

ANNUAL BUDGET

FY 2026

FOR FISCAL YEAR ENDING
JUNE 30, 2026



REDEVELOPMENT AGENCY OF WEST JORDAN CITY





FISCAL YEAR

Redevelopment Agency 2026 Annual Budget

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Chief Administrative Officer Korban Lee
Assistant Chief Administrative Officer Paul Jerome

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Chief Administrative Officer Korban Lee
Assistant Chief Administrative Officer Paul Jerome
Administrative Services Director Danyce Steck
Budget & Management Analyst Becky Condie
City Attorney Josh Chandler
Public Services Director Cory Fralick
Human Resources Manager Derek Orth



REDEVELOPMENT AGENCY

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REDEVELOPMENT AGENCY

Activity by Area

The following list outlines the proposed redevelopment activity by area, excluding other operational expense such as administration, professional services, low-income housing, etc.

AREA IMPROVEMENTS	FY 2025 Budget	FY 2025 Estimate	FY 2026 Budget	Total Improvement
RDA #1: Town Center (6600 - 7000 S Redwood)				
7000 South beautification project - retaining wall, landscaping, irrigation system, signage	500,000	500,000	1,780,000	\$ 2,280,000
Property Acquisition	-	-	1,500,000	1,500,000
RDA #2: Industrial Park (1300-1600 W 7800 South)				
Property Acquisition	-	-	1,000,000	1,000,000
Digital City Signage	-	-	75,000	75,000
RDA #4: Spratling (1300-1700 W 9000 South)				
9000 South beautification project - landscaping, irrigation, signage following UDOT improvements. Project start date: Spring 2025	75,000	75,000	489,466	564,466
Property Acquisition	-	-	3,000,000	3,000,000
RDA #5: Downtown (1700-1900 W 7600-7900 South)				
Property Acquisition	452,502	452,502	1,500,000	1,952,502
EDA #3: Oracle Data Center				
Cemetery water reservoir (40% of project)	3,500,000	3,500,000	-	3,500,000
Expansion Incentive	-	-	1,500,000	1,500,000
Total	\$ 4,527,502	\$ 4,527,502	\$ 10,844,466	\$ 15,371,968

ECONOMIC INCENTIVE AGREEMENTS	FY 2025 Budget	FY 2025 Estimate	FY 2026 Budget
EDA #4 Incentive Agreement - PayPal	403,318	403,318	403,245
Incentive Agreement - Aligned Energy	368,682	368,682	350,000
CDA #1 Participation Agreement - Bangerter Statio	951,950	951,950	951,949
CRA #1 Incentive Agreement - Sportsman's Wareh	50,000	50,000	50,000
Total	\$ 1,773,950	\$ 1,773,950	\$ 1,755,194

CLOSED OR INACTIVE AREAS

- RDA #3 Area closed
- EDA #1 Area closed
- EDA #3 Last year for tax increment - 2021
- EDA #5 To be activated at a later date

REDEVELOPMENT AGENCY

Budget & Financial History - All Areas Combined

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget	
REVENUES						
1	Property Taxes	\$ 3,566,437	\$ 2,637,567	\$ 2,637,567	\$ 2,320,446	
2	Interfund Transfer	-	427,502	427,502	-	
3	Interest Earnings	1,099,143	1,253,012	1,253,012	-	
4	Sale Of Land And Bldg	2,210,909	1,646,573	1,646,573	-	
5		6,876,489	5,964,654	5,964,654	2,320,446	-61%
EXPENDITURES						
Operations						
6	Professional & Tech	(13,218)	(76,500)	(76,500)	(80,000)	
7	Administration	(151,373)	(178,557)	(178,557)	(117,452)	
8		(164,591)	(255,057)	(255,057)	(197,452)	-23%
Redevelopment Activity						
9	Participation Agreement	(757,906)	(951,950)	(951,950)	(951,949)	
10	Incentive Agreements	(820,742)	(822,000)	(822,000)	(803,245)	
11	Area Improvements	(8,248)	(4,075,000)	(4,075,000)	(3,844,466)	
12	Land And Bldg Purchases	(427,502)	(452,502)	(452,502)	(7,000,000)	
13		(2,014,398)	(6,301,452)	(6,301,452)	(12,599,660)	100%
TRANSFERS IN (OUT)						
14	Transfer from General Fund	2,120,306	418,682	418,682	400,000	
15		2,120,306	418,682	418,682	400,000	-4%
16	Net change	\$ 6,817,808	\$ (173,173)	\$ (173,173)	\$ (10,076,666)	
17	Beginning reserve balance	\$ 13,818,522	\$ 20,636,330	\$ 20,636,330	\$ 20,463,157	
18	Net change	6,817,808	(173,173)	(173,173)	(10,076,666)	
19	Ending reserve balance	\$ 20,636,330	\$ 20,463,157	\$ 20,463,157	\$ 10,386,491	

REDEVELOPMENT AGENCY

Budget & Financial History - All Areas Combined

ENDING RESERVES BY AREA

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
1 Redevelopment Holding	\$ -	\$ -	\$ -	\$ -
Redevelopment Areas				
2 #1 - Town Center	4,608,992	4,644,538	4,644,538	1,359,538
3 #2 - Industrial Park	1,916,497	2,622,454	2,622,454	1,731,004
4 #3 - Southwire	-	-	-	-
5 #4 - Spratling	6,186,778	6,749,639	6,749,639	3,603,023
6 #5 - Downtown	3,591,580	3,543,099	3,543,099	2,303,149
7 #6 - Briarwood	124,285	124,285	124,285	124,285
8	16,428,131	17,684,014	17,684,014	9,120,998
Economic Development Areas				
9 #1 - Dannon	-	-	-	-
10 #2 - Bingham Bus. Park	6,380,515	6,680,515	6,680,515	6,625,515
11 #3 - Oracle	7,262,096	4,097,096	4,097,096	2,592,096
12 #4 - Fairchild	767,352	796,711	796,711	843,061
13 #5 - Pioneer Tech. Park	-	-	-	-
14	14,409,963	11,574,322	11,574,322	10,060,672
Community Development Areas				
15 #1 - Jordan Valley Stat.	-	-	-	-
16 #2 - Copper Hills Mkt	(10,201,977)	(8,795,404)	(8,795,404)	(8,795,404)
17	(10,201,977)	(8,795,404)	(8,795,404)	(8,795,404)
Community Reinvestment Areas				
18 #1 - 90th & Redwood	212	224	224	224
19	\$ 20,636,329	\$ 20,463,156	\$ 20,463,156	\$ 10,386,490

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 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
EXPENDITURES				
1 280-498610 Interfund Transfer	(6,549)	-	-	-
2	(6,549)	-	-	-
3 Net change	\$ (6,549)	\$ -	\$ -	\$ -
4 Beginning reserve balance	\$ 6,549	\$ -	\$ -	\$ -
5 Net change	(6,549)	-	-	-
6 Ending reserve balance	\$ -	\$ -	\$ -	\$ -



RDA #1 – TOWN CENTER
6600-7000 S REDWOOD

REDEVELOPMENT AGENCY

RDA #1: Town Center (6600 - 7000 S Redwood)

AREA DESCRIPTION

This area is located at 6600 – 7000 S Redwood Road and was created to remove blight and create a new retail center, anchored by a grocery store.

