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A graphic showing a map of Utah in blue, with a red location pin in the northern part of the state. The map is set against a light green background. The text "WEST JORDAN REDEVELOPMENT AGENCY" is written in white, bold, sans-serif font over the map.

**WEST  
JORDAN  
REDEVELOPMENT  
AGENCY**

# ANNUAL BUDGET

A dark blue rectangular box containing the text "FY 2027" in white, bold, sans-serif font.

**FY  
2027**



FISCAL YEAR

# Redevelopment Agency 2027 Annual Budget

## BOARD MEMBERS

Board Chair, District 2 ..... Bob Bedore  
Board Vice-Chair, At-Large ..... Jessica Wignall  
Board Member, At-Large ..... Annette Harris  
Board Member, At-Large ..... Kayleen Whitelock  
Board Member, District 1 ..... Chad Lamb  
Board Member, District 3 ..... Zach Jacob  
Board Member, District 4 ..... Kent Shelton

## ADMINISTRATION

Executive Director ..... Mayor Dirk Burton  
Chief Administrative Officer ..... Korban Lee  
Assistant Chief Administrative Officer ..... Paul Jerome

## BUDGET COMMITTEE

Mayor ..... Dirk Burton  
Chief Administrative Officer ..... Korban Lee  
Assistant Chief Administrative Officer ..... Paul Jerome  
Administrative Services Director ..... Danyce Steck  
Budget & Management Analyst ..... Becky Condie  
Police Chief ..... Jeremy Robertson  
Public Utilities Director ..... Greg Davenport  
Human Resources Manager ..... Michael Wilkey



# REDEVELOPMENT AGENCY

## TABLE OF CONTENTS

### BUDGET SUMMARIES

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

### REDEVELOPMENT AREAS

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

### ECONOMIC DEVELOPMENT AREAS

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

### COMMUNITY DEVELOPMENT AREAS

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

### COMMUNITY REINVESTMENT AREAS

#1 - 90th South & Redwood Road .....	28
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# REDEVELOPMENT AGENCY

## Budget & Financial History - All Areas Combined

### ENDING RESERVES BY AREA

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
1 Redevelopment Holding	\$ -	\$ -	\$ -	\$ -
<b>Redevelopment Areas</b>				
2 #1 - Town Center	5,007,811	1,722,811	4,852,811	1,872,811
3 #2 - Industrial Park	2,627,859	1,736,409	2,909,675	2,041,495
4 #3 - Southwire	-	-	-	-
5 #4 - Spratling	6,777,214	3,630,598	6,866,467	3,866,467
6 #5 - Downtown	3,580,604	2,340,654	3,950,674	2,710,774
7 #6 - Briarwood	124,285	124,285	124,285	124,285
8	<b>18,117,772</b>	<b>9,554,756</b>	<b>18,703,912</b>	<b>10,615,832</b>
<b>Economic Development Areas</b>				
9 #1 - Dannon	-	-	-	-
10 #2 - Bingham Bus. Park	6,686,149	6,631,149	6,881,149	6,831,149
11 #3 - Oracle	4,098,217	2,593,217	4,233,717	2,733,717
12 #4 - Fairchild	817,420	863,770	843,259	814,609
13 #5 - Pioneer Tech. Park	-	-	-	-
14	<b>11,601,786</b>	<b>10,088,136</b>	<b>11,958,125</b>	<b>10,379,475</b>
<b>Community Development Areas</b>				
15 #1 - Jordan Valley Stat.	-	-	-	-
16 #2 - Copper Hills Mkt	(8,794,547)	(8,794,547)	(8,948,070)	(8,948,070)
17	<b>(8,794,547)</b>	<b>(8,794,547)</b>	<b>(8,948,070)</b>	<b>(8,948,070)</b>
<b>Community Reinvestment Areas</b>				
18 #1 - 90th & Redwood	(170)	(170)	(170)	(170)
19	<b>\$ 20,924,842</b>	<b>\$ 10,848,176</b>	<b>\$ 21,713,797</b>	<b>\$ 12,047,067</b>

# REDEVELOPMENT AGENCY

## Budget & Financial History - All Areas Combined

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027	FY27 to FY26 Budget	
<b>REVENUES</b>						
1	Property Taxes	\$ 2,637,566	\$ 2,320,446	\$ 2,309,644	\$ 1,904,900	
2	Interfund Transfer	-	-	-	-	
3	Interest Earnings	1,265,280	-	790,000	-	
4	Sale Of Land And Bldg	1,646,671	-	-	-	
5		<b>5,549,517</b>	<b>2,320,446</b>	<b>3,099,644</b>	<b>1,904,900</b>	-18%
<b>EXPENDITURES</b>						
<b>Operations</b>						
6	Professional & Tech	(61,585)	(80,000)	(43,523)	(50,000)	
7	Administration	(149,158)	(117,452)	(120,118)	(79,624)	
8		<b>(210,743)</b>	<b>(197,452)</b>	<b>(163,641)</b>	<b>(129,624)</b>	-34%
<b>Redevelopment Activity</b>						
9	Participation Agreement	(951,949)	(951,949)	(908,628)	(908,761)	
10	Incentive Agreements	(821,999)	(803,245)	(853,152)	(878,245)	
11	Area Improvements	(171,889)	(3,844,466)	(785,268)	(3,055,000)	
12	Land And Bldg Purchases	(23,107)	(7,000,000)	-	(7,000,000)	
13		<b>(1,968,944)</b>	<b>(12,599,660)</b>	<b>(2,547,048)</b>	<b>(11,842,006)</b>	-6%
<b>TRANSFERS IN (OUT)</b>						
14	Transfer to Water Fund	(3,500,000)	-	-	-	
15	Transfer from General Fund	418,682	400,000	400,000	400,000	
16		<b>(3,081,318)</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	0%
17	<b>Net change</b>	<b>\$ 288,512</b>	<b>\$ (10,076,666)</b>	<b>\$ 788,955</b>	<b>\$ (9,666,730)</b>	
18	<b>Beginning reserve balance</b>	\$ 20,636,330	\$ 20,924,842	\$ 20,924,842	\$ 21,713,797	
19	Net change	288,512	(10,076,666)	788,955	(9,666,730)	
20	<b>Ending reserve balance</b>	\$ 20,924,842	\$ 10,848,176	\$ 21,713,797	\$ 12,047,067	

