THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING
June 28, 2023

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

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REDEVELOPMENT AGENCY MEETING 6:00 pm (*or as soon thereafter as possible*)

1. **CALL TO ORDER**
2. **PUBLIC HEARINGS**
3. **BUSINESS ITEMS**
   a. **RDA Resolution No. 240** adopting the Annual Budget for the Redevelopment Agency of West Jordan City for FY 2024.
   b. RDA Wrapup

4. **CONSENT ITEMS**
   Routine items on the Consent Agenda not requiring public discussion by the board or which have been discussed previously may be adopted by one single motion. A board member may request to remove an item from the consent agenda for individual discussion and consideration.
   a. Approve Meeting Minutes
      - June 14, 2023 – Redevelopment Agency meeting

5. ADJOURN

Interested parties may contact the board PRIOR to the meeting in one of the following ways: *(your comment will not be part of the meeting but will be provided to all members of the entire City Council)*

- *Call the 24-hour Public Comment Line PRIOR to the meeting and leave a message:* ***(801) 569-5052****. Please include your name and phone number.*
- *Send an email to* ***councilcomments@westjordan.utah.gov****. Please include your name and phone number.*

You can follow the City Council on Twitter @WJCityCouncil and on Facebook @WestJordanCityCouncil

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

ELECTRONIC PARTICIPATION
One or more board members may participate electronically in this meeting using online video conferencing technology per Utah Code (§52-4-207) and West Jordan City Ordinance 1-13-1-E. Members' participation via electronic communication will be broadcast and amplified so other board members and all other persons present in the meeting will be able to hear or see the communication.

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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, Deseret News, and the West Jordan Journal.

Please note: *agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the board, staff, and the public.*

Posted and dated June 27, 2023   Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Need Board to take action	**Meeting Date Requested** : 06/28/2023
Presenter: Danyce Steck	**Deadline of item** : 06/28/2023
Department Sponsor: Admin. Services	
Agenda Type: BUSINESS ITEM	
Time Requested: 5 minutes presentation, 10 minutes Board	*(Board may elect to provide more or less time)*

1. **AGENDA SUBJECT**
   Consider RDA Resolution No. 240 adopting the Annual Budget for the Redevelopment Agency of West Jordan City for FY 2024.

2. **EXECUTIVE SUMMARY**
   Consider RDA Resolution No. 240 adopting the Annual Budget for the Redevelopment Agency of West Jordan City for FY 2024.

3. **TIME SENSITIVITY / URGENCY**
   Utah State Code 17C-1-601.5(2a) states, "The board shall adopt each agency budget for an agency created by a municipality before June 30."

4. **FISCAL NOTE**
   See the Annual Budget for the Redevelopment Agency of West Jordan City for FY 2024.

5. **DEPARTMENT RECOMMENDATION**
   N/A

6. **PLANNING COMMISSION RECOMMENDATION**
   N/A

7. **MOTION RECOMMENDED**
   Motion to approve RDA Resolution 240 adopting the Annual Budget for the Redevelopment Agency of West Jordan City for FY 2024.

8. **MAYOR RECOMMENDATION**
   N/A

9. **PACKET ATTACHMENT(S)**
   RDA Resolution No. 240
   Annual Budget for the Redevelopment Agency of West Jordan City for FY 2024
   Utah State Code 17C-1-601.5

10. **OTHER INFORMATION**
    Changes from the Executive Director's Proposed Budget includes the following:
    a) FY 2023 – Updated information to the amended budget; and
    b) FY 2024 – Removed streetscape improvement requests for RDA areas #2 and 5 per Board request on 06/14/2023

REDEVELOPMENT AGENCY OF WEST JORDAN CITY

RESOLUTION NO. 240

A RESOLUTION ADOPTING THE FINAL BUDGET FOR THE REDEVELOPMENT AGENCY OF WEST JORDAN CITY FOR FISCAL YEAR 2024.

WHEREAS, Section 17C-1-601.5 of Utah State Code Annotated, as amended, requires adoption of final budgets before June 30th of each year; and

WHEREAS, the budget as prepared by the Executive Director of the RDA was accepted by the Board for the Redevelopment Agency of West Jordan City has been open for public inspection since April 12, 2023 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 17C-1-601.5 of the Utah State Code Annotated; and

WHEREAS, said public hearing was held on May 10, 2023, 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 2024.

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

Section 1. The Board hereby adopts the annual budgets for the Redevelopment Agency of West Jordan City for the fiscal year 2024 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	$ 6,648,000

Section 3. This Resolution shall take effect immediately upon adoption.

ADOPTED by the Board of the Redevelopment Agency of West Jordan City this 28th day of June 2023.

BOARD OF THE REDEVELOPMENT AGENCY OF WEST JORDAN CITY

____
Christopher McConnehey
Board Chair

ATTEST:

____
Cindy M. Quick, MMC
Secretary

(*Continued on the following page*)

Voting by the City Council	"YES"	"NO"
Chairperson Christopher McConnehey	☐	☐
Vice Chairperson Pamela Bloom	☐	☐
Board Member Kelvin Green	☐	☐
Board Member Zach Jacob	☐	☐
Board Member David Pack	☐	☐
Board Member Kayleen Whitelock	☐	☐
Board Member Melissa Worthen	☐	☐

WEST JORDAN
UTAH

REDEVELOPMENT AGENCY OF WEST JORDAN
FISCAL YEAR 2024
ANNUAL BUDGET

westjordan.utah.gov

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WEST JORDAN
UTAH

FISCAL YEAR

Redevelopment Agency

2024 Annual Budget

BOARD MEMBERS

ADMINISTRATION

Executive Director .... Mayor Dirk Burton
Chief Administrative Officer .... Korban Lee

BUDGET COMMITTEE

Mayor .... Dirk Burton
Chief Administrative Officer .... Korban Lee
Assistant Chief Administrative Officer ……………. Jamie Davidson
Administrative Services Director .... Danyce Steck
Economic Development Director .... Chris Pengra
Senior Management Analyst .... Jeremy Olsen
Budget & Management Analyst .... Becky Condie

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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BUDGET SUMMARIES

REDEVELOPMENT AREAS

ECONOMIC DEVELOPMENT AREAS

COMMUNITY DEVELOPMENT AREAS

COMMUNITY REINVESTMENT AREAS

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

RDA #1	Streetscape improvement project	430,000
RDA #4	Streetscape improvement projects	550,000
EDA #3	Water and sewer improvements	3,500,000
	Total	**$ 4,480,000**

ECONOMIC INCENTIVE AGREEMENTS

EDA #4	PayPal incentive agreement	783,000
	Aligned Energy incentive agreement	250,000
CDA #1	Bangerter Station participation agreement	738,750
CRA #1	Sportsman's Warehouse	50,000
	Total	**$ 1,821,750**

CLOSED OR INACTIVE AREAS

RDA #3	Area closed
RDA #6	Area closed
EDA #1	Area closed
EDA #3	Area closed
EDA #5	To be activated at a later date

REDEVELOPMENT AGENCY

Budget & Financial History - All Areas Combined

BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY22 to FY21 Budget
	REVENUES					
1	Property Taxes	$ 4,154,654	$ 3,756,658	$ 3,756,658	$ 3,848,000	
2	Interest Earnings	77,063	166,000	165,995	-	
3	Bond Proceeds	-	-	-	-	
4	Sale Of Land And Bldg	-	2,500,000	-	2,500,000	
5	Sundry Revenue	-	-	-	-	
6		**4,231,717**	**6,422,658**	**3,922,653**	**6,348,000**	**-1%**
	EXPENDITURES					
	Operations					
7	Utilities	-	-	-	-	
8	Professional & Tech	(18,180)	(100,000)	(12,780)	(100,000)	
9	Administration	(146,822)	(136,563)	(136,563)	(138,050)	
10		**(165,002)**	**(236,563)**	**(149,343)**	**(238,050)**	**1%**
	Redevelopment Activity					
11	Participation Agreement	(483,293)	(638,691)	(638,691)	(738,750)	
12	Incentive Agreements	(986,180)	(1,080,000)	(1,080,000)	(1,083,000)	
13	Area Improvements	-	(5,000,000)	-	(4,480,000)	
14	Land And Bldg Purchases	-	-	-	-	
15	Low-income Housing Allocation	-	-	-	-	
16	Recruitment & Marketing	-	-	-	-	
17		**(1,469,473)**	**(6,718,691)**	**(1,718,691)**	**(6,301,750)**	**-6%**
	Debt Service					
18	Principal	(96,000)	-	-	-	
19	Interest- Ltd	(4,272)	-	-	-	
20	Agents Fee	(1,000)	-	-	-	
21	Bond Issuance Costs	-	-	-	-	
22		**(101,272)**	**-**	**-**	**-**	
	TRANSFERS IN (OUT)					
23	Transfer-General Fund	50,000	349,856	350,346	300,000	
24	Transfer-Sid Kraftmaid	-	-	-	-	
24	Transfer-Interfund	(50,000)	-	-	-	
25		**-**	**349,856**	**350,346**	**300,000**	
26	**Contribution (Use) of Fund Balance**	**$ 2,495,970**	**$ (182,740)**	**$ 2,404,965**	**$ 108,200**	
27	**Beginning Fund Balance**	$ 8,419,272	$ 10,915,242	$ 10,915,242	$ 13,320,207	
28	Contribution (Use) of Fund Balance	2,495,970	(182,740)	2,404,965	108,200	
29	**Ending Fund Balance**	$ 10,915,242	$ 10,732,502	$ 13,320,207	$ 13,428,407	