Adoption date: 12/12/1989
 Activation tax year: 2000
 Term: 25 years
 Expiration tax year: 2024
 Administrative fee allowance: 10%
 Low-income housing requirement: Exempt, pre-2000 adoption

Rollback Provision: % of property tax dedicated as tax increment

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

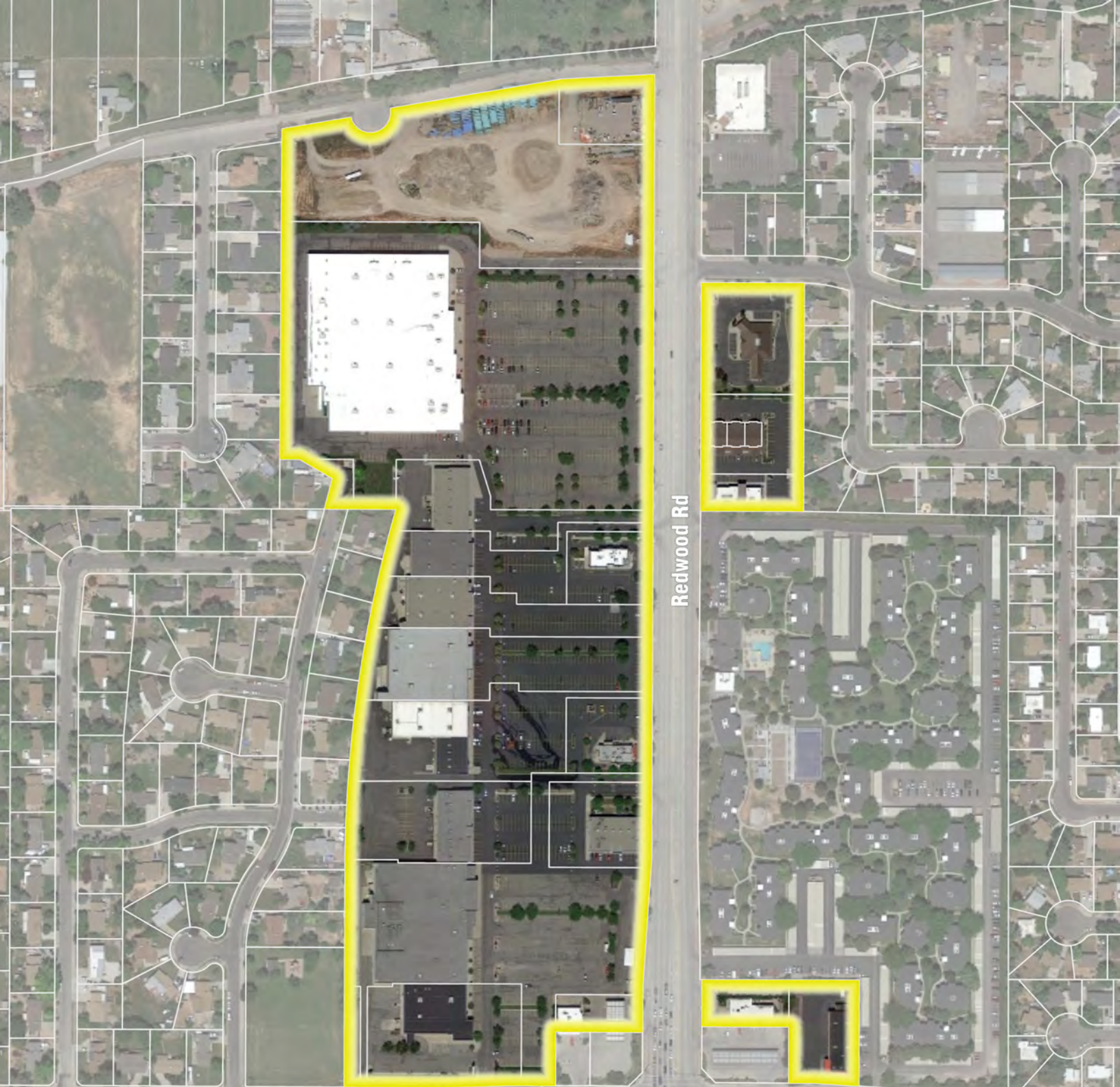
BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
REVENUE				
1 801-311000 Property Taxes	\$ 276,809	\$ 317,273	\$ 317,273	\$ -
2 801-361000 Interest Earnings	227,677	250,000	250,000	-
3	504,486	567,273	567,273	-
EXPENDITURES				
4 8011-431000 Professional & Technical	-	-	-	(5,000)
5 8011-435100 RDA Administration	(27,500)	(31,727)	(31,727)	-
6 8011-435300 RDA Infrastructure	(8,248)	(500,000)	(500,000)	(1,780,000)
7 8011-473823 Land and Building Purchases	-	-	-	(1,500,000)
8	(35,748)	(531,727)	(531,727)	(3,285,000)
9 Net change	\$ 468,739	\$ 35,546	\$ 35,546	\$ (3,285,000)
10 Beginning reserve balance	\$ 4,140,253	\$ 4,608,992	\$ 4,608,992	\$ 4,644,538
11 Net change	468,739	35,546	35,546	(3,285,000)
12 Ending reserve balance	\$ 4,608,992	\$ 4,644,538	\$ 4,644,538	\$ 1,359,538

ADDITIONAL DETAILS

Expenditures

13	8011-431000	Professional & Technical	\$ 5,000	1/6 of economic development software fee
14	8011-435300	RDA Infrastructure	1,780,000	7000 S beautification project to include retaining wall, landscaping, irrigation, signage
15	8011-473823	Land and Building Purchases	1,500,000	Property acquisition
16			<u>\$ 3,285,000</u>	



Redwood Rd

7000 S





RDA #2 – INDUSTRIAL PARK
1300-1600 W 7800 SOUTH

REDEVELOPMENT AGENCY

RDA #2: Industrial Park (1300-1600 W 7800 South)

AREA DESCRIPTION

This area is located 1100 to 1500 West and from 7800 to 8000 South, and was created for the removal of blight, and to finance public and private improvements to 7800 South gateway and the adjoining industrial park.

Adoption date: 9/18/1990
 Activation tax year: 2002
 Term: 25 years
 Expiration tax year: 2026
 Administrative fee allowance: 10%
 Low-income housing requirement: Exempt, pre-2000 adoption

Rollback Provision: % of property tax dedicated as tax increment

	<i>Tax years</i>
100% for first 5 years	2002-2006
80% for next 5 years	2007-2011
75% for next 5 years	2012-2016
70% for next 5 years	2017-2021
60% for next 5 years	2022-2026