# REDEVELOPMENT AGENCY

## Activity by Area

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

### AREA IMPROVEMENTS

	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Budget	Total Improvement
<b>RDA #1: Town Center (6600 - 7000 S Redwood)</b>					
7000 South beautification project - retaining wall, landscaping, irrigation system, signage	\$ 111,355	\$ 1,780,000	\$ 300,000	\$ 1,480,000	\$ 1,891,355
Property Acquisition	-	1,500,000	-	1,500,000	1,500,000
<b>RDA #2: Industrial Park (1300-1600 W 7800 South)</b>					
Property Acquisition	-	1,000,000	-	1,000,000	1,000,000
Entryway City Signage	-	75,000	-	75,000	75,000
<b>RDA #4: Spratling (1300-1700 W 9000 South)</b>					
9000 South beautification project - landscaping, irrigation, signage following UDOT improvements. Project start date: Spring 2025	60,534	489,466	485,268	-	545,802
Property Acquisition	-	3,000,000	-	3,000,000	3,000,000
<b>RDA #5: Downtown (1700-1900 W 7600-7900 South)</b>					
Property Acquisition	450,609	1,500,000	-	1,500,000	1,950,609
<b>EDA #3: Oracle Data Center</b>					
Cemetery water reservoir (40% of project)	3,500,000	-	-	-	3,500,000
Expansion Incentive	-	1,500,000	-	1,500,000	1,500,000
<b>Total</b>	<b>\$ 4,122,498</b>	<b>\$ 10,844,466</b>	<b>\$ 785,268</b>	<b>\$ 10,055,000</b>	<b>\$ 14,962,766</b>

### ECONOMIC INCENTIVE AGREEMENTS

	FY 2026 Budget	FY 2026 Estimate	FY 2027 Budget
<b>EDA #4</b>			
Incentive Agreement - PayPal	403,245	403,152	403,245
Incentive Agreement - Aligned Energy	350,000	400,000	425,000
<b>CDA #1</b>			
Participation Agreement - Bangerter Station	951,949	908,628	908,761
<b>CRA #1</b>			
Incentive Agreement - Sportsman's Warehouse	50,000	50,000	50,000
<b>Total</b>	<b>\$ 1,755,194</b>	<b>\$ 1,761,780</b>	<b>\$ 1,787,006</b>

### CLOSED OR INACTIVE AREAS

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



# REDEVELOPMENT AGENCY

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

### AREA DESCRIPTION

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

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

*Rollback Provision: % of property tax dedicated as tax increment*

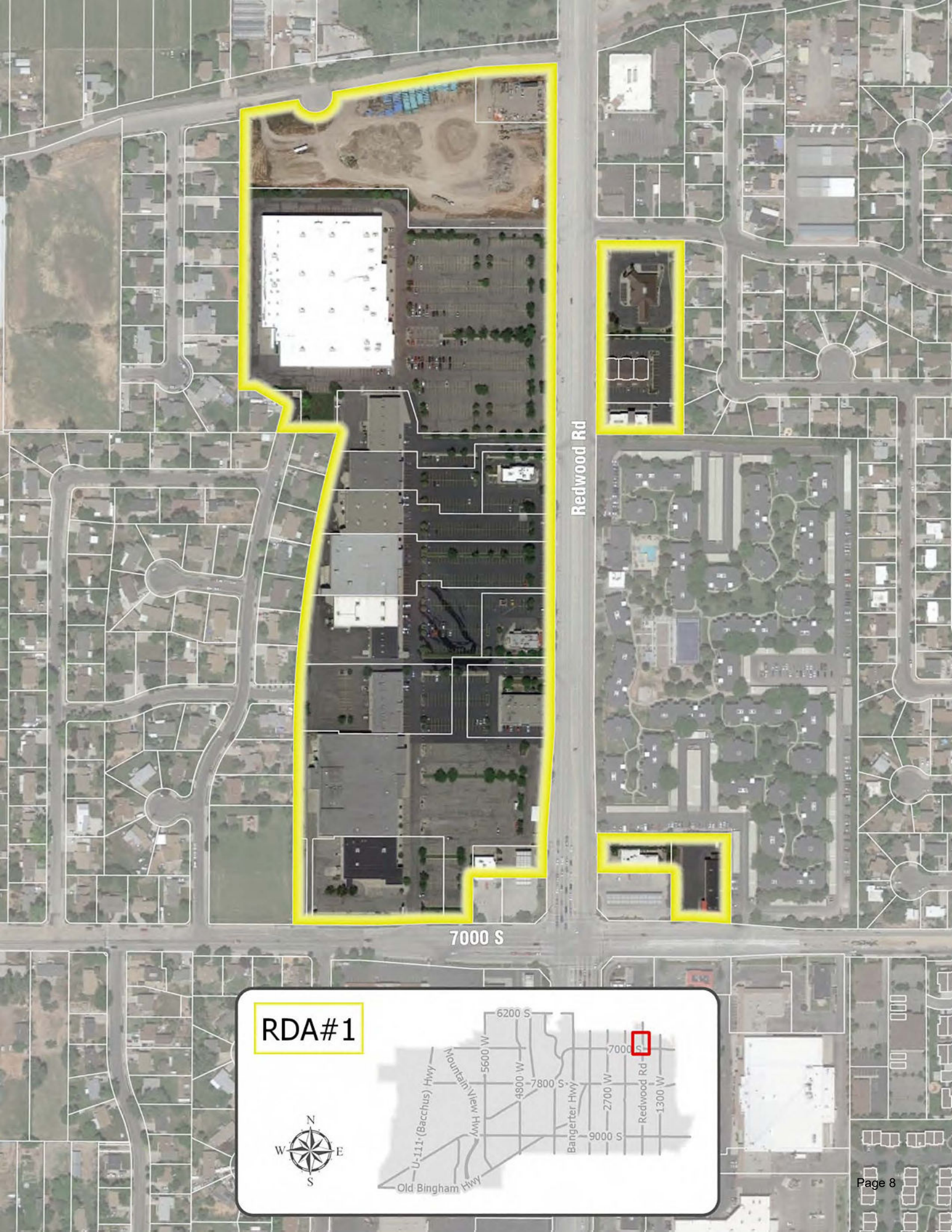
	<i>Tax years</i>
100% for first 5 years	2000-2004
80% for next 5 years	2005-2009
75% for next 5 years	2010-2014
70% for next 5 years	2015-2019
60% for next 5 years	2020-2024