Budget & Financial History - All Areas Combined

ENDING BALANCES BY AREA

	Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY22 to FY21 Budget
Redevelopment Holding	$ 6,549	$ 6,549	$ 6,549	$ 6,549	
Redevelopment Areas					
#1 - Town Center	3,776,295	3,637,135	4,067,135	3,853,135	
#2 - Industrial Park	1,856,831	1,822,028	2,032,028	2,176,028	
#3 - Southwire (Closed)	(0)	(0)	(0)	(0)	
#4 - Spratling	5,040,502	4,879,168	5,429,168	5,183,368	
#5 - Downtown	2,806,294	2,785,202	3,095,202	3,329,202	
#6 - Briarwood	124,285	126,285	126,285	126,285	
Economic Development Areas					
#1 - Dannon (Closed)	0	0	0	0	
#2 - Bingham Business Park	3,576,255	4,854,008	4,854,008	6,054,008	
#3 - Oracle	6,643,209	3,143,209	6,643,209	3,143,209	
#4 - Fairchild	556,342	549,382	636,602	626,602	
#5 - Pioneer Technology Park	(1,656,823)	(1,683,823)	(1,683,823)	(1,683,823)	
Community Development Areas					
#1 - Jordan Valley Station	(49,853)	3	3	3	
#2 - Copper Hills Market	(11,764,157)	(9,386,157)	(11,886,157)	(9,386,157)	
Community Reinvestment Areas					
#1 - 90th & Redwood	(485)	(485)	(0)	(0)	
	$ 10,915,242	$ 10,732,502	$ 13,320,207	$ 13,428,407	

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 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	280-361000	Interest Earnings	198	-	-	-	
2			**198**	**-**	**-**	**-**	
	EXPENDITURES						
3	280-498610	Interfund Transfer	(50,000)	-	-	-	
4			**(50,000)**	**-**	**-**	**-**	
5	**Net change**		**$ (49,802)**	**$ -**	**$ -**	**$ -**	
6	**Beginning reserve balance**		$ 56,351	$ 6,549	$ 6,549	$ 6,549	
7	Net change		(49,802)	-	-	-	
8	**Ending reserve balance**		$ 6,549	$ 6,549	$ 6,549	$ 6,549	

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	*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

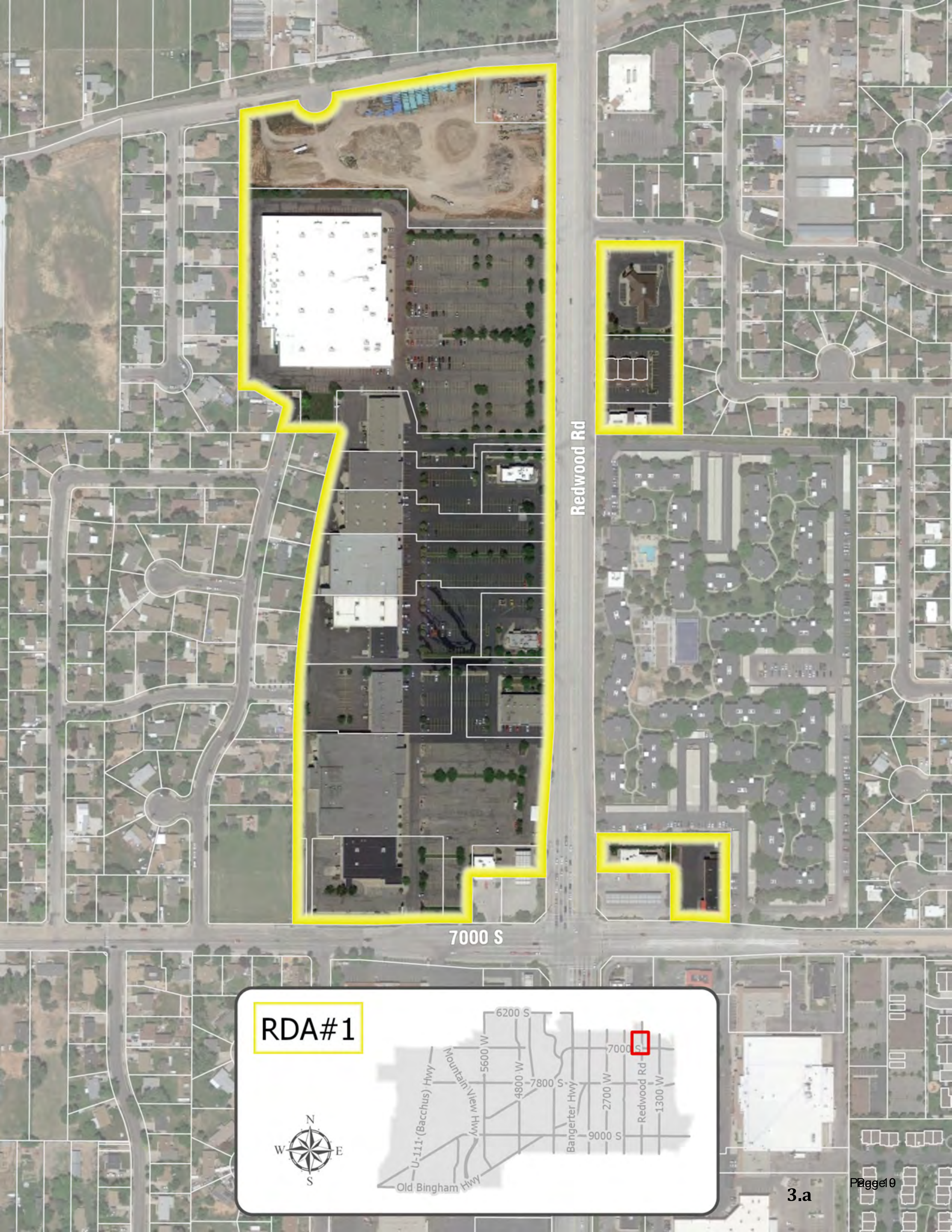
BUDGET & FINANCIAL HISTORY

			Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	801-311000	Property Taxes	$ 166,640	$ 239,822	$ 239,822	$ 240,000	
2	801-361000	Interest Earnings	18,270	75,000	75,000	-	
3			**184,910**	**314,822**	**314,822**	**240,000**	**-24%**
	EXPENDITURES						
4	8011-435100	RDA Administration	(16,664)	(23,982)	(23,982)	(24,000)	
5	8011-435300	RDA Infrastructure	-	(430,000)	-	(430,000)	
6			**(16,664)**	**(453,982)**	**(23,982)**	**(454,000)**	
7	**Net change**		**$ 168,246**	**$ (139,160)**	**$ 290,840**	**$ (214,000)**	
8	**Beginning reserve balance**		$ 3,608,049	$ 3,776,295	$ 3,776,295	$ 4,067,135	
9	Net change		168,246	(139,160)	290,840	(214,000)	
10	**Ending reserve balance**		$ 3,776,295	$ 3,637,135	$ 4,067,135	$ 3,853,135	

JUSTIFICATION

Expenditures

11	8011-435100	RDA Administration	$ 24,000	10% of tax increment
12	8011-435300	RDA Infrastructure	430,000	Streetscape improvements
13			$ 454,000	


Redwood Rd
7000 S
RDA#1
6200 S
7000 S
5600 W
Mountain View Hwy
U-111 (Bacchus) Hwy
4800 W
7800 S
Bangerter Hwy
2700 W
Redwood Rd
1300 W
9000 S
Old Bingham Hwy
N
E
S
W

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	*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