BUDGET & FINANCIAL HISTORY

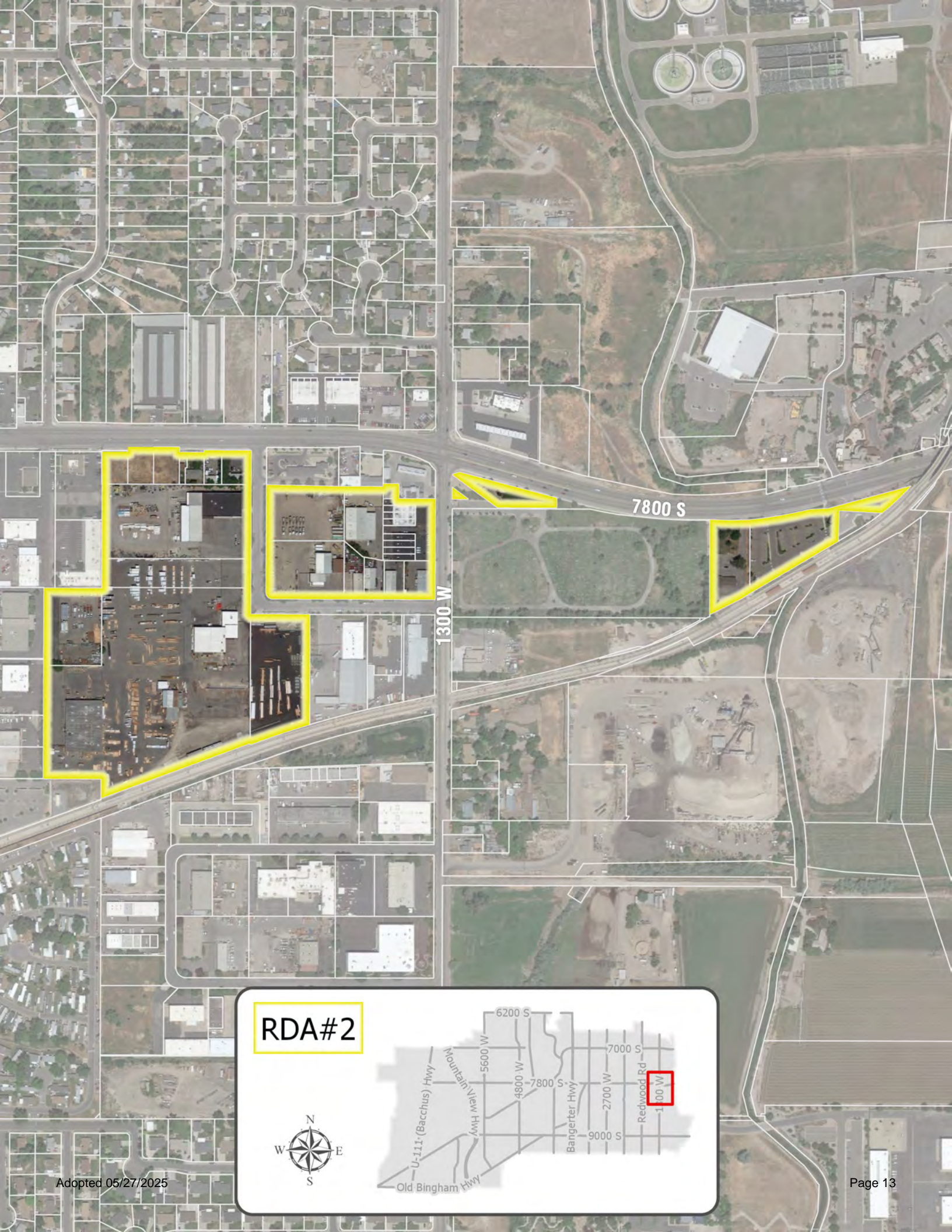
		Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
REVENUE					
1	802-311000 Property Taxes	\$ 182,944	\$ 209,395	\$ 209,395	\$ 209,500
2	802-349000 Interfund Transfer	-	427,502	427,502	-
3	802-361000 Interest Earnings	106,486	90,000	90,000	-
4		289,430	726,897	726,897	209,500
EXPENDITURES					
5	8021-431000 Professional & Technical	-	-	-	(5,000)
6	8021-435100 RDA Administration	(18,294)	(20,940)	(20,940)	(20,950)
7	8021-435300 RDA Infrastructure	-	-	-	(75,000)
8	8021-473823 Land and Building Purchases	(427,502)	-	-	(1,000,000)
9		(445,796)	(20,940)	(20,940)	(1,100,950)
10	Net change	\$ (156,366)	\$ 705,957	\$ 705,957	\$ (891,450)
11	Beginning reserve balance	\$ 2,072,863	\$ 1,916,497	\$ 1,916,497	\$ 2,622,454
12	Net change	(156,366)	705,957	705,957	(891,450)
13	Ending reserve balance	\$ 1,916,497	\$ 2,622,454	\$ 2,622,454	\$ 1,731,004

ADDITIONAL DETAILS

Expenditures

14	8021-431000	Professional & Technical	\$ 5,000	1/6 of economic development software fee
15	8021-435100	RDA Administration	20,950	10% of tax increment
16	8021-435300	RDA Infrastructure	75,000	Digital city signage
17	8021-473823	Land and Building Purchases	1,000,000	Property acquisition

18 \$ 1,100,950



RDA#2





RDA #4 – SPRATLING
1300-1700 W 9000 SOUTH

REDEVELOPMENT AGENCY

RDA #4: Spratling (1300-1700 W 9000 South)

AREA DESCRIPTION

This area is located at 1300 to 1700 West, 8800 to 9000 South and was created for the development of a retail center, installation of public infrastructure including construction of 1510 West and a traffic signal, and removal of blight.

Adoption date: 10/29/1992
 Activation tax year: 2001
 Term: 25 years
 Expiration tax year: 2025
 Administrative fee allowance: 10%
 Low-income housing requirement: Exempt, pre-2000 adoption

Rollback Provision: % of property tax dedicated as tax increment

	<i>Tax years</i>
100% for first 5 years	2001-2005
80% for next 5 years	2006-2010
75% for next 5 years	2011-2015
70% for next 5 years	2016-2020
60% for next 5 years	2021-2025

BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
REVENUE					
1	804-311000 Property Taxes	\$ 377,327	\$ 386,512	\$ 386,512	\$ 386,500
2	804-361000 Interest Earnings	304,929	290,000	290,000	-
3		682,256	676,512	676,512	386,500
EXPENDITURES					
4	8041-431000 Professional & Tech Svcs	-	-	-	(5,000)
5	8041-435100 RDA Administration	(37,733)	(38,651)	(38,651)	(38,650)
6	8041-435300 RDA Infrastructure	-	(75,000)	(75,000)	(489,466)
7	8041-473823 Land and Building Purchases	-	-	-	(3,000,000)
8		(37,733)	(113,651)	(113,651)	(3,533,116)
9	Net change	\$ 644,523	\$ 562,861	\$ 562,861	\$ (3,146,616)
10	Beginning reserve balance	\$ 5,542,255	\$ 6,186,778	\$ 6,186,778	\$ 6,749,639
11	Net change	644,523	562,861	562,861	(3,146,616)
12	Ending reserve balance	\$ 6,186,778	\$ 6,749,639	\$ 6,749,639	\$ 3,603,023

ADDITIONAL DETAILS

Expenditures

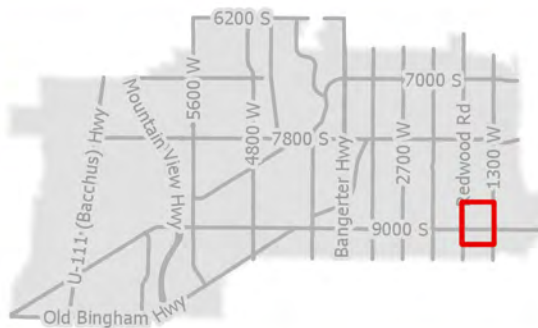
13	8041-431000	Professional & Technical	\$ 5,000	1/6 of economic development software fee
14	8041-435100	RDA Administration	38,650	10% of tax increment
15	8041-435300	RDA Infrastructure	489,466	Streetscape Improvements
16	8041-473823	Land and Building Purchases	3,000,000	Property Acquisition
17			<u>\$ 3,533,116</u>	

Redwood Rd

1300 W

9000 S

RDA#4





RDA #5 – DOWNTOWN
1700-1900 W 7600-7900 SOUTH

REDEVELOPMENT AGENCY

RDA #5: Downtown (1700-1900 W 7600-7900 South)

AREA DESCRIPTION

This area is located at 1700 to 1900 West, 7600 to 7900 South and was created to facilitate blight removal, installation of public infrastructure and roads including bond financing of the 7800 South construction project, renovation of two retail centers, and revitalization of the downtown area.

Adoption date: 5/11/1993
 Activation tax year: 2002
 Term: 25 years
 Expiration tax year: 2026
 Administrative fee allowance: 10%
 Low-income housing requirement: Exempt, pre-2000 adoption