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
<b>REVENUE</b>				
1 801-311000 Property Taxes	\$ 317,273	\$ -	\$ -	\$ -
2 801-361000 Interest Earnings	224,628	-	150,000	-
3	<b>541,901</b>	<b>-</b>	<b>150,000</b>	<b>-</b>
<b>EXPENDITURES</b>				
4 8011-431000 Professional & Technical	-	(5,000)	(5,000)	-
5 8011-435100 RDA Administration	(31,727)	-	-	-
6 8011-435300 RDA Infrastructure	(111,355)	(1,780,000)	(300,000)	(1,480,000)
7 8011-473823 Land and Building Purchases	-	(1,500,000)	-	(1,500,000)
8	<b>(143,082)</b>	<b>(3,285,000)</b>	<b>(305,000)</b>	<b>(2,980,000)</b>
9 <b>Net change</b>	<b>\$ 398,819</b>	<b>\$ (3,285,000)</b>	<b>\$ (155,000)</b>	<b>\$ (2,980,000)</b>
10 <b>Beginning reserve balance</b>	\$ 4,608,992	\$ 5,007,811	\$ 5,007,811	\$ 4,852,811
11 Net change	398,819	(3,285,000)	(155,000)	(2,980,000)
12 <b>Ending reserve balance</b>	<b>\$ 5,007,811</b>	<b>\$ 1,722,811</b>	<b>\$ 4,852,811</b>	<b>\$ 1,872,811</b>

### ADDITIONAL DETAILS

Expenditures			
13	8011-435300 RDA Infrastructure	\$ 1,480,000	7000 S beautification project to include retaining wall, landscaping, irrigation, signage
14	8011-473823 Land and Building Purchases	1,500,000	Property acquisition
15		<u>\$ 2,980,000</u>	