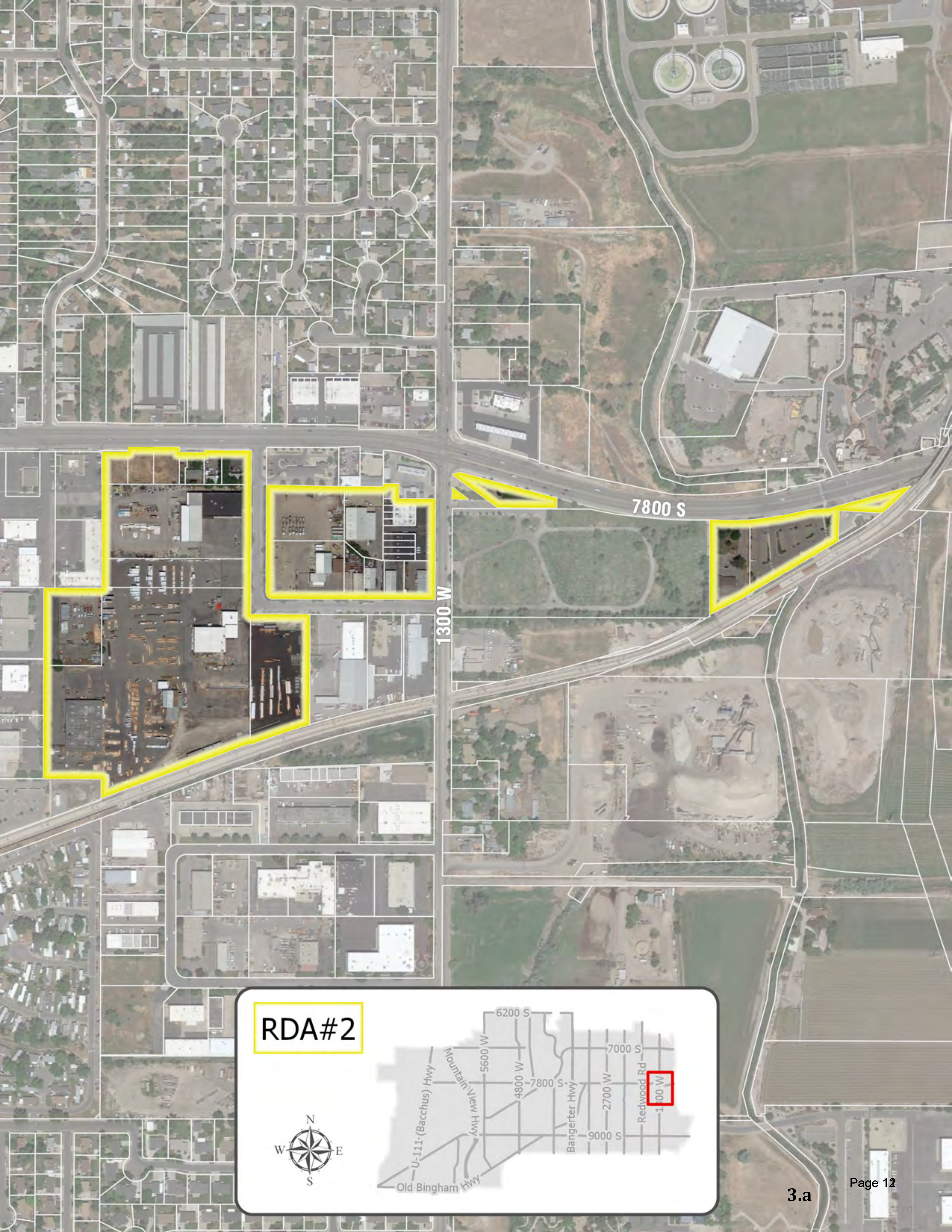
BUDGET & FINANCIAL HISTORY

			Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	802-311000	Property Taxes	$ 154,105	$ 159,107	$ 159,107	$ 160,000	
2	802-361000	Interest Earnings	8,662	32,000	32,000	-	
3			**162,767**	**191,107**	**191,107**	**160,000**	**-16%**
	EXPENDITURES						
4	8021-435100	RDA Administration	(15,411)	(15,910)	(15,910)	(16,000)	
5	8021-435300	RDA Infrastructure	-	(210,000)	-	-	
6			**(15,411)**	**(225,910)**	**(15,910)**	**(16,000)**	
7	**Net change**		**$ 147,356**	**$ (34,803)**	**$ 175,197**	**$ 144,000**	
8	**Beginning reserve balance**		$ 1,709,475	$ 1,856,831	$ 1,856,831	$ 2,032,028	
9	Net change		147,356	(34,803)	175,197	144,000	
10	**Ending reserve balance**		$ 1,856,831	$ 1,822,028	$ 2,032,028	$ 2,176,028	

JUSTIFICATION

Expenditures

11	8021-435100	RDA Administration	$ 16,000	10% of tax increment
12			$ 16,000	


7800 S
1300 W
RDA#2
6200 S
7000 S
7800 S
9000 S
5600 W
4800 W
2700 W
Redwood Rd
Bangerter Hwy
Mountain View Hwy
U-111 (Bacchus) Hwy
Old Bingham Hwy
N
S
E
W

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	*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

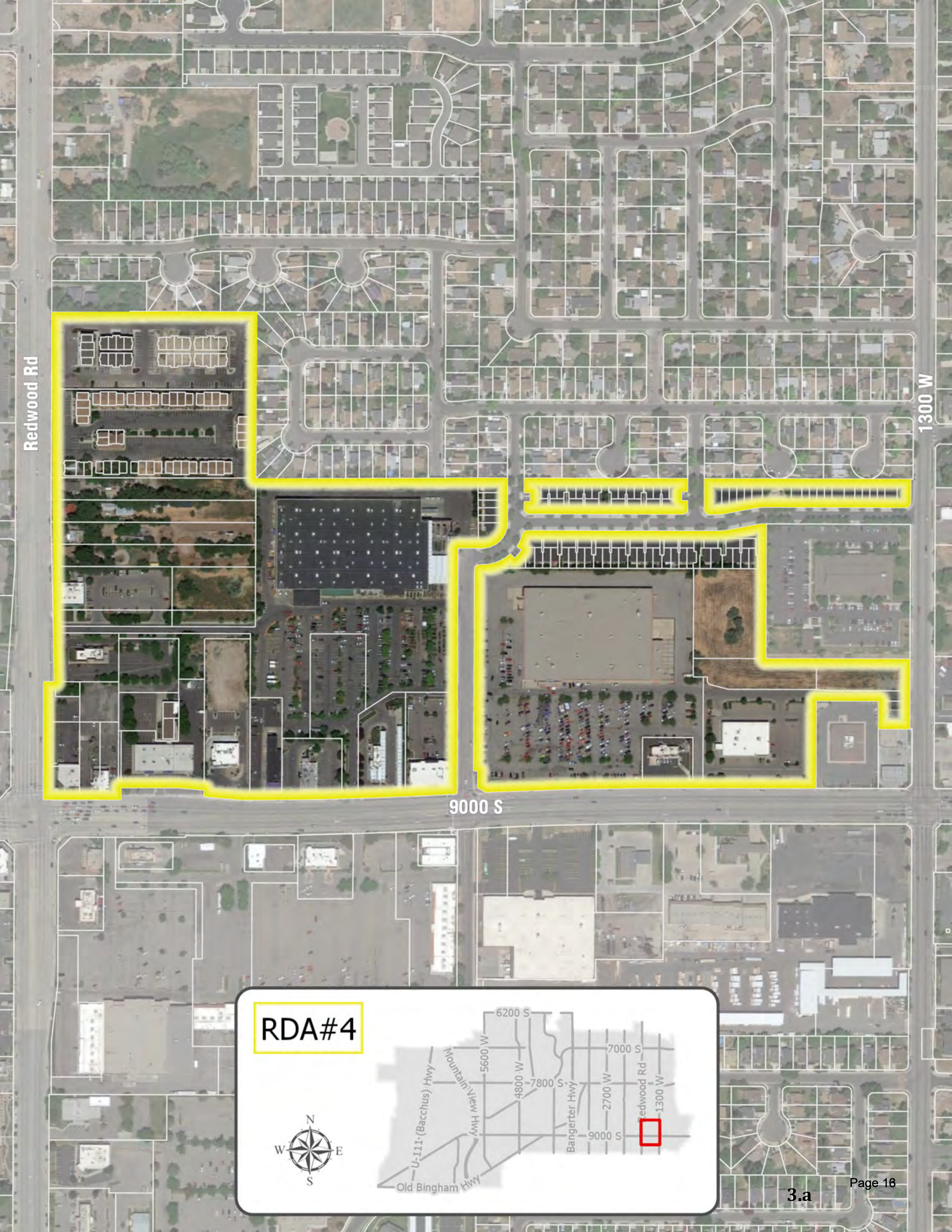
BUDGET & FINANCIAL HISTORY

			Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	804-311000	Property Taxes	$ 363,338	$ 337,406	$ 337,406	$ 338,000	
2	804-361000	Interest Earnings	24,139	85,000	85,000	-	
3			**387,477**	**422,406**	**422,406**	**338,000**	**-20%**
	EXPENDITURES						
4	8041-435100	RDA Administration	(36,334)	(33,740)	(33,740)	(33,800)	
5	8041-435300	RDA Infrastructure	-	(550,000)	-	(550,000)	
6			**(36,334)**	**(583,740)**	**(33,740)**	**(583,800)**	
7	**Net change**		**$ 351,143**	**$ (161,334)**	**$ 388,666**	**$ (245,800)**	
8	**Beginning reserve balance**		$ 4,689,359	$ 5,040,502	$ 5,040,502	$ 5,429,168	
9	Net change		351,143	(161,334)	388,666	(245,800)	
10	**Ending reserve balance**		$ 5,040,502	$ 4,879,168	$ 5,429,168	$ 5,183,368	

JUSTIFICATION

Expenditures

11	8041-435100	RDA Administration	$ 33,800	10% of tax increment
12	8041-435300	RDA Infrastructure	550,000	Streetscape improvements
13			$ 583,800	


Redwood Rd
1300 W
9000 S
RDA#4
6200 S
7000 S
5600 W
Mountain View Hwy
U-111 (Bacchus) Hwy
4800 W
7800 S
Bangerter Hwy
2700 W
Redwood Rd
1300 W
9000 S
Old Bingham Hwy
N
W
E
S

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 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	805-311000	Property Taxes	$ 306,528	$ 265,453	$ 265,453	$ 260,000	
2	805-361000	Interest Earnings	13,313	50,000	50,000	-	
3			**319,841**	**315,453**	**315,453**	**260,000**	**-18%**
	EXPENDITURES						
4	8051-435100	RDA Administration	(30,653)	(26,545)	(26,545)	(26,000)	
5	8051-435300	RDA Infrastructure	-	(310,000)	-	-	
6			**(30,653)**	**(336,545)**	**(26,545)**	**(26,000)**	
7	**Net change**		**$ 289,188**	**$ (21,092)**	**$ 288,908**	**$ 234,000**	
8	**Beginning reserve balance**		$ 2,517,106	$ 2,806,294	$ 2,806,294	$ 3,095,202	
9	Net change		289,188	(21,092)	288,908	234,000	
10	**Ending reserve balance**		$ 2,806,294	$ 2,785,202	$ 3,095,202	$ 3,329,202	