Rollback Provision: % of property tax dedicated as tax increment

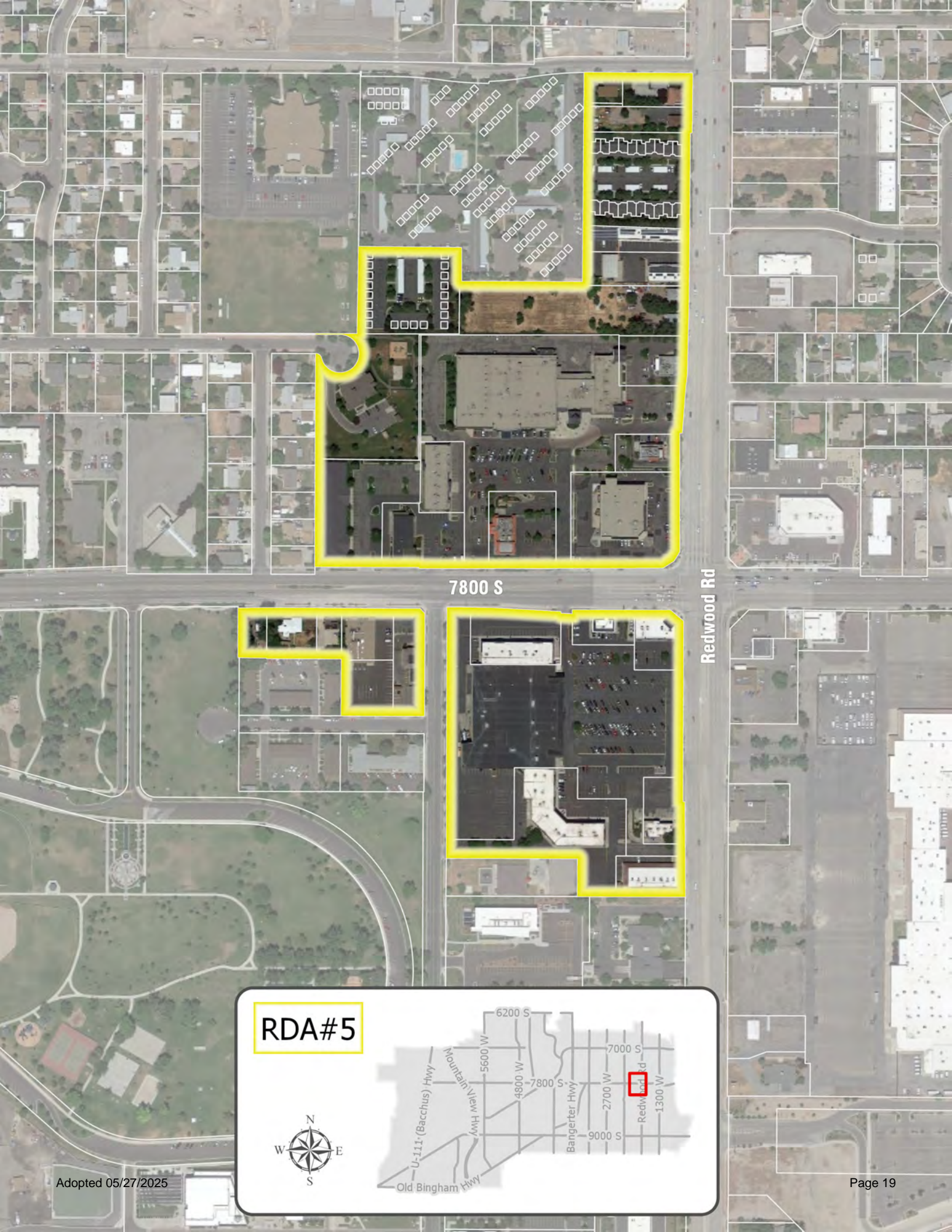
	<i>Tax years</i>
100% for first 5 years	2002-2006
80% for next 5 years	2007-2011
75% for next 5 years	2012-2016
70% for next 5 years	2017-2021
60% for next 5 years	2022-2026

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Prior Year Actual FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
REVENUE				
1 805-311000 Property Taxes	\$ 294,625	\$ 294,357	\$ 294,357	\$ 294,500
2 805-361000 Interest Earnings	175,191	170,000	170,000	-
3	469,816	464,357	464,357	294,500
EXPENDITURES				
4 8051-431000 Professional & Technical	-	(1,500)	(1,500)	(5,000)
5 8051-435100 RDA Administration	(29,463)	(58,836)	(58,836)	(29,450)
6 8051-473823 Land and Building Purchases	-	(452,502)	(452,502)	(1,500,000)
7	(29,463)	(512,838)	(512,838)	(1,534,450)
8 Net change	\$ 440,353	\$ (48,481)	\$ (48,481)	\$ (1,239,950)
9 Beginning reserve balance	\$ 3,151,227	\$ 3,591,580	\$ 3,591,580	\$ 3,543,099
10 Net change	440,353	(48,481)	(48,481)	(1,239,950)
11 Ending reserve balance	\$ 3,591,580	\$ 3,543,099	\$ 3,543,099	\$ 2,303,149

ADDITIONAL DETAILS

Expenditures				
12	8051-431000	Professional & Technical	\$ 5,000	1/6 of economic development software fee
13	8051-435100	RDA Administration	29,450	10% of tax increment
14	8051-473823	Land and Building Purchases	1,500,000	Property Acquisition
15			<u>\$ 1,534,450</u>	



7800 S

Redwood Rd

RDA#5





RDA #6 – BRIARWOOD
1500-1825 W 7700-8200 SOUTH

REDEVELOPMENT AGENCY

RDA #6: Briarwood

AREA DESCRIPTION

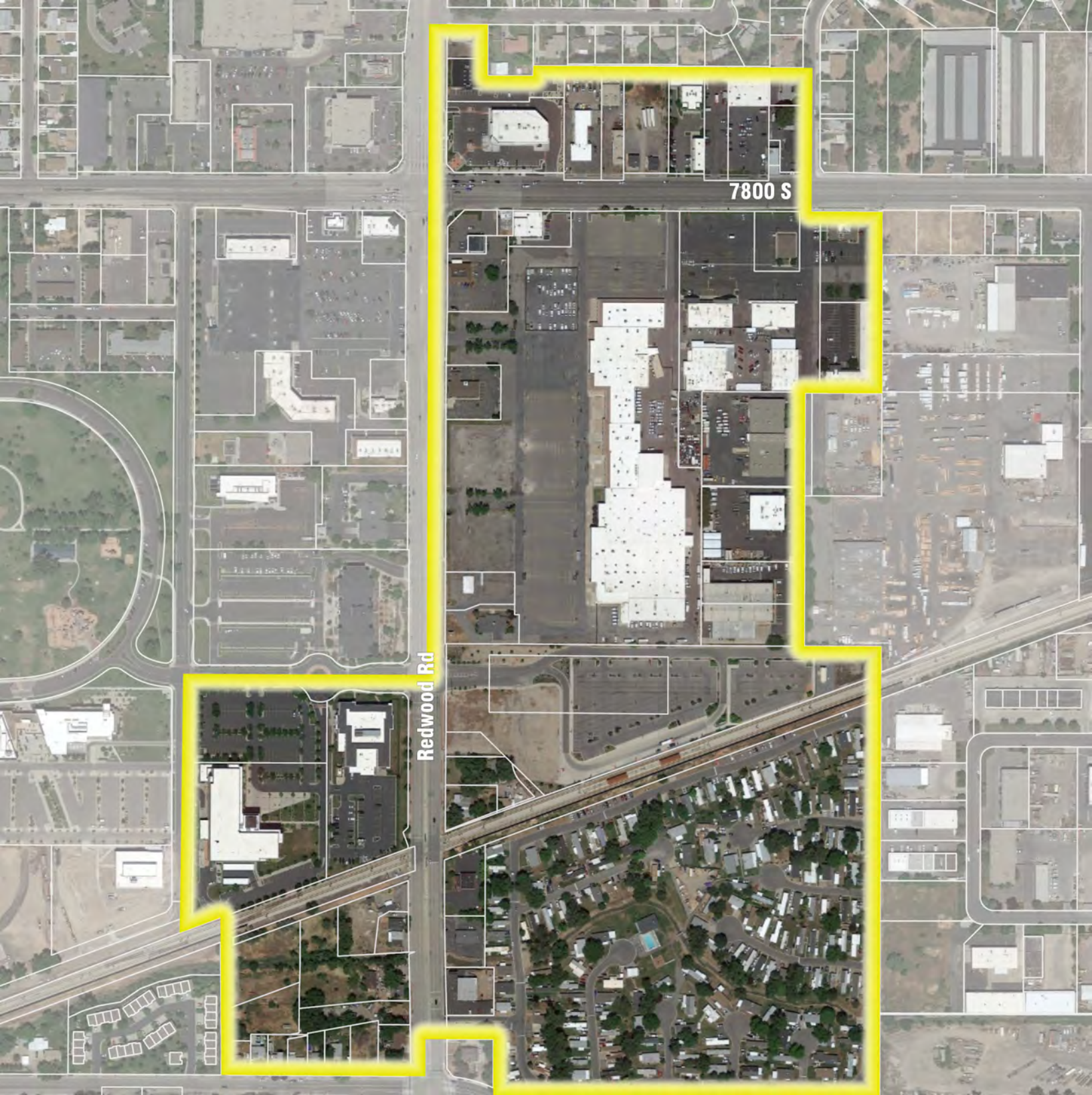
This area is located at 1500 – 1825 West, 7700 – 8200 South and was created for the removal of blight, revitalization of an existing retail center, and to establish a light rail station.