Redwood Rd

7000 S



# REDEVELOPMENT AGENCY

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

### AREA DESCRIPTION

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

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

*Rollback Provision: % of property tax dedicated as tax increment*

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

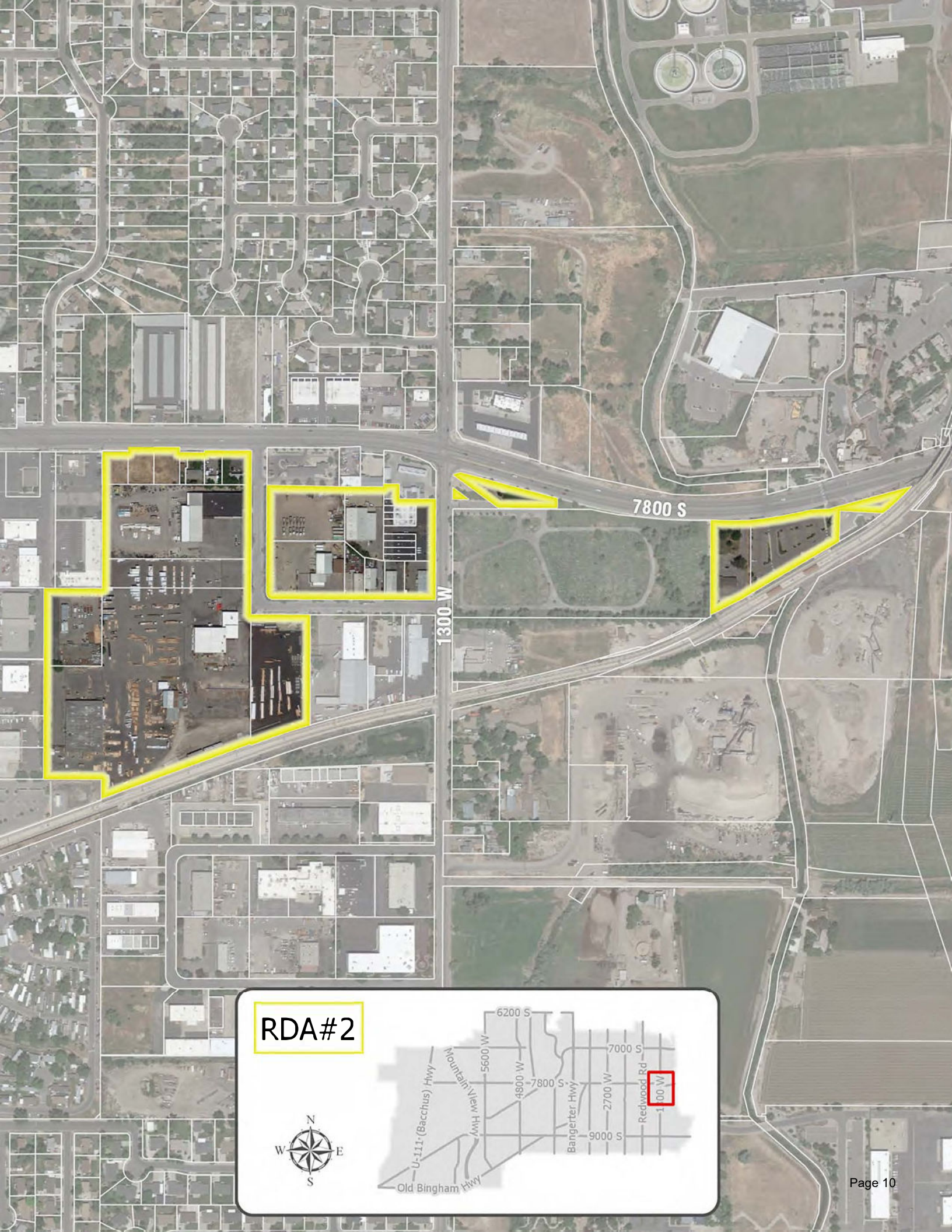
### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
<b>REVENUE</b>				
1 802-311000 Property Taxes	\$ 209,395	\$ 209,500	\$ 229,796	\$ 229,800
2 802-349000 Interfund Transfer	-	-	-	-
3 802-361000 Interest Earnings	95,405	-	80,000	-
4	<b>304,800</b>	<b>209,500</b>	<b>309,796</b>	<b>229,800</b>
<b>EXPENDITURES</b>				
5 8021-431000 Professional & Technical	-	(5,000)	(5,000)	-
6 8021-435100 RDA Administration	(20,940)	(20,950)	(22,980)	(22,980)
7 8021-435300 RDA Infrastructure	-	(75,000)	-	(75,000)
8 8021-473823 Land and Building Purchases	427,502	(1,000,000)	-	(1,000,000)
9	<b>406,562</b>	<b>(1,100,950)</b>	<b>(27,980)</b>	<b>(1,097,980)</b>
10 <b>Net change</b>	<b>\$ 711,362</b>	<b>\$ (891,450)</b>	<b>\$ 281,816</b>	<b>\$ (868,180)</b>
11 <b>Beginning reserve balance</b>	\$ 1,916,497	\$ 2,627,859	\$ 2,627,859	\$ 2,909,675
12 Net change	711,362	(891,450)	281,816	(868,180)
13 <b>Ending reserve balance</b>	\$ 2,627,859	\$ 1,736,409	\$ 2,909,675	\$ 2,041,495

### ADDITIONAL DETAILS

#### Expenditures

14	8021-435100	RDA Administration	\$ 22,980	10% of tax increment
15	8021-435300	RDA Infrastructure	75,000	Digital entryway city signage
16	8021-473823	Land and Building Purchases	1,000,000	Property acquisition
17			<u>\$ 1,097,980</u>	



**RDA#2**





# REDEVELOPMENT AGENCY

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

### AREA DESCRIPTION

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

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

*Rollback Provision: % of property tax dedicated as tax increment*

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

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
<b>REVENUE</b>				
1 804-311000 Property Taxes	\$ 386,512	\$ 386,500	\$ 405,023	\$ -
2 804-361000 Interest Earnings	303,109	-	215,000	-
3	<b>689,621</b>	<b>386,500</b>	<b>620,023</b>	-
<b>EXPENDITURES</b>				
4 8041-431000 Professional & Tech Svcs	-	(5,000)	(5,000)	-
5 8041-435100 RDA Administration	(38,651)	(38,650)	(40,502)	-
6 8041-435300 RDA Infrastructure	(60,534)	(489,466)	(485,268)	-
7 8041-473823 Land and Building Purchases	-	(3,000,000)	-	(3,000,000)
8	<b>(99,185)</b>	<b>(3,533,116)</b>	<b>(530,770)</b>	<b>(3,000,000)</b>
9 <b>Net change</b>	<b>\$ 590,436</b>	<b>\$ (3,146,616)</b>	<b>\$ 89,253</b>	<b>\$ (3,000,000)</b>
10 <b>Beginning reserve balance</b>	\$ 6,186,778	\$ 6,777,214	\$ 6,777,214	\$ 6,866,467
11 Net change	590,436	(3,146,616)	89,253	(3,000,000)
12 <b>Ending reserve balance</b>	\$ 6,777,214	\$ 3,630,598	\$ 6,866,467	\$ 3,866,467

### ADDITIONAL DETAILS

**Expenditures**

13	8041-473823 Land and Building Purchases	3,000,000	Property Acquisition
14		<u>\$ 3,000,000</u>	