JUSTIFICATION

Expenditures

11	8051-435100	RDA Administration	26,000	10% of tax increment
12			$ 26,000	

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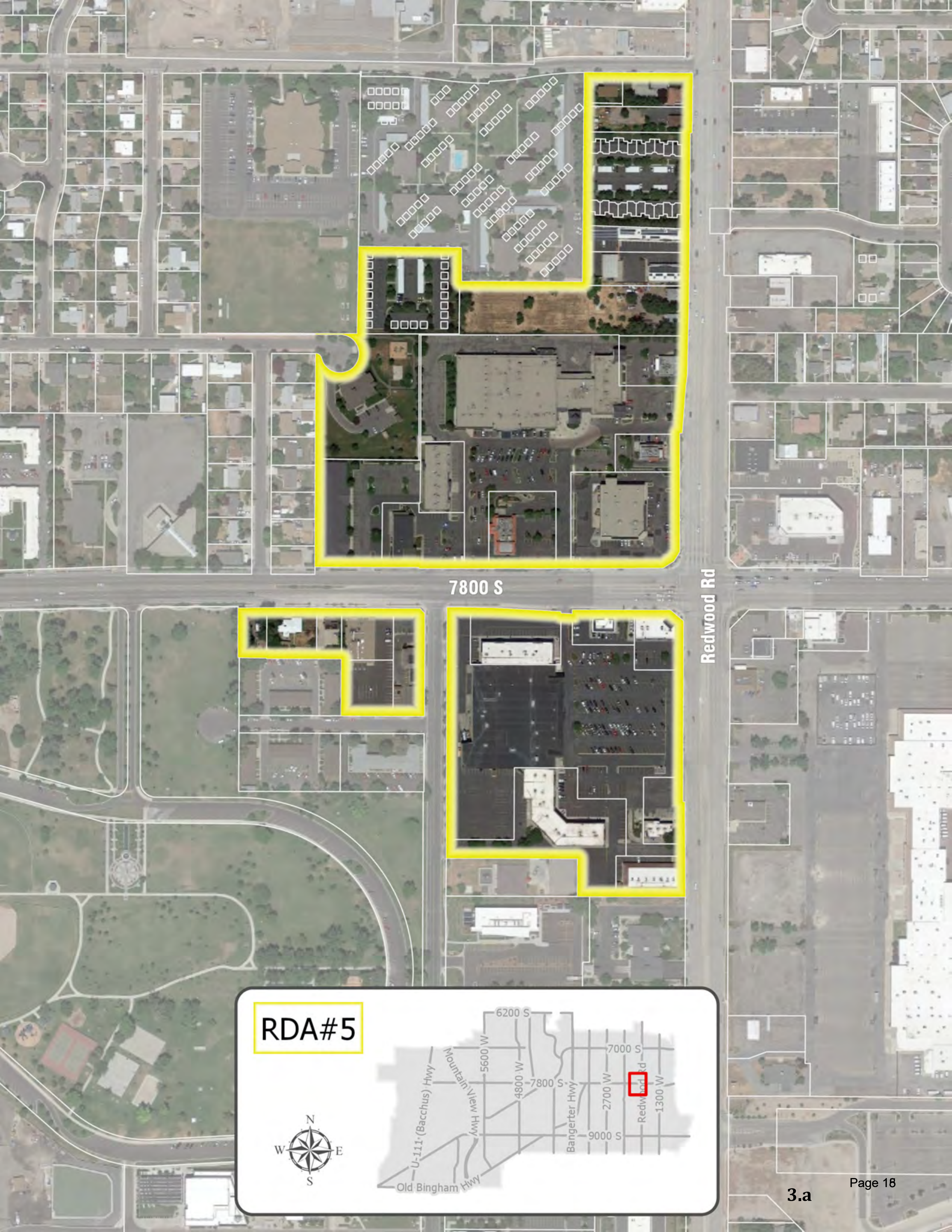
7800 S
Redwood Rd
RDA#5
6200 S
7000 S
7800 S
9000 S
Mountain View Hwy
5600 W
4800 W
U-111 (Bacchus) Hwy
Bangerter Hwy
2700 W
Redwood Rd
1300 W
Old Bingham Hwy
N
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W

REDEVELOPMENT AGENCY

RDA #6: Briarwood

AREA DESCRIPTION

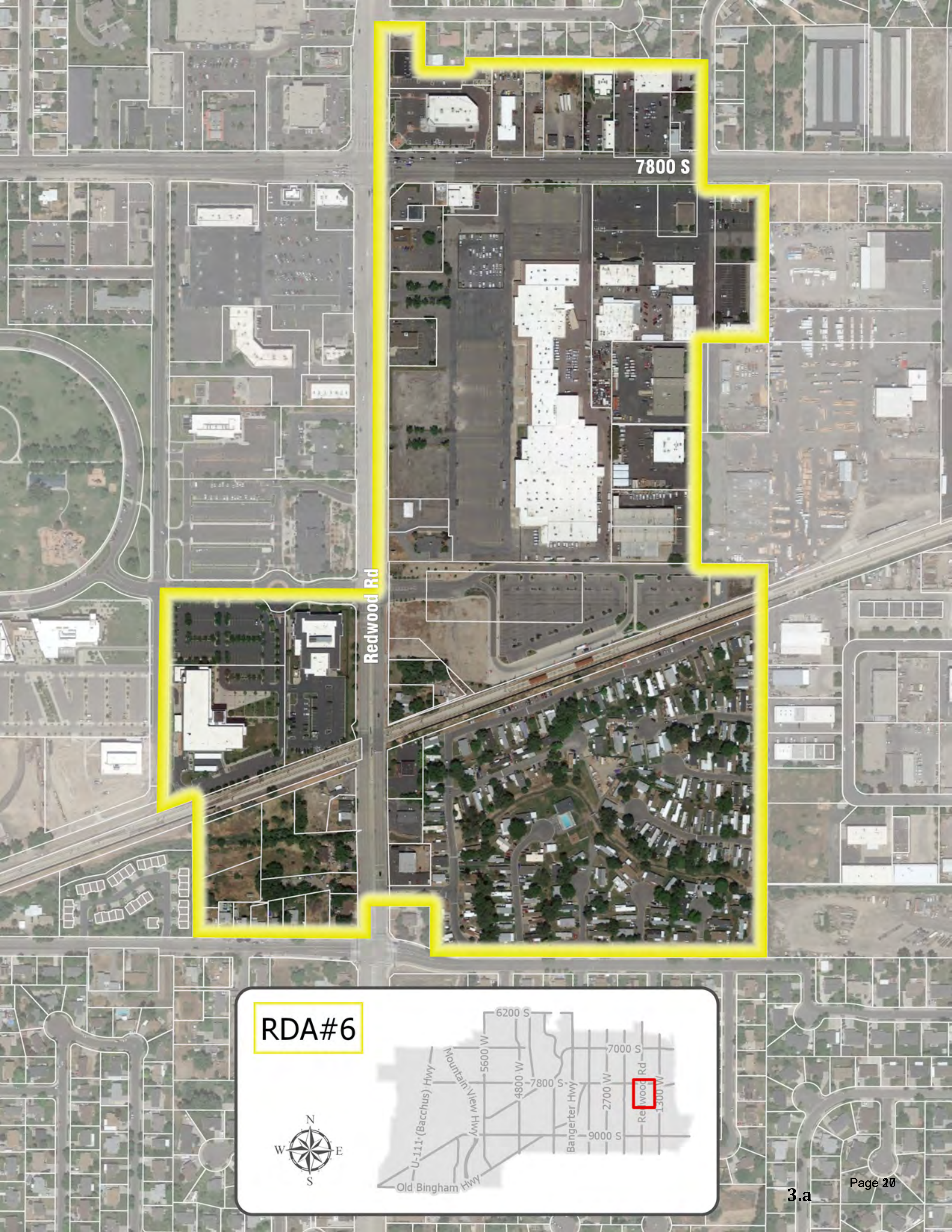
This area is located at 1500 – 1825 West, 7700 – 8200 South and was created for the removal of blight, revitalization of an existing retail center, and to establish a light rail station.

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 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	806-311000	Property Taxes	$ -	$ -	$ -	$ -	
2	806-361000	Interest Earnings	812	2,000	2,000	-	
3	806-369000	Sundry Revenue	-	-	-	-	
4			**812**	**2,000**	**2,000**	**-**	
	EXPENDITURES						
5	8061-431000	Professional & Tech Svcs	-	-	-	-	
6	8061-431910	Low-Income Housing	-	-	-	-	
7	8061-435100	RDA Administration	-	-	-	-	
8	8061-435300	RDA Infrastructure	-	-	-	-	
9	8061-473823	Land & Bldg Purchases	-	-	-	-	
10			**-**	**-**	**-**	**-**	
11	**Net change**		**$ 812**	**$ 2,000**	**$ 2,000**	**$ -**	
12	**Beginning reserve balance**		$ 123,473	$ 124,285	$ 124,285	$ 126,285	
13	Net change		812	2,000	2,000	-	
14	**Ending reserve balance**		124,285	$ 126,285	$ 126,285	$ 126,285	


7800 S
Redwood Rd
RDA#6
6200 S
7000 S
5600 W
4800 W
7800 S
Mountain View Hwy
U-111 (Bacchus) Hwy
Bangerter Hwy
2700 W
Redwood Rd
1300 W
9000 S
Old Bingham Hwy
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REDEVELOPMENT AGENCY