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 2024	Prior Year Actual FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
1 Beginning reserve balance	\$ 124,285	\$ 124,285	\$ 124,285	\$ 124,285
2 Net change	-	-	-	-
3 Ending reserve balance	124,285	\$ 124,285	\$ 124,285	\$ 124,285
4 Restricted reserve - Low-income housing	\$ 124,285	\$ 124,285	\$ 124,285	\$ 124,285



7800 S

Redwood Rd

RDA#6





EDA #2 – BINGHAM BUSINESS PARK
10026 S PROSPERITY ROAD



REDEVELOPMENT AGENCY

EDA #2: Bingham Business Park

AREA DESCRIPTION

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

Adoption date: 7/19/2005
 Activation tax year: 2007
 Term: 17 years
 Expiration tax year: 2023
 Administrative fee allowance: 0%
 Low-income housing requirement: N/A

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
REVENUE				
1 832-311000 Property Taxes	\$ 1,128,459	\$ -	\$ -	\$ -
2 832-361000 Interest Earnings	293,965	300,000	300,000	-
3	1,422,424	300,000	300,000	-
EXPENDITURES				
4 8321-431000 Professional & Tech	-	-	-	(55,000)
5	-	-	-	(55,000)
6 Net change	\$ 1,422,424	\$ 300,000	\$ 300,000	\$ (55,000)
7 Beginning reserve balance	\$ 4,958,091	\$ 6,380,515	\$ 6,380,515	\$ 6,680,515
8 Net change	1,422,424	300,000	300,000	(55,000)
9 Ending reserve balance	\$ 6,380,515	\$ 6,680,515	\$ 6,680,515	\$ 6,625,515

ADDITIONAL DETAILS

Expenditures			
10	8321-431000	Professional & Tech	50,000 Utility study
11			5,000 1/6 of economic development software fee
12			<u>\$ 55,000</u>



Prosperity Rd

Old Bingham Hwy

EDA#2





EDA #3 – ORACLE DATA CENTER

REDEVELOPMENT AGENCY

EDA #3: Oracle Data Center

AREA DESCRIPTION

This area is located at 6200 West 10120 South, and was created to encourage and assist economic development of the area, to attract a new business to the area, and assist with the creation of new jobs and stimulate associated business activity.

Adoption date: 8/19/2008
 Activation tax year: 2011
 Term: 10 years
 Expiration tax year: 2020 Expired
 Administrative fee allowance: 2.5%
 Low-income housing requirement: N/A

Incentive Agreements

\$7.5m capped incentive to Oracle, final payment made in 2019

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
REVENUE				
1 833-361000 Interest Earnings	\$ 368,328	\$ 335,000	\$ 335,000	\$ -
2	368,328	335,000	335,000	-
EXPENDITURES				
8331-431000 Professional & Technical	-	-	-	(5,000)
3 8331-435300 RDA Infrastructure	-	(3,500,000)	(3,500,000)	(1,500,000)
4	-	(3,500,000)	(3,500,000)	(1,505,000)
5 Net change	\$ 368,328	\$ (3,165,000)	\$ (3,165,000)	\$ (1,505,000)
6 Beginning reserve balance	\$ 6,893,768	\$ 7,262,096	\$ 7,262,096	\$ 4,097,096
7 Net change	368,328	(3,165,000)	(3,165,000)	(1,505,000)
8 Ending reserve balance	\$ 7,262,096	\$ 4,097,096	\$ 4,097,096	\$ 2,592,096

ADDITIONAL DETAILS

Expenditures

9	8331-431000	Professional & Technical	5,000	1/6 of economic development software fee
10	8331-435300	RDA Infrastructure	1,500,000	Expansion incentive
11			<u>\$ 1,505,000</u>	

Prosperity Rd

Mountain View Hwy

Old Bingham Hwy

EDA#3





EDA #4 – FAIRCHILD

REDEVELOPMENT AGENCY

EDA #4: Fairchild

AREA DESCRIPTION

This area is located at 3333 West 9000 South, and was created to retain the Fairchild Semiconductor plant by providing an incentive for modernizing and repurposing the building and equipment.

Adoption date:	4/14/2010
Activation tax year:	2019
Term:	10 years
Expiration tax year:	2028
Administrative fee allowance:	3.0%
Low-income housing requirement:	10.0%

Incentive Agreements

PayPal (maximum \$6.8m)

Tax increment derived solely from personal property owned by PayPal, no real property tax is collected.

40% to the original taxing entities	Of 60%:
60% to redevelopment	87% of 60% to PayPal incentive
	10% of 60% to low-income housing
	3% of 60% to the City for administration

Aligned Energy

Rebate of 100% of municipal energy tax for 3 years (FY2019 - FY2021), 50% for remaining 7 years (FY2022 - FY2028)

Required financial investment in the project area, minimum job requirement

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

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
REVENUE				
1 834-311000 Property Taxes	\$ 536,825	\$ 463,584	\$ 463,584	\$ 463,500
2 834-361000 Interest Earnings	49,156	43,000	43,000	-
3	585,981	506,584	506,584	463,500
EXPENDITURES				
4 8341-431000 Professional & Tech Svcs	(13,218)	(60,000)	(60,000)	-
5 8341-435100 RDA Administration	(26,841)	(13,907)	(13,907)	(13,905)
6 8341-473822 Incentive Agreement	(770,742)	(772,000)	(772,000)	(753,245)
7	(810,801)	(845,907)	(845,907)	(767,150)
TRANSFERS IN (OUT)				
8 834-382500 Transfer from General Fund	303,704	368,682	368,682	350,000
9	303,704	368,682	368,682	350,000
10 Net change	\$ 78,885	\$ 29,359	\$ 29,359	\$ 46,350
11 Beginning reserve balance	\$ 688,467	\$ 767,352	\$ 767,352	\$ 796,711
12 Net change	78,885	29,359	29,359	46,350
13 Ending reserve balance	\$ 767,352	\$ 796,711	\$ 796,711	\$ 843,061
14 Restricted reserve - Low-income housing	\$ 297,869	\$ 344,227	\$ 344,227	\$ 390,577
15 Unrestricted reserve - 2018 property sale	\$ 469,484	\$ 452,484	\$ 452,484	\$ 452,484

REDEVELOPMENT AGENCY

EDA #4: Fairchild

ADDITIONAL DETAILS

Transfers in

16	834-382500	Transfer from General Fund	\$ 350,000	Municipal energy tax paid to the General Fund by Aligned Energy (incentive agreement)
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17	<u>\$ 350,000</u>		
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Expenditures

18	8341-435100	RDA Administration	13,905	Paid to the General Fund for administration (3% of 60% personal property tax paid by PayPal)
19	8341-473822	Incentive Agreement	403,245	Rebate of 87% of 60% tax increment from PayPal
20			350,000	Aligned Energy Agreement - Financial investment and job requirement (50% of municipal energy tax paid by Aligned Energy)

21	<u>\$ 767,150</u>		
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9000 S

3200 W

EDA#4





EDA #5 – PIONEER TECHNOLOGY DISTRICT

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.