Redwood Rd

1300 W

9000 S

RDA#4



# REDEVELOPMENT AGENCY

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

### AREA DESCRIPTION

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

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

*Rollback Provision: % of property tax dedicated as tax increment*

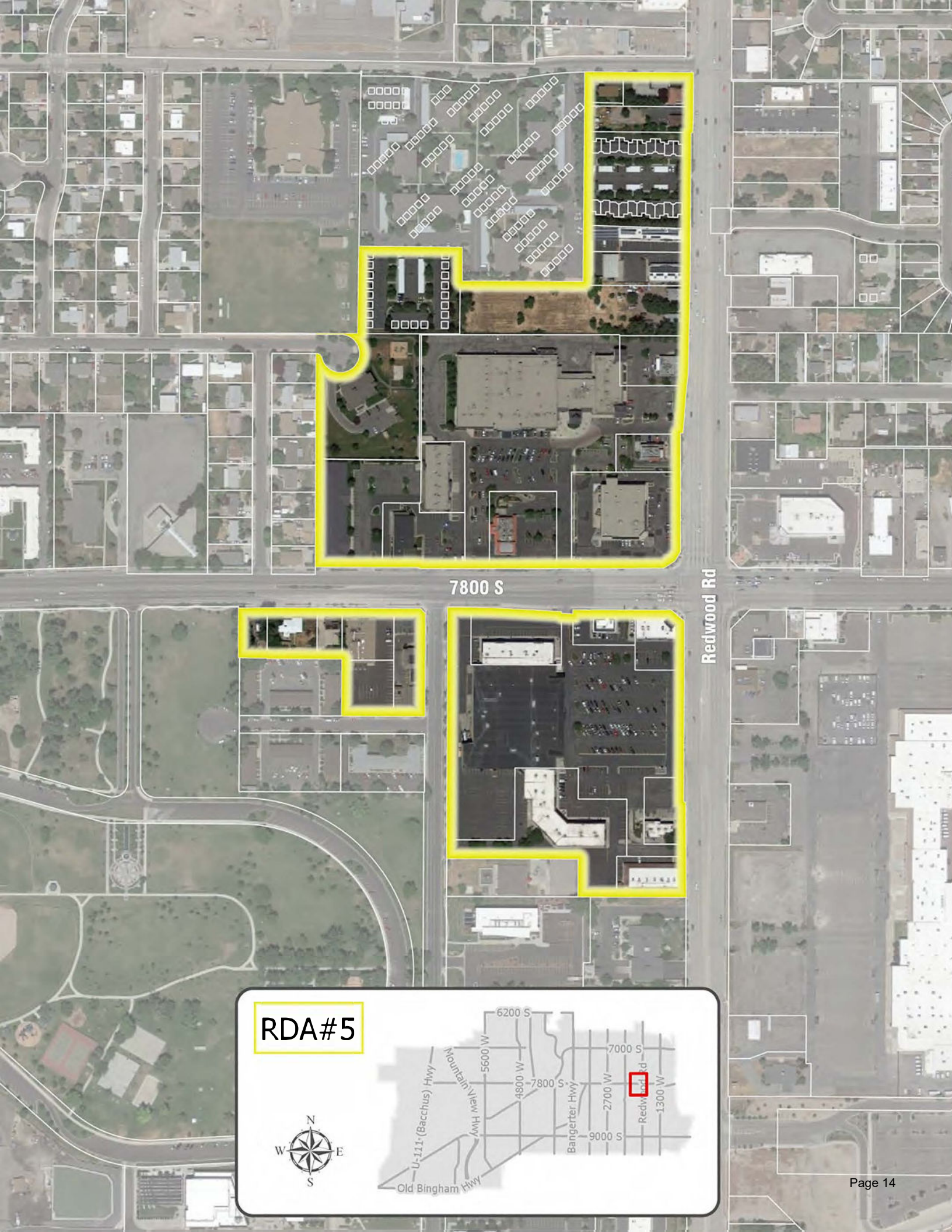
	<i>Tax years</i>
100% for first 5 years	2002-2006
80% for next 5 years	2007-2011
75% for next 5 years	2012-2016
70% for next 5 years	2017-2021
60% for next 5 years	2022-2026

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Prior Year Actual FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
<b>REVENUE</b>				
1 805-311000 Property Taxes	\$ 294,357	\$ 294,500	\$ 288,967	\$ 289,000
2 805-361000 Interest Earnings	175,452	-	115,000	-
3	<b>469,809</b>	<b>294,500</b>	<b>403,967</b>	<b>289,000</b>
<b>EXPENDITURES</b>				
4 8051-431000 Professional & Technical	(740)	(5,000)	(5,000)	-
5 8051-435100 RDA Administration	(29,436)	(29,450)	(28,897)	(28,900)
6 8051-473823 Land and Building Purchases	(450,609)	(1,500,000)	-	(1,500,000)
7	<b>(480,785)</b>	<b>(1,534,450)</b>	<b>(33,897)</b>	<b>(1,528,900)</b>
8 <b>Net change</b>	<b>\$ (10,976)</b>	<b>\$ (1,239,950)</b>	<b>\$ 370,070</b>	<b>\$ (1,239,900)</b>
9 <b>Beginning reserve balance</b>	\$ 3,591,580	\$ 3,580,604	\$ 3,580,604	\$ 3,950,674
10 Net change	(10,976)	(1,239,950)	370,070	(1,239,900)
11 <b>Ending reserve balance</b>	\$ 3,580,604	\$ 2,340,654	\$ 3,950,674	\$ 2,710,774