EDA #2: Bingham Business Park

AREA DESCRIPTION

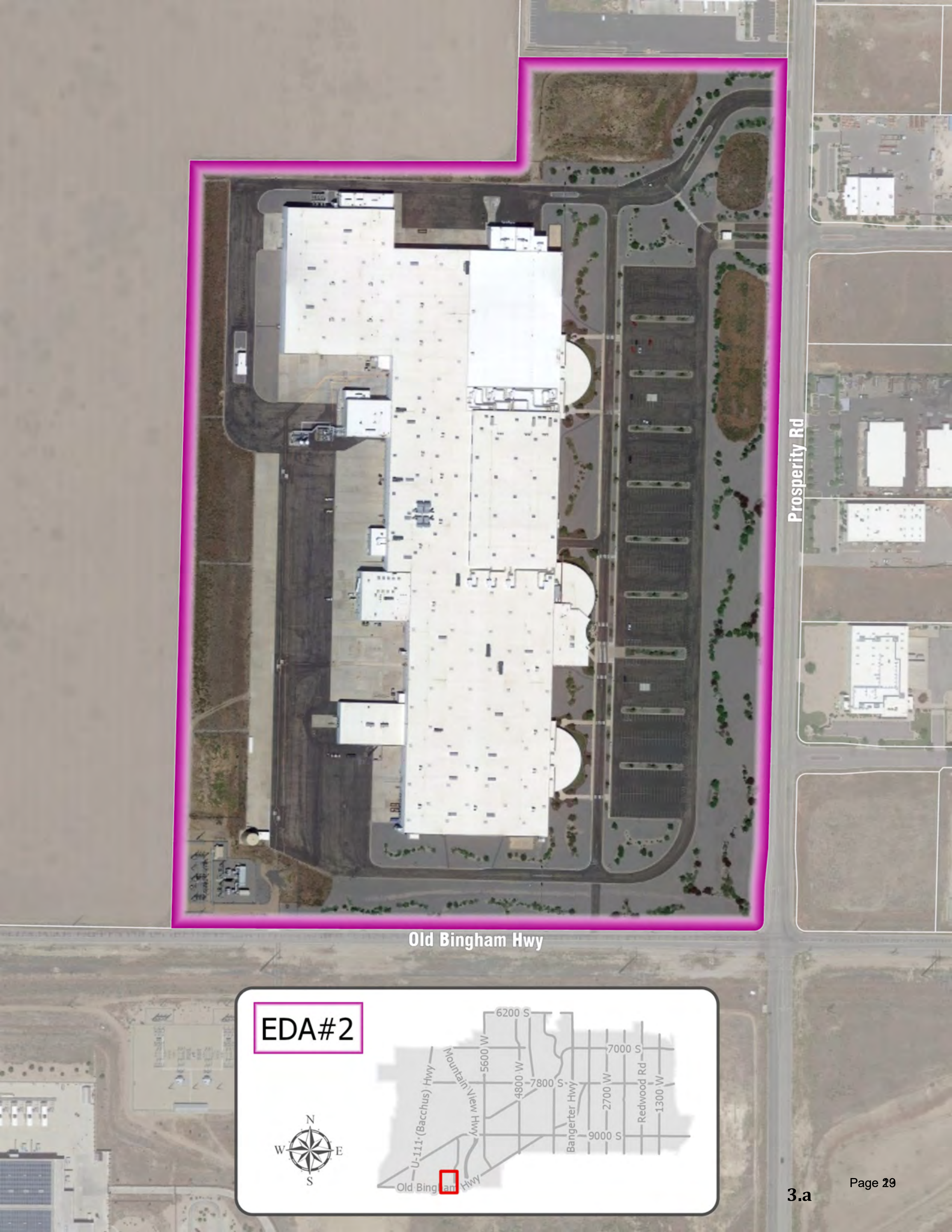
This area is located at 10026 S Prosperity Road and was created to attract a Kraftmaid Cabinetry facility, by assisting with installation of public infrastructure.

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 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	832-311000	Property Taxes	$ 1,234,256	$ 1,217,753	$ 1,217,753	$ 1,200,000	
2	832-361000	Interest Earnings	15,748	60,000	60,000	-	
3	832-369000	Sundry Revenue	-	-	-	-	
4			**1,250,004**	**1,277,753**	**1,277,753**	**1,200,000**	**-6%**
	EXPENDITURES						
	8321-431000	Professional & Tech Svcs	-	-	-	-	
	8321-435300	RDA Infrastructure	-	-	-	-	
5	8321-481000	Principal	(96,000)	-	-	-	
6	8321-482000	Interest- Ltd	(4,272)	-	-	-	
7	8321-483000	Agents Fee	(1,000)	-	-	-	
8			**(101,272)**	**-**	**-**	**-**	
	TRANSFERS IN (OUT)						
9	8321-494900	Transfer to KraftMaid SID	-	-	-	-	
10			**-**	**-**	**-**	**-**	
11	**Net change**		**$ 1,148,732**	**$ 1,277,753**	**$ 1,277,753**	**$ 1,200,000**	
12	**Beginning reserve balance**		$ 2,427,523	$ 3,576,255	$ 3,576,255	$ 4,854,008	
13	Net change		1,148,732	1,277,753	1,277,753	1,200,000	
14	**Ending reserve balance**		$ 3,576,255	$ 4,854,008	$ 4,854,008	$ 6,054,008	


Prosperity Rd
Old Bingham Hwy
EDA#2
6200 S
7000 S
5600 W
4800 W
7800 S
Mountain View Hwy
U-111 (Bacchus) Hwy
Bangerter Hwy
2700 W
Redwood Rd
1300 W
9000 S
Old Bingham Hwy
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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 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	833-311000	Property Taxes	$ 554,821	$ -	$ -	$ -	
2	833-361000	Interest Earnings	31,516	-	-	-	
3			**586,337**	**-**	**-**	**-**	
	EXPENDITURES						
5	8331-435100	RDA Administration	(13,871)	-	-	-	
6	8331-435300	RDA Infrastructure	-	(3,500,000)	-	(3,500,000)	
7			**(13,871)**	**(3,500,000)**	**-**	**(3,500,000)**	
8	**Net change**		**$ 572,466**	**$ (3,500,000)**	**$ -**	**$ (3,500,000)**	
9	**Beginning reserve balance**		$ 6,070,743	$ 6,643,209	$ 6,643,209	$ 6,643,209	
10	Net change		572,466	(3,500,000)	-	(3,500,000)	
11	**Ending reserve balance**		$ 6,643,209	$ 3,143,209	$ 6,643,209	$ 3,143,209	

JUSTIFICATION

Expenditures

12	8331-435300	RDA Infrastructure	3,500,000	Utility improvements - water and sewer
13			$ 3,500,000	

3.a


Prosperity Rd
Mountain View Hwy
Old Bingham Hwy
EDA#3
6200 S
7000 S
Mountain View Hwy
5600 W
U-111 (Bacchus) Hwy
4800 W
7800 S
Bangerter Hwy
2700 W
Redwood Rd
1300 W
9000 S
Old Bingham Hwy
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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 proejct 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 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	834-311000	Property Taxes	$ 884,313	$ 888,700	$ 888,700	$ 900,000	
2	834-361000	Interest Earnings	7,340	11,000	11,000	-	
3			**891,653**	**899,700**	**899,700**	**900,000**	**0%**
	EXPENDITURES						
4	8341-431000	Professional & Tech Svcs	-	(100,000)	(12,780)	(100,000)	
5	8341-435100	RDA Administration	(26,529)	(26,660)	(26,660)	(27,000)	
6	8341-473822	Incentive Agreement	(936,180)	(1,030,000)	(1,030,000)	(1,033,000)	
7			**(962,709)**	**(1,156,660)**	**(1,069,440)**	**(1,160,000)**	**0%**
	TRANSFERS IN (OUT)						
8	834-382500	Transfer from General Fund	-	250,000	250,000	250,000	
9			**-**	**250,000**	**250,000**	**250,000**	
10	**Net change**		**$ (71,056)**	**$ (6,960)**	**$ 80,260**	**$ (10,000)**	
11	**Beginning reserve balance**		$ 627,398	$ 556,342	$ 556,342	$ 636,602	
12	Net change		(71,056)	(6,960)	80,260	(10,000)	
13	**Ending reserve balance**		$ 556,342	$ 549,382	$ 636,602	$ 626,602	

REDEVELOPMENT AGENCY

JUSTIFICATION

Transfers in

14	834-382500	Transfer from General Fund	$ 250,000	Municipal energy tax paid to the General Fund by Aligned Energy (incentive agreement)
15			$ 250,000	

Expenditures

16	8341-431000	Professional & Tech Svcs	$ 100,000	Strategic plans, economic impact studies, etc
17	8341-435100	RDA Administration	27,000	Paid to the General Fund for administration (3% of personal property tax paid by PayPal_tax increment)
18	8341-473822	Incentive Agreement	783,000	Rebate of 47% of tax increment from PayPal
19			125,000	Aligned Energy Agreement - Financial investment (50% of municipal energy tax paid by Aligned Energy)
20			125,000	Aligned Energy Agreement - Job requirement (50% of municipal energy tax paid by Aligned Energy)
21			$ 1,160,000	


9000 S
3200 W
EDA#4
6200 S
7000 S
7800 S
5600 W
4800 W
Mountain View Hwy
U-111 (Bacchus) Hwy
Bangerter Hwy
2700 W
Redwood Rd
1300 W
Old Bingham Hwy
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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.