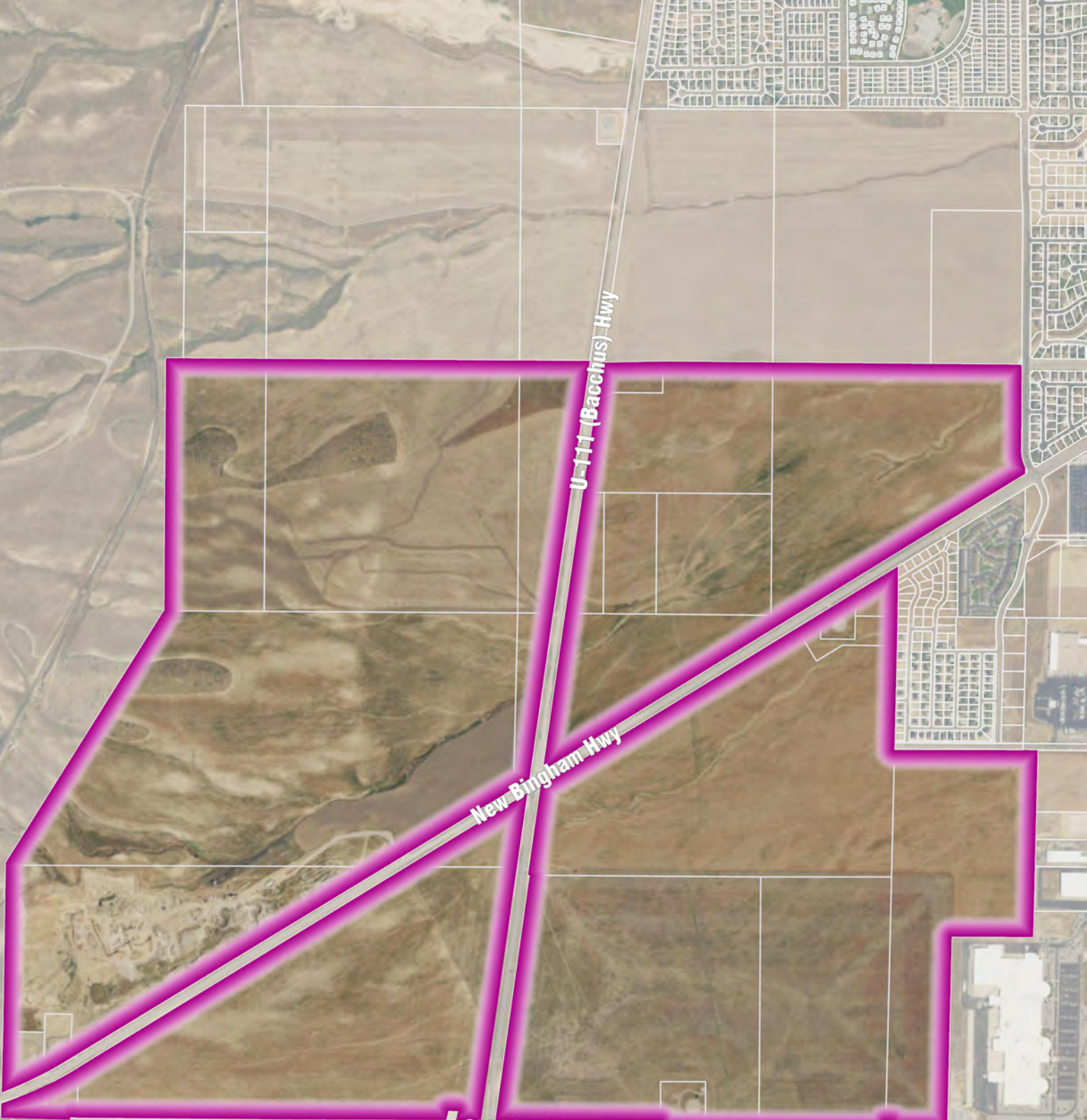
Adoption date:	7/27/2016
Activation tax year:	TBD
Term:	TBD
Expiration tax year:	TBD
Administrative fee allowance:	TBD
Low-income housing requirement:	TBD

Incentive Agreements

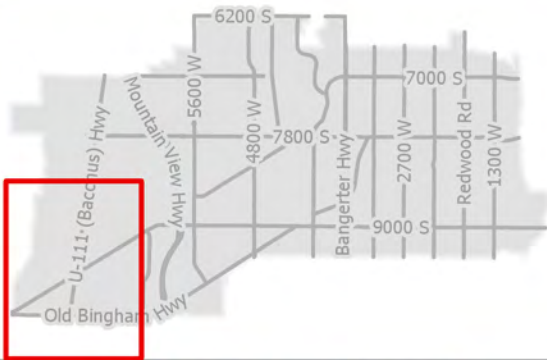
Amazon Fulfillment Center one-time payment of \$1,575,000 in FY2020.

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
EXPENDITURES					
1 835-361000 Interest	\$ (52,611)	\$ -	\$ -	\$ -	
2 8351-431000 Professional & Tech Svcs	-	-	-	-	
3	(52,611)	-	-	-	
TRANSFERS IN (OUT)					
835-382500 Transfer from General Fund	1,766,602	-	-	-	
4 8351-498610 Transfer from RDA Fund (280)	5,898	-	-	-	
5	1,772,501	-	-	-	
6 Net change	\$ 1,719,890	\$ -	\$ -	\$ -	
7 Beginning reserve balance	\$ (1,719,890)	\$ -	\$ -	\$ -	
8 Net change	1,719,890	-	-	-	
9 Ending reserve balance	\$ -	\$ -	\$ -	\$ -	



EDA#5





CDA #1 – JORDAN VALLEY STATION

REDEVELOPMENT AGENCY

CDA #1: Jordan Valley Station

AREA DESCRIPTION

This area is located at 3295 West 9000 South, and was created to develop a mixed-use transit oriented development adjacent to a TRAX station, by providing an incentive for the construction of on and off-site infrastructure, including parking structures.

Adoption date: 7/11/2012
 Activation tax year: 2019
 Term: 20 years
 Expiration tax year: 2038
 Administrative fee allowance: 1.5%
 Low-income housing requirement: N/A

Incentive Agreements

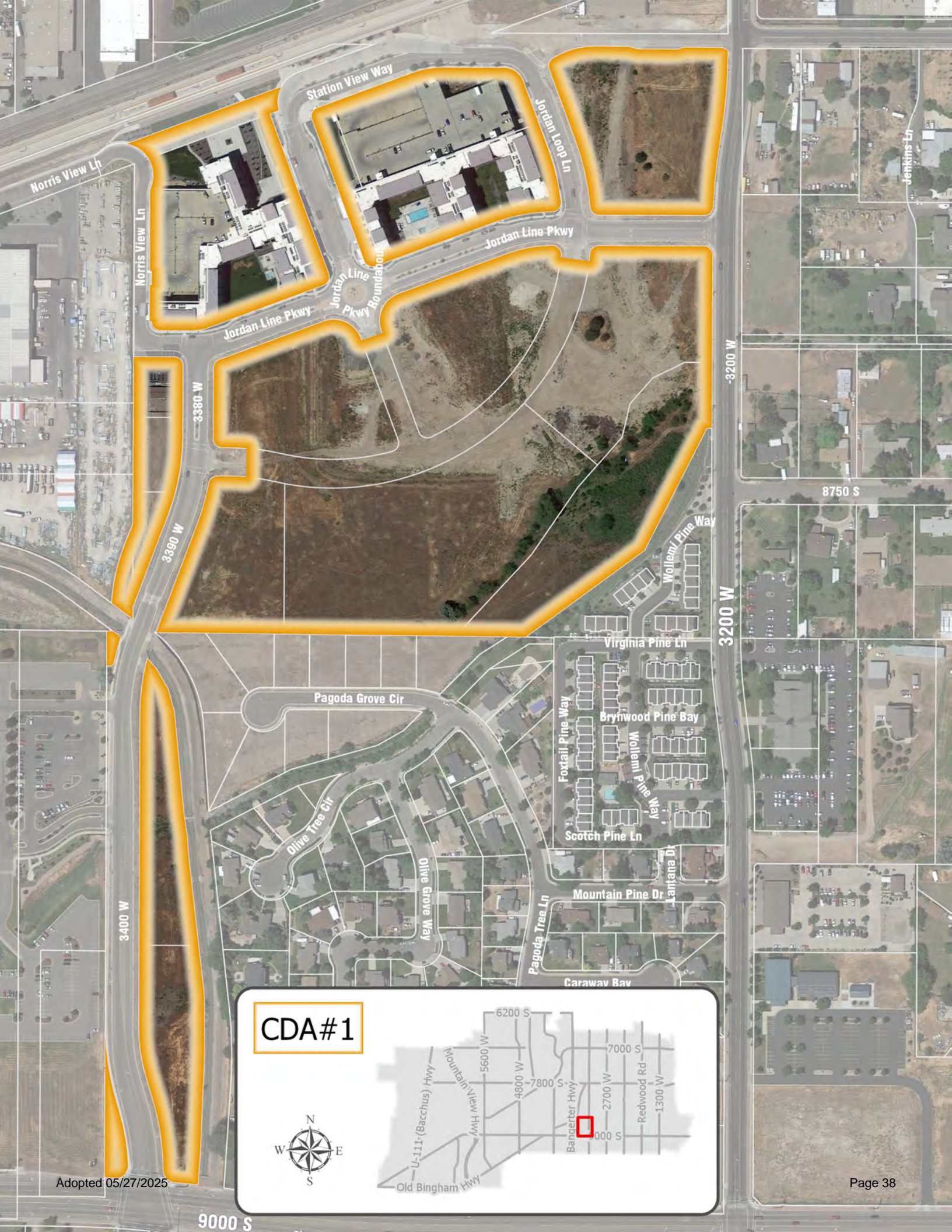
Jordan Valley Station - Capped at \$21.5m over 20 years for \$166.5m TOD project
 First payment year 2019