### ADDITIONAL DETAILS

<b>Expenditures</b>			
12	8051-435100	RDA Administration	\$ 28,900 10% of tax increment
13	8051-473823	Land and Building Purchases	1,500,000 Property Acquisition
14			<u>\$ 1,528,900</u>



7800 S

Redwood Rd

RDA#5



# REDEVELOPMENT AGENCY

## RDA #6: Briarwood

### AREA DESCRIPTION

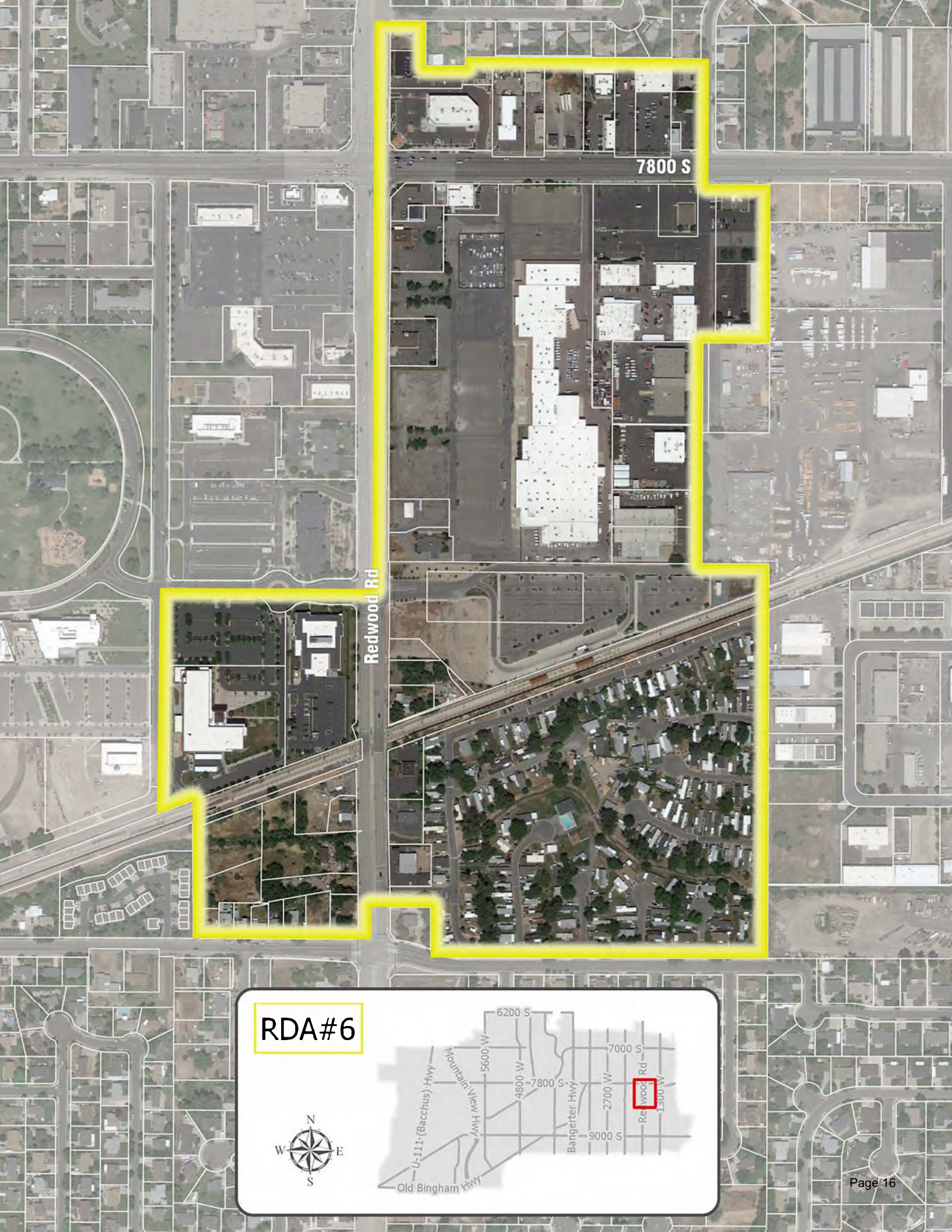
This area is located at 1500 – 1825 West, 7700 – 8200 South and was created for the removal of blight, revitalization of an existing retail center, and to establish a light rail station.

Adoption date: 9/30/2003  
 Activation tax year: 2006  
 Term: 15 years  
 Expiration tax year: 2020 Expired  
 Administrative fee allowance: 5%  
 Low-income housing requirement: 20%

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

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Prior Year Actual FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
1 <b>Beginning reserve balance</b>	\$ 124,285	\$ 124,285	\$ 124,285	\$ 124,285
2 Net change	-	-	-	-
3 <b>Ending reserve balance</b>	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





# REDEVELOPMENT AGENCY

## EDA #2: Bingham Business Park

### AREA DESCRIPTION

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

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

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
<b>REVENUE</b>				
1 832-311000 Property Taxes	\$ -	\$ -	\$ -	\$ -
2 832-361000 Interest Earnings	305,634	-	200,000	-
3	<b>305,634</b>	<b>-</b>	<b>200,000</b>	<b>-</b>
<b>EXPENDITURES</b>				
4 8321-431000 Professional & Tech	-	(55,000)	(5,000)	(50,000)
5	-	<b>(55,000)</b>	<b>(5,000)</b>	<b>(50,000)</b>
6 <b>Net change</b>	<b>\$ 305,634</b>	<b>\$ (55,000)</b>	<b>\$ 195,000</b>	<b>\$ (50,000)</b>
7 <b>Beginning reserve balance</b>	\$ 6,380,515	\$ 6,686,149	\$ 6,686,149	\$ 6,881,149
8 Net change	305,634	(55,000)	195,000	(50,000)
9 <b>Ending reserve balance</b>	\$ 6,686,149	\$ 6,631,149	\$ 6,881,149	\$ 6,831,149