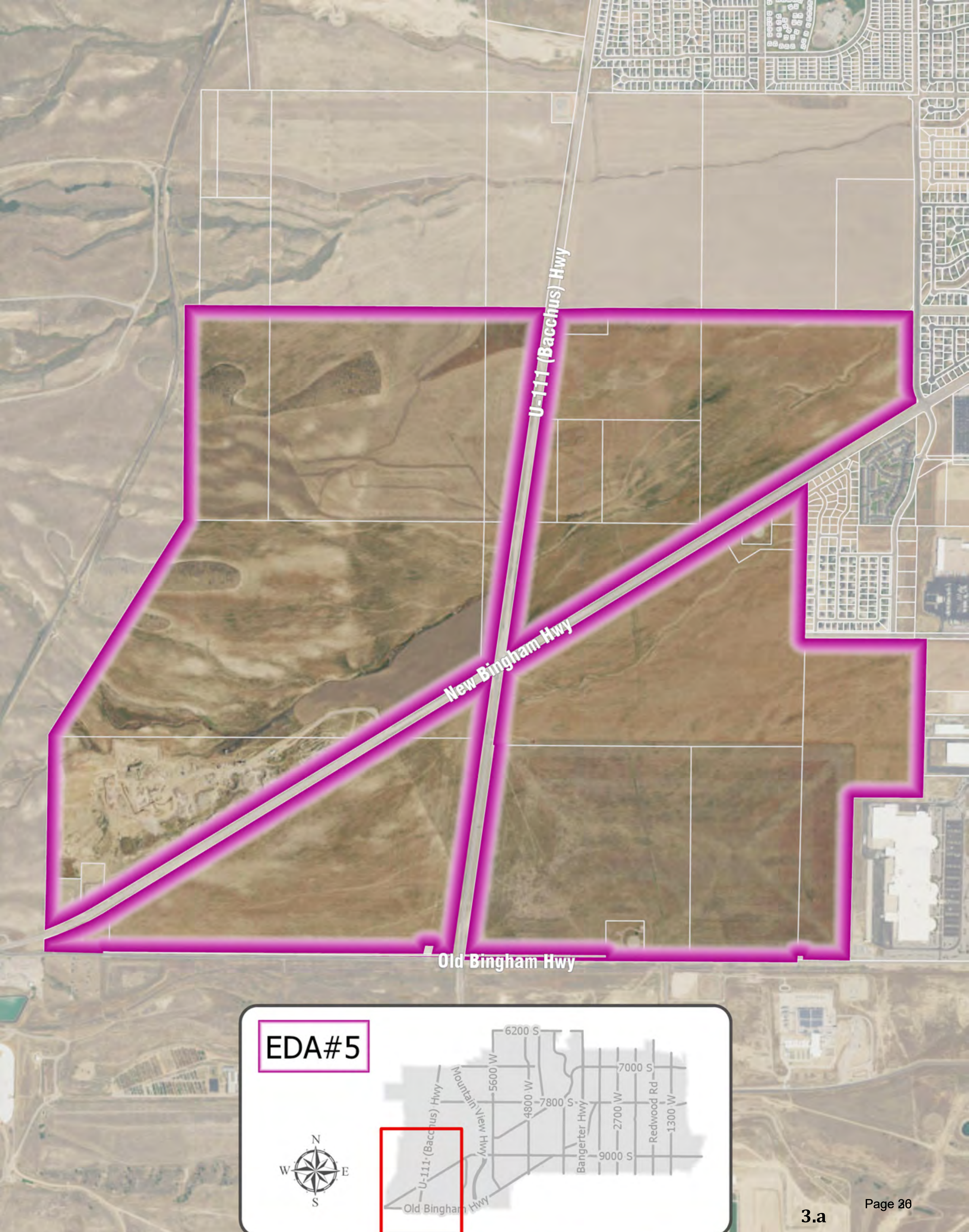
Adoption date:	7/27/2016
Activation tax year:	TBD
Term:	TBD
Expiration tax year:	TBD
Administrative fee allowance:	TBD
Low-income housing requirement:	TBD

Incentive Agreements

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

BUDGET & FINANCIAL HISTORY

			Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	835-311000	Property Taxes	$ -	$ -	$ -	$ -	
2	835-361000	Interest Earnings	(8,078)	(27,000)	(27,000)	-	
3			**(8,078)**	**(27,000)**	**(27,000)**	**-**	
	EXPENDITURES						
5	8351-431000	Professional & Tech Svcs	-	-	-	-	
6	8351-431910	Low-Income Housing	-	-	-	-	
7	8351-435100	RDA Administration	-	-	-	-	
	8351-473822	Incentive Agreement Rebat	-	-	-	-	
4	8351-435300	RDA Infrastructure	-	-	-	-	
5			**-**	**-**	**-**	**-**	
	TRANSFERS IN (OUT)						
11	835-382500	Transfer from General Fund	-	-	-	-	
12			**-**	**-**	**-**	**-**	
6	**Net change**		**$ (8,078)**	**$ (27,000)**	**$ (27,000)**	**$ -**	
7	**Beginning reserve balance**		$ (1,648,745)	$ (1,656,823)	$ (1,656,823)	$ (1,683,823)	
8	Net change		(8,078)	(27,000)	(27,000)	-	
9	**Ending reserve balance**		$ (1,656,823)	$ (1,683,823)	$ (1,683,823)	$ (1,683,823)	


U-111 (Bacchus) Hwy
New Bingham Hwy
Old Bingham Hwy
EDA#5
6200 S
7000 S
7800 S
9000 S
5600 W
4800 W
2700 W
1300 W
Mountain View Hwy
Bangerter Hwy
Redwood Rd
U-111 (Bacchus) Hwy
Old Bingham Hwy
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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 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	851-311000	Property Taxes	$ 490,653	$ 648,417	$ 648,417	$ 750,000	
2	851-361000	Interest Earnings	570	-	-	-	
3			**491,223**	**648,417**	**648,417**	**750,000**	**16%**
	EXPENDITURES						
4	8511-431000	Professional & Tech Svcs	-	-	-	-	
5	8511-431310	Participation Agreement	(483,293)	(638,691)	(638,691)	(738,750)	
6	8511-435100	RDA Administration	(7,360)	(9,726)	(9,726)	(11,250)	
7			**(490,653)**	**(648,417)**	**(648,417)**	**(750,000)**	**16%**
	TRANSFERS IN (OUT)						
8	851-382500	Transfer from General Fund	-	49,856	49,856	-	
9			**-**	**49,856**	**49,856**	**-**	
10	**Net change**		**$ 570**	**$ 49,856**	**$ 49,856**	**$ -**	
11	**Beginning reserve balance**		$ (50,423)	$ (49,853)	$ (49,853)	$ 3	
12	Net change		570	49,856	49,856	-	
13	**Ending reserve balance**		$ (49,853)	$ 3	$ 3	$ 3	

JUSTIFICATION

Expenditures

14	8511-431310	Participation Agreement	738,750	Bangerter Station Agreement
15	8511-435100	RDA Administration	11,250	1.5% of tax increment
16			$ 750,000	

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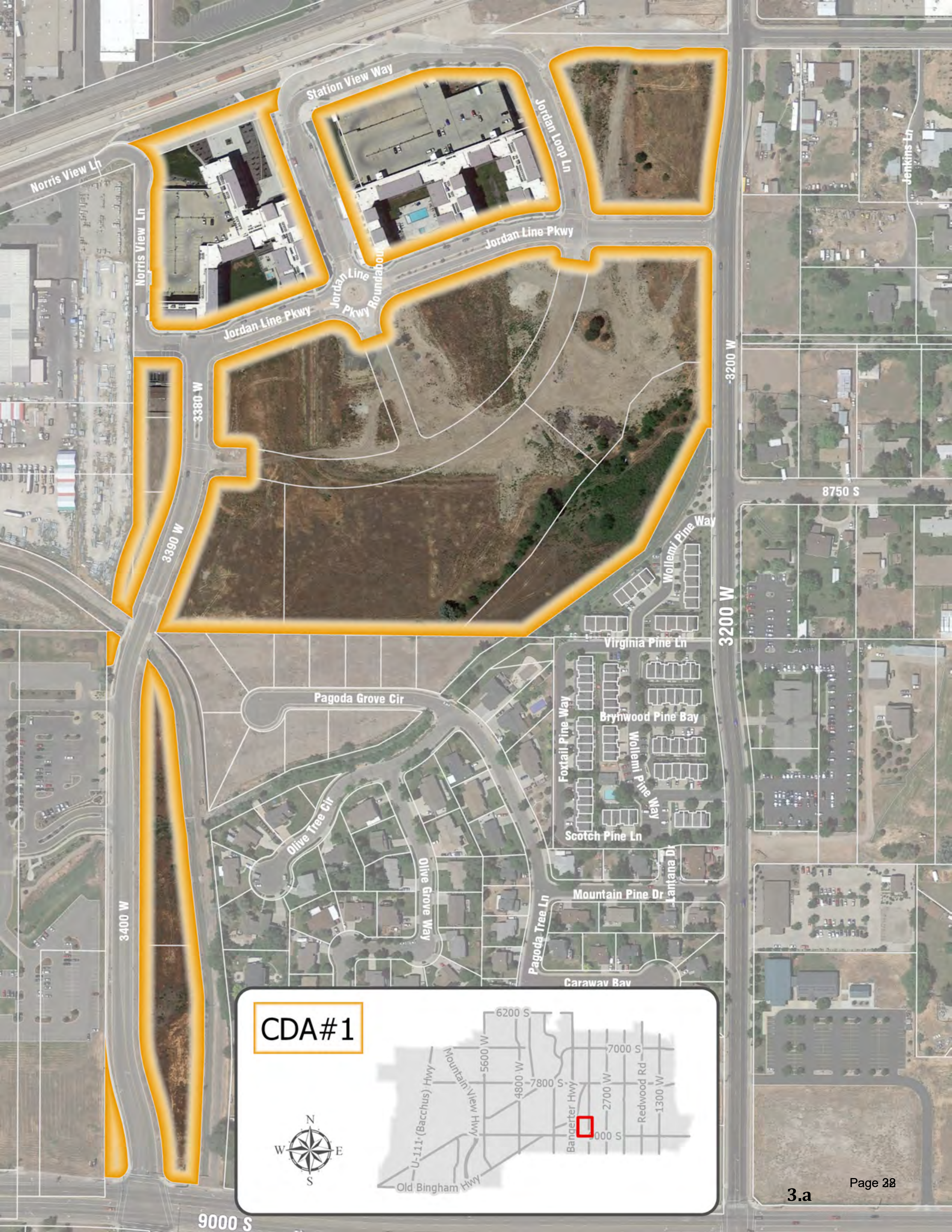
CDA#1
Station View Way
Jordan Loop Ln
Norris View Ln
Norris View Ln
Jordan Line Pkwy
Jordan Line Pkwy Roundabout
Jordan Line Pkwy
3380 W
3390 W
3400 W
3200 W
3200 W
Jenkins Ln
8750 S
Wollemi Pine Way
Virginia Pine Ln
Pagoda Grove Cir
Brynwood Pine Bay
Foxtail Pine Way
Wollemi Pine Way
Scotch Pine Ln
Olive Tree Cir
Olive Grove Way
Lantana Dr
Mountain Pine Dr
Pagoda Tree Ln
Caraway Bay
9000 S
6200 S
7000 S
7800 S
9000 S
5600 W
4800 W
2700 W
1300 W
Redwood Rd
Bangerter Hwy
Mountain View Hwy
U-111 (Bacchus) Hwy
Old Bingham Hwy
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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