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
REVENUE					
1 851-311000 Property Taxes	\$ 769,448	\$ 966,446	\$ 966,446	\$ 966,446	
2	769,448	966,446	966,446	966,446	0%
EXPENDITURES					
3 8511-431310 Participation Agreement	(757,906)	(951,950)	(951,950)	(951,949)	
4 8511-435100 RDA Administration	(11,542)	(14,496)	(14,496)	(14,497)	
5	(769,448)	(966,446)	(966,446)	(966,446)	0%
TRANSFERS IN (OUT)					
6 851-382500 Transfer from General Fund	-	-	-	-	
8511-498610 Transfer from RDA Fund (280)	425	-	-	-	
7	425	-	-	-	
8 Net change	\$ 424	\$ -	\$ -	\$ -	
9 Beginning reserve balance	\$ (424)	\$ -	\$ -	\$ -	
10 Net change	424	-	-	-	
11 Ending reserve balance	\$ -	\$ -	\$ -	\$ -	

ADDITIONAL DETAILS

Expenditures					
12	8511-431310	Participation Agreement	951,949	Bangerter Station Agreement	
13	8511-435100	RDA Administration	14,497	1.5% of tax increment	
14			<u>\$ 966,446</u>		



CDA#1





CDA #2 – COPPER HILLS MARKETPLACE

REDEVELOPMENT AGENCY

CDA #2: Copper Hills Marketplace

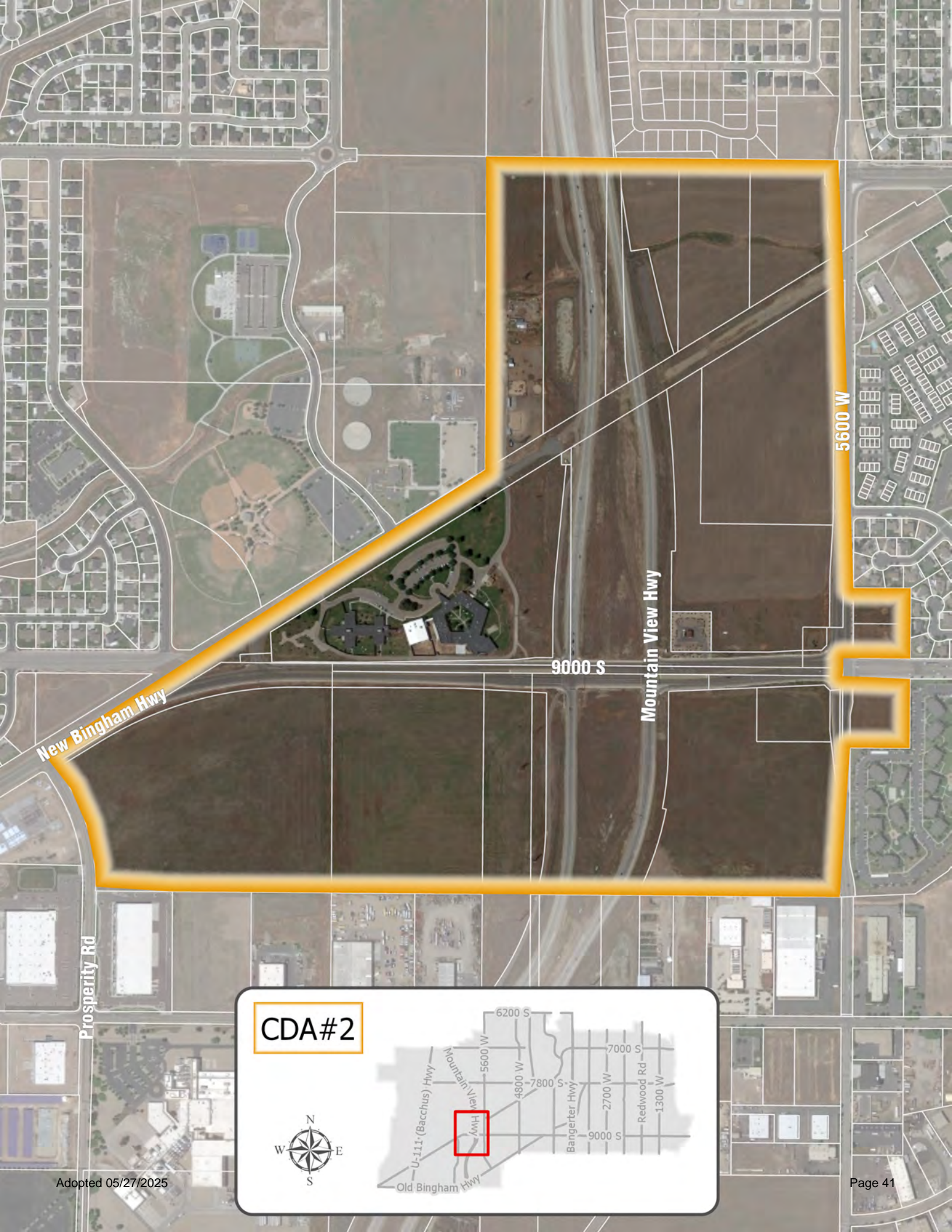
AREA DESCRIPTION

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 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026
REVENUE				
1 852-364300 Sale of Land	\$ 2,210,909	\$ 1,646,573	\$ 1,646,573	\$ -
2	2,210,909	1,646,573	1,646,573	-
EXPENDITURES				
3 852-361000 Interest	(374,183)	(225,000)	(225,000)	-
4 8521-431000 Professional & Tech	-	(15,000)	(15,000)	-
5	(374,183)	(240,000)	(240,000)	-
6 Net change	\$ 1,836,726	\$ 1,406,573	\$ 1,406,573	\$ -
7 Beginning reserve balance	\$ (12,038,703)	\$ (10,201,977)	\$ (10,201,977)	\$ (8,795,404)
8 Net change	1,836,726	1,406,573	1,406,573	-
9 Ending reserve balance	\$ (10,201,977)	\$ (8,795,404)	\$ (8,795,404)	\$ (8,795,404)



New Bingham Hwy

9000 S

Mountain View Hwy

5600 W

Prosperity Rd

CDA#2





CRA #1 – 9000 S REDWOOD ROAD

REDEVELOPMENT AGENCY

CRA #1: 9000 S Redwood Road

AREA DESCRIPTION

This area is located south of 9000 South between Redwood Road and 1300 West, and was created to provide an incentive to Smith & Edward to remodel the vacant building formerly occupied by RC Willey. This incentive was provided up front and is intended to be repaid using new sales tax increment.