### ADDITIONAL DETAILS

<b>Expenditures</b>				
10	8321-431000	Professional & Tech	\$ 50,000	Utility study
11			<u>\$ 50,000</u>	



Prosperity Rd

Old Bingham Hwy

EDA#2



# REDEVELOPMENT AGENCY

## EDA #3: Oracle Data Center

### AREA DESCRIPTION

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

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

#### Incentive Agreements

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

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2026	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
<b>REVENUE</b>				
1 833-361000 Interest Earnings	\$ 336,121	\$ -	\$ 140,000	\$ -
2	<b>336,121</b>	<b>-</b>	<b>140,000</b>	<b>-</b>
<b>EXPENDITURES</b>				
3 8331-431000 Professional & Technical	-	(5,000)	(4,500)	-
4 8331-435300 RDA Infrastructure	-	(1,500,000)	-	(1,500,000)
5	<b>-</b>	<b>(1,505,000)</b>	<b>(4,500)</b>	<b>(1,500,000)</b>
<b>TRANSFERS IN (OUT)</b>				
6 8331-495600 Transfer to Water Fund	(3,500,000)	-	-	-
7	<b>(3,500,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>
8 <b>Net change</b>	<b>\$ (3,163,879)</b>	<b>\$ (1,505,000)</b>	<b>\$ 135,500</b>	<b>\$ (1,500,000)</b>
9 <b>Beginning reserve balance</b>	\$ 7,262,096	\$ 4,098,217	\$ 4,098,217	\$ 4,233,717
10 Net change	(3,163,879)	(1,505,000)	135,500	(1,500,000)
11 <b>Ending reserve balance</b>	<b>\$ 4,098,217</b>	<b>\$ 2,593,217</b>	<b>\$ 4,233,717</b>	<b>\$ 2,733,717</b>

### ADDITIONAL DETAILS

#### Expenditures

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

Prosperity Rd

Mountain View Hwy

Old Bingham Hwy

EDA#3



# REDEVELOPMENT AGENCY

## EDA #4: Fairchild

### AREA DESCRIPTION

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

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

#### Incentive Agreements

PayPal (maximum \$6.8m)

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

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

#### Aligned Energy

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

Required financial investment in the project area, minimum job requirement

*This agreement's final year will be paid for with the fund balance created from the FY18 land purchase and subsequent sale.*

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
<b>REVENUE</b>				
1 834-311000 Property Taxes	\$ 463,583	\$ 463,500	\$ 463,393	\$ 463,500
2 834-361000 Interest Earnings	42,737	-	30,000	-
3	<b>506,320</b>	<b>463,500</b>	<b>493,393</b>	<b>463,500</b>
<b>EXPENDITURES</b>				
4 8341-431000 Professional & Tech Svcs	(39,028)	-	(500)	-
5 8341-435100 RDA Administration	(13,907)	(13,905)	(13,902)	(13,905)
6 8341-473822 Incentive Agreement	(771,999)	(753,245)	(803,152)	(828,245)
7	<b>(824,934)</b>	<b>(767,150)</b>	<b>(817,554)</b>	<b>(842,150)</b>
<b>TRANSFERS IN (OUT)</b>				
8 834-382500 Transfer from General Fund	368,682	350,000	350,000	350,000
9	<b>368,682</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>
10 <b>Net change</b>	<b>\$ 50,068</b>	<b>\$ 46,350</b>	<b>\$ 25,839</b>	<b>\$ (28,650)</b>
11 <b>Beginning reserve balance</b>	\$ 767,352	\$ 817,420	\$ 817,420	\$ 843,259
12 Net change	50,068	46,350	25,839	(28,650)
13 <b>Ending reserve balance</b>	\$ 817,420	\$ 863,770	\$ 843,259	\$ 814,609
14 Restricted reserve - Low-income housing	\$ 344,227	\$ 390,577	\$ 390,566	\$ 436,916
15 Unrestricted reserve - 2018 property sale	\$ 473,194	\$ 473,194	\$ 452,693	\$ 377,693

# REDEVELOPMENT AGENCY

## EDA #4: Fairchild

### ADDITIONAL DETAILS

**Transfers in**

16	834-382500	Transfer from General Fund	\$ 350,000	Municipal energy tax paid to the General Fund by Aligned Energy (incentive agreement)
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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)
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19	8341-473822	Incentive Agreement	403,245	Rebate of 87% of 60% tax increment from PayPal
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20			425,000	Aligned Energy Agreement - Financial investment and job requirement (50% of municipal energy tax paid by Aligned Energy)
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21	<u>\$ 842,150</u>		
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9000 S