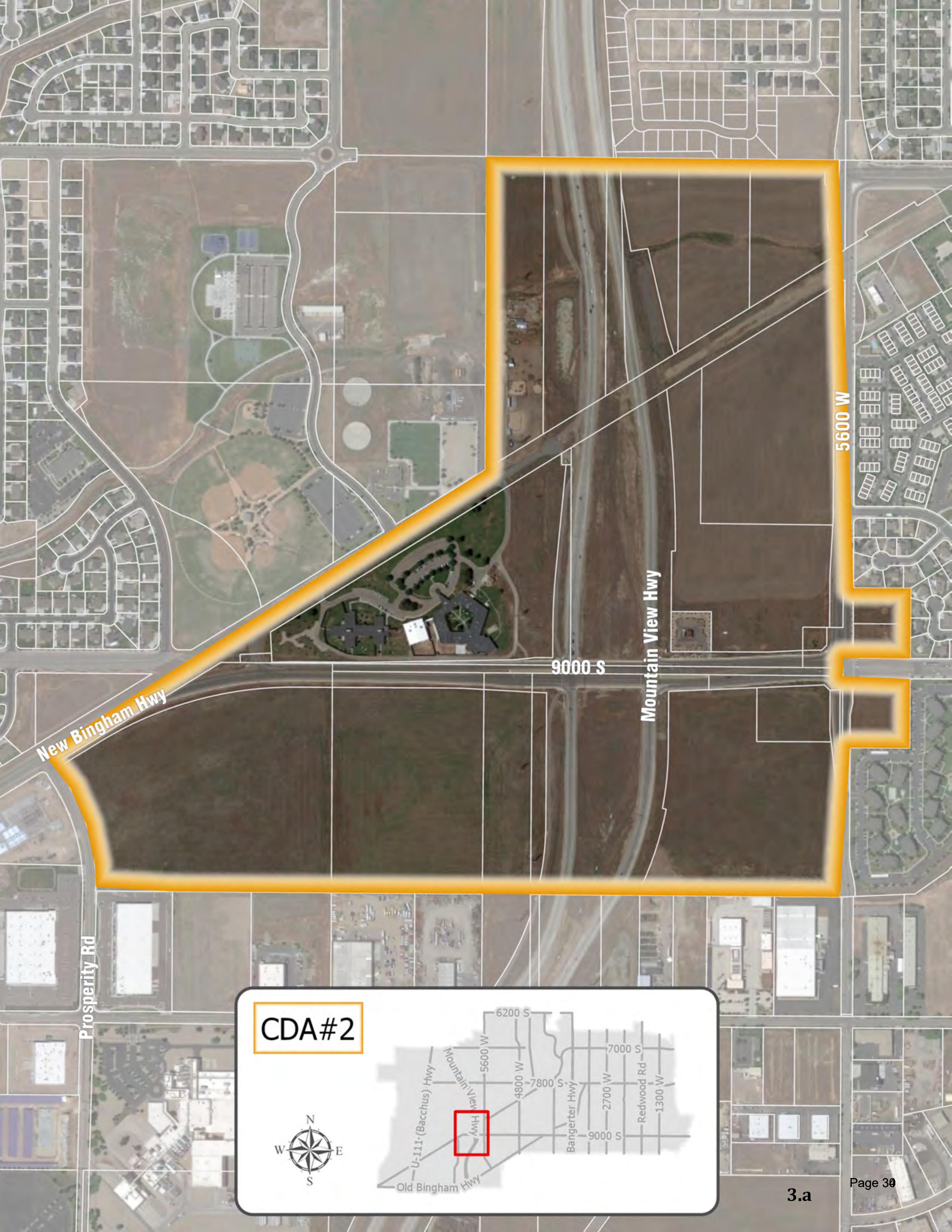
BUDGET & FINANCIAL HISTORY

			Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	852-311000	Property Taxes	$ -	$ -	$ -	$ -	
2	852-361000	Interest Earnings	(35,427)	(122,000)	(122,000)	-	
3	852-364300	Sale of Land	-	2,500,000	-	2,500,000	
4			**(35,427)**	**2,378,000**	**(122,000)**	**2,500,000**	
	EXPENDITURES						
5	8521-431000	Professional & Tech	(18,180)	-	-	-	
6			**(18,180)**	**-**	**-**	**-**	
7	**Net change**		**$ (53,607)**	**$ 2,378,000**	**$ (122,000)**	**$ 2,500,000**	
8	**Beginning reserve balance**		$ (11,710,550)	$ (11,764,157)	$ (11,764,157)	$ (11,886,157)	
9	Net change		(53,607)	2,378,000	(122,000)	2,500,000	
10	**Ending reserve balance**		$ (11,764,157)	$ (9,386,157)	$ (11,886,157)	$ (9,386,157)	

JUSTIFICATION

Revenue

11	852-364300	Sale of Land	2,500,000	Land sale estimate
12			$ 2,500,000	


New Bingham Hwy
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Mountain View Hwy
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Prosperity Rd
CDA#2
6200 S
7000 S
5600 W
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7800 S
Mountain View Hwy
U-111 (Bacchus) Hwy
Bangerter Hwy
2700 W
Redwood Rd
1300 W
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Old Bingham Hwy
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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 & 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

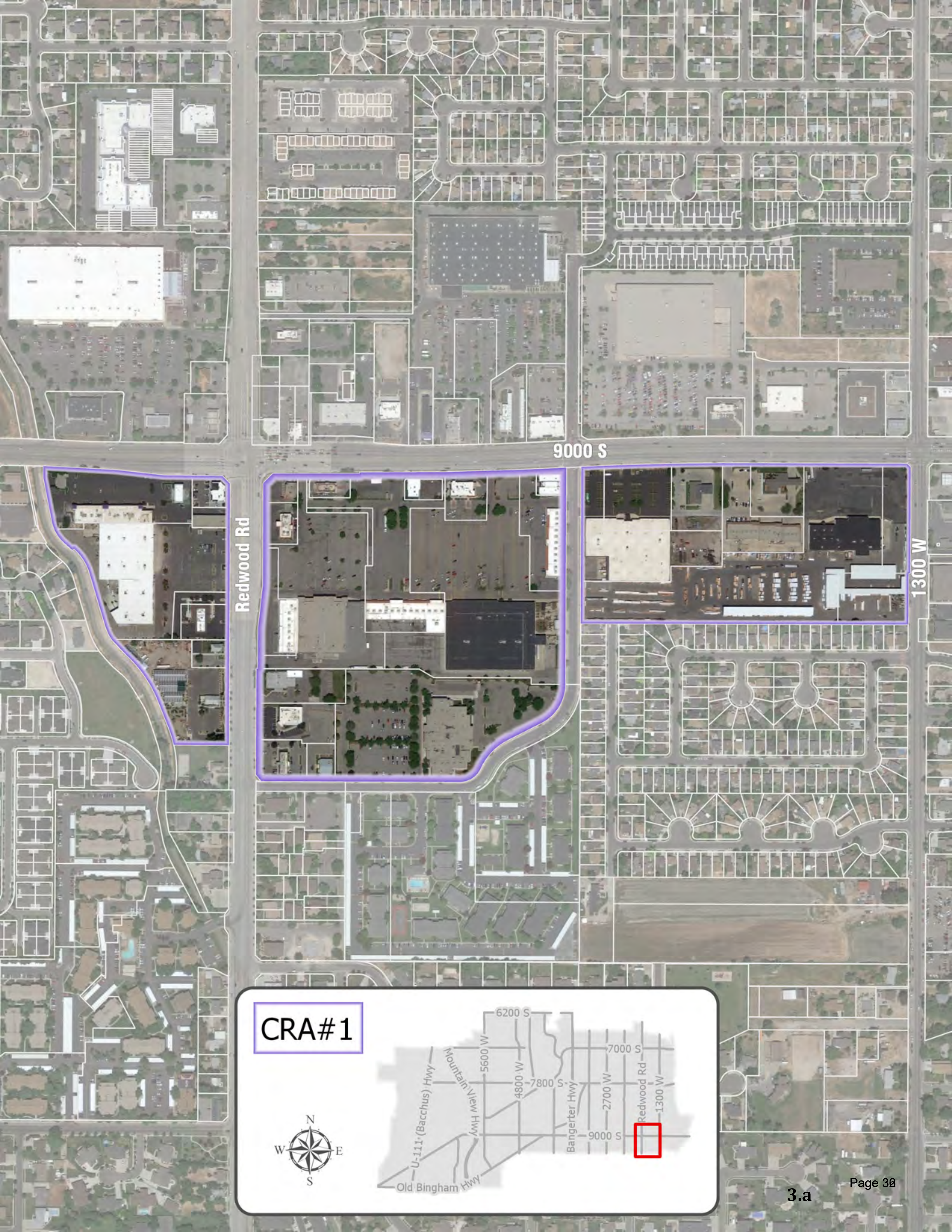
One-time payment of $150k for site improvements (FY18)

Sportsman's Warehouse

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

BUDGET & FINANCIAL HISTORY

			Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
	REVENUE						
1	861-311000	Property Taxes	$ -	$ -	$ -	$ -	
2	861-361000	Interest Earnings	-	-	(5)	-	
3			**-**	**-**	**(5)**	**-**	
	EXPENDITURES		-	-	-	-	
4	8611-473822	Incentive Agreement	(50,000)	(50,000)	(50,000)	(50,000)	
5			**(50,000)**	**(50,000)**	**(50,000)**	**(50,000)**	
	TRANSFERS IN (OUT)						
6	861-382500	Transfer from General Fund	50,000	50,000	50,490	50,000	
7			**50,000**	**50,000**	**50,490**	**50,000**	
8	**Net change**		**$ -**	**$ -**	**$ 485**	**$ -**	
9	**Beginning reserve balance**		$ (485)	$ (485)	$ (485)	$ (0)	
10	Net change		-	-	485	-	
11	**Ending reserve balance**		$ (485)	(485)	(0)	(0)	



9000 S
Redwood Rd
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CRA#1
6200 S
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5600 W
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2700 W
1300 W
Redwood Rd
Bangerter Hwy
Mountain View Hwy
U-111 (Bacchus) Hwy
Old Bingham Hwy
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Effective 5/3/2023

17C-1-601.5 Annual agency budget -- Fiscal year -- Public hearing required -- Notice -- Auditor forms -- Requirement to file form.