Adoption date: 8/29/2017
 Activation tax year: 2018
 Term: 20 years
 Expiration tax year: 2037
 Administrative fee allowance:
 Low-income housing requirement:

Incentive Agreements

No tax increment, incentive to be paid with transfer from the General Fund as a reimbursement of sales tax generated Smith & Edwards

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

Sportsman's Warehouse

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

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2024	Adopted Budget FY 2025	Estimated Actual FY 2025	Annual Budget FY 2026	FY26 to FY25 Budget
REVENUE					
1 861-361000 Interest Earnings	\$ 205	\$ 12	\$ 12	\$ -	
2	205	12	12	-	
EXPENDITURES					
3 8611-473822 Incentive Agreement	(50,000)	(50,000)	(50,000)	(50,000)	
4	(50,000)	(50,000)	(50,000)	(50,000)	0%
TRANSFERS IN (OUT)					
5 861-382500 Transfer from General Fund	50,000	50,000	50,000	50,000	
6 8611-498610 Transfer from RDA Fund (280)	225	-	-	-	
7	50,225	50,000	50,000	50,000	0%
8 Net change	\$ 430	\$ 12	\$ 12	\$ -	
9 Beginning reserve balance	\$ (218)	\$ 212	\$ 212	\$ 224	
10 Net change	430	12	12	-	
11 Ending reserve balance	\$ 212	\$ 224	\$ 224	\$ 224	

REDEVELOPMENT AGENCY

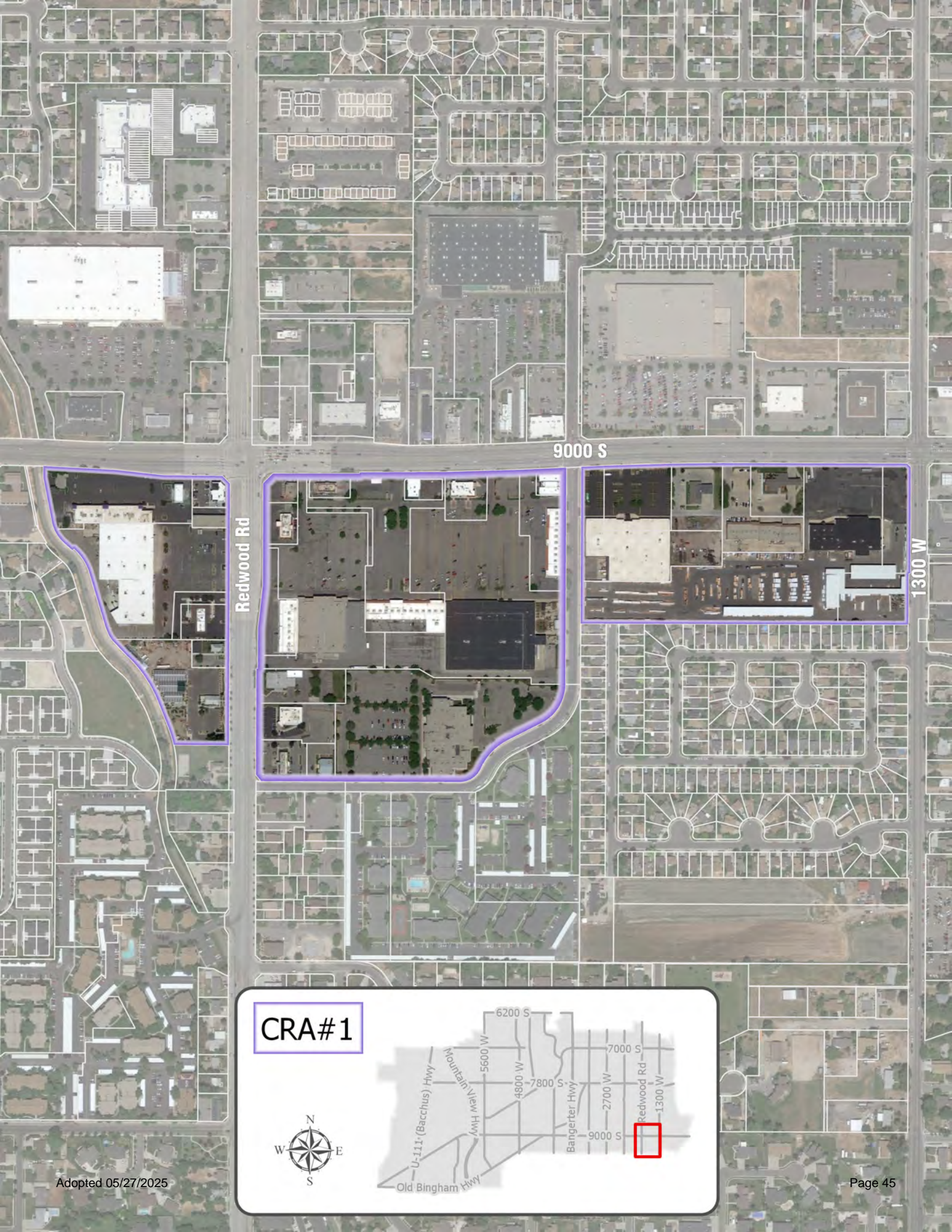
ADDITIONAL DETAILS

Transfers in

12	861-382500	Transfer from General Fund	\$ 50,000	Transfer sales tax from General Fund
13			<u>\$ 50,000</u>	

Expenditures

14	8611-473822	Incentive Agreement	(50,000)	Sportsman's Warehouse sales tax rebate
15			<u>\$ (50,000)</u>	



Redwood Rd

9000 S

1300 W

CRA#1



CHANGES FROM THE TENTATIVE BUDGET TO FINAL BUDGET

The following documents the changes between the Tentative Budget adopted by the Council on 04/22/2025 and the Final Budget.

REDEVELOPMENT AGENCY FUND

	FY 2026 Tentative Budget	Change	FY 2026 Final Budget	Comments
REVENUE				
Property Taxes	\$ 2,320,446	-	\$ 2,320,446	
	\$ 2,320,446	-	\$ 2,320,446	
EXPENDITURES				
Professional & Tech	50,000	30,000	80,000	Economic development software
Administration	117,452	-	117,452	
Participation Agreements	951,949	-	951,949	
Incentive Agreements	803,245	-	803,245	
Area Improvements	3,769,466	75,000	3,844,466	Digital city signage
Land and Building Purchases	7,000,000	-	7,000,000	
	12,692,112	105,000	12,797,112	
TRANSFERS IN (OUT)				
Transfer from General Fund	400,000	-	400,000	
	400,000	-	400,000	
CONTRIBUTION (USE) OF RESERVES	\$ (9,971,666)	\$ (105,000)	\$ (10,076,666)	

REDEVELOPMENT AGENCY OF WEST JORDAN CITY

RESOLUTION NO. 251

A RESOLUTION ADOPTING THE FINAL BUDGET FOR THE REDEVELOPMENT AGENCY OF WEST JORDAN CITY FOR FISCAL YEAR 2026.

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 tentative budget accepted and adopted by the Board for the Redevelopment Agency of West Jordan City has been open for public inspection since May 7, 2025 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 27, 2025, 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 budget for fiscal year 2026.

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

Section 1. The Board hereby adopts the final budget for the Redevelopment Agency of West Jordan City for the fiscal year 2026 for the amounts listed in section 2, plus any changes agreed upon at this evening's meeting.

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

Redevelopment Agency	\$ 12,797,112
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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 27th day of May, 2025.

BOARD OF THE REDEVELOPMENT AGENCY OF WEST JORDAN

 (May 30, 2025 13:18 MDT)

Chad Lamb
Chairperson

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the Redevelopment Agency Board

Board Chairperson Chad Lamb
Board Vice Chairperson Kayleen Whitelock
Board Member Bob Bedore
Board Member Pamela Bloom
Board Member Kelvin Green
Board Member Zach Jacob
Board Member Kent Shelton

"YES"

"NO"

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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