	
7 8611-473823 Land Purchases	-	-	-	-	
8 8611-481000 Principal	-	-	-	-	
9 8611-482000 Interest	-	-	-	-	
10	(50,000)	(50,000)	-	(50,000)	
TRANSFERS IN (OUT)					
11 861-382500 Transfer from General Fund	50,000	-	-	-	
12 8611-498610 Interfund Transfer	-	-	221,789	50,000	
13	50,000	-	221,789	50,000	
14 Contribution (Use) of Fund Balance	\$ (2,734)	\$ (50,545)	\$ 221,244	\$ -	
15 Beginning Fund Balance	\$ (169,055)	\$ (171,789)	\$ (171,789)	\$ 49,455	
16 Contribution (Use) of Fund Balance	(2,734)	(50,545)	221,244	-	
17 Ending Fund Balance	\$ (171,789)	(222,334)	49,455	49,455	



9000 S

Redwood Rd

1300 W

CRA#1



2b Adopt RDA Final Budget

Final Audit Report

2021-06-22

Created:	2021-06-22
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0Yr-RAmmHW0us10GEPAHlpqU7oy6QRwl

"2b Adopt RDA Final Budget" History

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