(1) Each agency shall prepare an annual budget of the agency's revenues and expenditures for each fiscal year.

(2) The board shall adopt each agency budget:

(a) for an agency created by a municipality, before June 30; or

(b) for an agency created by a county, before December 15.

(3) The agency's fiscal year shall be the same as the fiscal year of the community that created the agency.

(4)

(a) Before adopting an annual budget, each board shall hold a public hearing on the annual budget.

(b) Each agency shall provide notice of the public hearing on the annual budget for the agency's jurisdiction, as a class A notice under Section 63G-30-102, for at least one week before the day of the public hearing.

(c) Each agency shall make the annual budget available for public inspection at least three days before the date of the public hearing.

(5) The state auditor shall prescribe the budget forms and the categories to be contained in each annual budget, including:

(a) revenues and expenditures for the budget year;

(b) legal fees; and

(c) administrative costs, including rent, supplies, and other materials, and salaries of agency personnel.

(6)

(a) Within 90 days after adopting an annual budget, each board shall file a copy of the annual budget with the auditor of the county in which the agency is located, the State Tax Commission, the state auditor, the State Board of Education, and each taxing entity from which the agency receives project area funds.

(b) The requirement of Subsection (6)(a) to file a copy of the annual budget with the state as a taxing entity is met if the agency files a copy with the State Tax Commission and the state auditor.

Amended by Chapter 435, 2023 General Session

MINUTES OF THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY MEETING

Wednesday, June 14, 2023 - 6:00 PM
Waiting Formal Approval

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

REDEVELOPMENT AGENCY MEETING

1. *CALL TO ORDER*

BOARD: Chairperson Chris McConnehey, Vice Chairperson Pamela Bloom, Board Member Kelvin Green, Board Member Zach Jacob, Board Member David Pack, Board Member Kayleen Whitelock, Board Member Melissa Worthen

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, Budget & Management Analyst Rebecca Condie, Policy Analyst Cassidy Hansen, Economic Development Director Chris Pengra, Administrative Services Director Danyce Steck, Council Office Clerk Cindy Quick

Chairperson McConnehey called the meeting to order at 8:58 pm

2. *BUSINESS ITEMS*

a. *Presentation of proposed improvements to be included in the FY 2024 Annual Budget*

Administrative Services Director Danyce Steck explained that the Redevelopment Agency (RDA) could proceed directly to the final budget without the need to adopt a tentative budget nor hold a public hearing. The final budget would be presented for adoption on June 28th and in the future, staff would follow that process.

In response to previous inquiries about listed improvements found in the budget, Ms. Steck clarified that the listed improvements were intended for the surrounding areas. The proposed budget suggested allocating $1.5 million for streetscape improvements, drawing funds from four older RDA areas (RDA Area 1, 2, 4, and 5) that directly connect or benefit from the improvements. The primary goal of the project was to enhance the city's aesthetics.

The first project discussed was a collaboration with the Utah Department of Transportation (UDOT) for a street light project on Redwood Road from 7000 South to 7800 South. It was noted that Public Services Director Isaac Astill identified that UDOT had obtained a federal safety grant for the streetlighting project. The city would work with UDOT to have them provide the work with the city contributing to a betterment aspect for the project. The estimated cost was approximately $500,000. The betterment component would be valued at $300,000 and funded by RDA #1. The project aimed to improve lighting and safety along Redwood Road, replacing the existing Cobra lights with decorative streetlights.

Visual sketches presented by McKenna showcased alternating small decorative poles and larger Cobra poles along Redwood Road. Mr. Astill explained that UDOT would powder coat the existing Cobra poles and install decorative black poles for sidewalk lighting. The grant required light to reach the center of the road every 200 feet. UDOT approved the installation of 30-foot powder-coated poles instead of 40-foot galvanized poles.

Board Member Green expressed discontent with the use of Cobra lights, questioning how South Jordan was able to install decorative lights on their roads. Mr. Astill clarified that South Jordan funded their entire project without federal funding. Board Member Whitelock inquired what the cost would be if the city were to fund the project without the federal grant, and the estimate was $900,000.

Mr. Astill emphasized that the received grant totaled 1.5 million, with an estimated cost of just under 600K for the portion of Redwood Road. Coordinating with UDOT would provide necessary funding and eliminate permitting struggles. Board Member Green expressed the opinion that alternating streetlight styles would not contribute to the city's aesthetics. Board Member Whitelock voiced concerns about the lack of consistency with alternating streetlights.

Mr. Astill firmly stated that Board Members were scrutinizing a generous offer. If they wished to illuminate the entire street with decorative lighting, they would need to fund it themselves. The cost to make such a change would be unfeasible. He suggested that the lighting project primarily focused on safety. He also pointed out an existing inconsistency in the city's use of cobra lights.

Chair McConnehey expressed the desire for lighting north of 7000 South and Redwood Road. Economic Development Director Chris Pengra believed the proposed improvements were better than the current situation. He strongly advocated utilizing resources from the areas that had been dormant for years. Ms. Steck mentioned that adding additional lights north of the project would delay progress. She proposed a separate street light project for the dark areas noted, with funding managed by the city. Chair McConnehey agreed with the suggestion, requesting it to be prioritized for the top of the shopping area.

Ms. Steck Danyce asked if at least four Board Members would offer support for the proposed UDOT Redwood Road streetlighting project. Board Members Bloom, Whitelock, Worthen, and Pack confirmed their support.

The next projects involved improving city entrances. The first area of focus was 7000 South 1275 West, where they planned to create a new city entrance. Various ideas and examples were shown, including a lighted entrance sign with water-wise landscaping. A picture of South Salt Lake’s water wise entrance was shared as an example. The existing city sign on Bacchus was also discussed, and sketches were provided for potential changes.

The question of whether signage would be placed on both sides of the street was posed. It was clarified that the budget was allocated for one side only. The main challenge identified was obtaining electrical and irrigation infrastructure. The ongoing work by UDOT on the 9000 S sign was mentioned, awaiting final design approval.

Board Member Jacob suggested removing the Bacchus sign and Board Member Green agreed proposing collaboration with neighboring developments. However, Mr. Pengra expressed a preference for keeping the Bacchus sign to enhance city branding. Mr. Astill expressed his goal of proposing several possible sign locations to improve requesting the board's opinion with the goal to make the city more contemporary and inviting. The Board was asked to rank the suggestions in terms of priority and provide feedback on whether the signage should be a large sign with lighting and landscaping or a monument.

Due to technical difficulties with the prioritization program, Board members expressed their preferred priorities based on a displayed list. Board Member Whitelock suggested starting with the UDOT improvement at 9000 S. Chair McConnehey and Board Member Worthen agreed with the presented order, while Mr. Astill emphasized the need for design considerations and cooperation with neighbors. Chair McConnehey suggested prioritizing 9000 South as the first priority and 7000 South as the second.

Board Member Green highlighted the challenge of allocating funds from unrelated RDAs for the Bacchus sign and emphasized the need for improvements in another area. Board Member Jacob prioritized the Redwood Road southbound or 7000 South projects.

Ms. Steck explained that further design work and budget adoption were still needed. Board Member Green opposed including the $1.5 million for improvements in the budget. Ms. Steck then proposed funding the 7000 South and Redwood Road north entrance projects from RDAs 1 and 4 and asked if there was support from the Board. Five Board Members indicated support with dissent from the Chair.

Ms. Steck reported that an amended budget would be presented, removing funding from RDAs 2 and 5 for further discussion. Board Member Whitelock confirmed that the funded projects would include 9000 South, 7000 South, and Redwood Road north which was confirmed.

3. *CONSENT ITEMS*

a. *Approve Meeting Minutes*

- May 9, 2023 – Redevelopment Agency Meeting
- May 10, 2023 – Redevelopment Agency Meeting

MOTION: Board Member Green moved to approve consent agenda.
Board Member Whitelock seconded the motion.

The vote was recorded as follows:

Yes: Chris McConnehey, Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, Melissa Worthen
No:

Absent:

The motion passed 7-0.

4. ADJOURN

Board Member McConnehey moved to adjourn the meeting. Council Member Jacob seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 9:50 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 14, 2023. This document constitutes the official minutes for the City of West Jordan Redevelopment Agency meeting.

Cindy M. Quick, MMC
Secretary

Approved this ______ day of _____________ 2023