3200 W

EDA#4





# REDEVELOPMENT AGENCY

## CDA #1: Jordan Valley Station

### AREA DESCRIPTION

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

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

#### Incentive Agreements

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

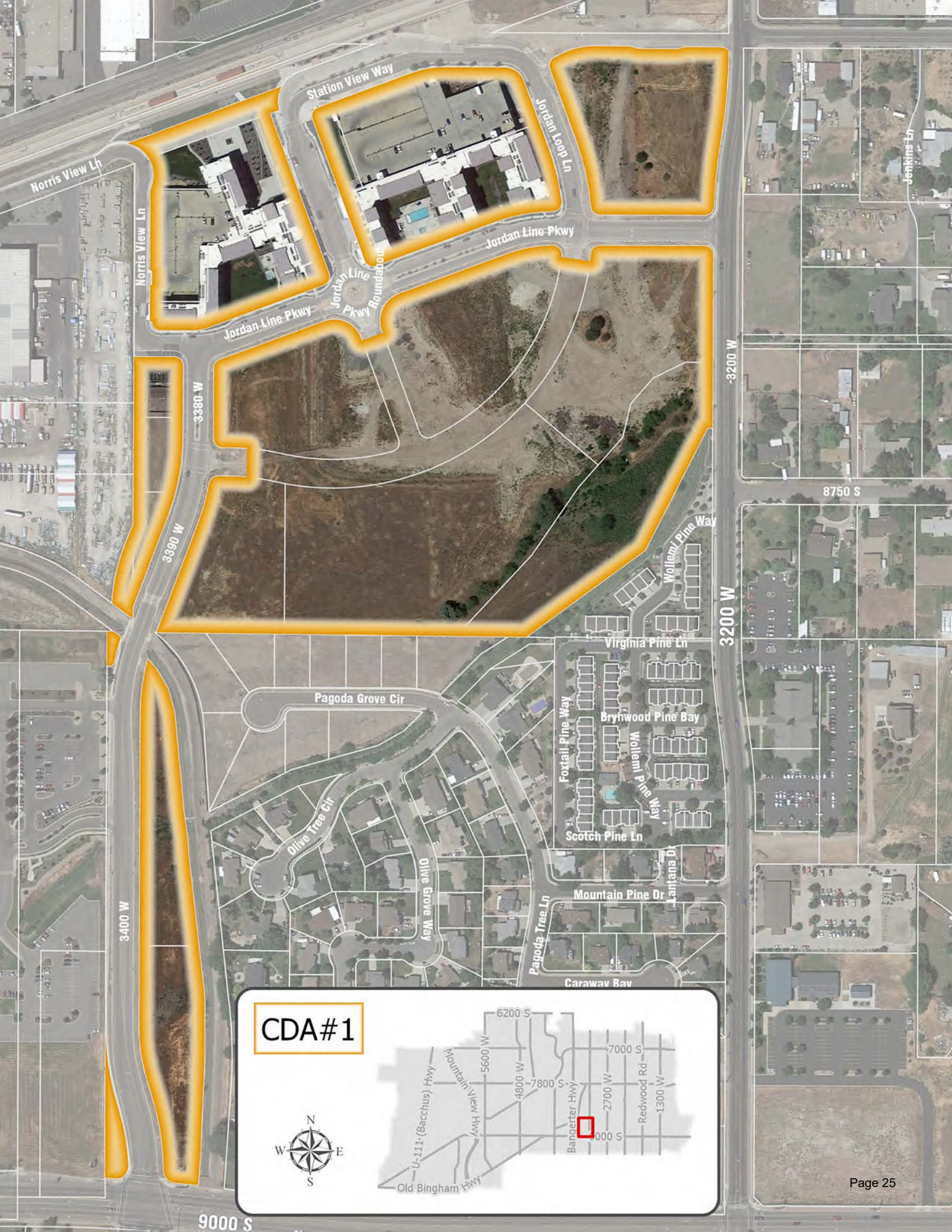
### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
<b>REVENUE</b>				
1 851-311000 Property Taxes	\$ 966,446	\$ 966,446	\$ 922,465	\$ 922,600
2	<b>966,446</b>	<b>966,446</b>	<b>922,465</b>	<b>922,600</b>
<b>EXPENDITURES</b>				
3 8511-431310 Participation Agreement	(951,949)	(951,949)	(908,628)	(908,761)
4 8511-435100 RDA Administration	(14,497)	(14,497)	(13,837)	(13,839)
5	<b>(966,446)</b>	<b>(966,446)</b>	<b>(922,465)</b>	<b>(922,600)</b>
<b>TRANSFERS IN (OUT)</b>				
6 851-382500 Transfer from General Fund	-	-	-	-
7	-	-	-	-
8 <b>Net change</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
9 <b>Beginning reserve balance</b>	\$ -	\$ -	\$ -	\$ -
10 Net change	-	-	-	-
11 <b>Ending reserve balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

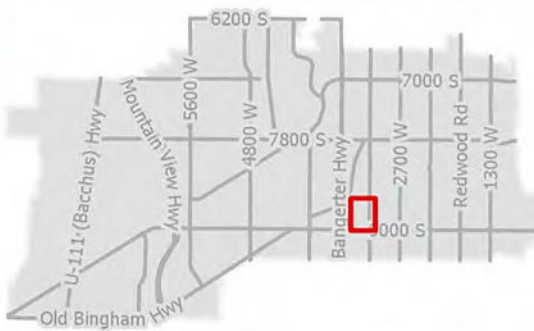
### ADDITIONAL DETAILS

#### Expenditures

12	8511-431310	Participation Agreement	\$ 908,761	Bangerter Station Agreement
13	8511-435100	RDA Administration	13,839	1.5% of tax increment
14			<u>\$ 922,600</u>	



**CDA#1**



# REDEVELOPMENT AGENCY

## CDA #2: Copper Hills Marketplace

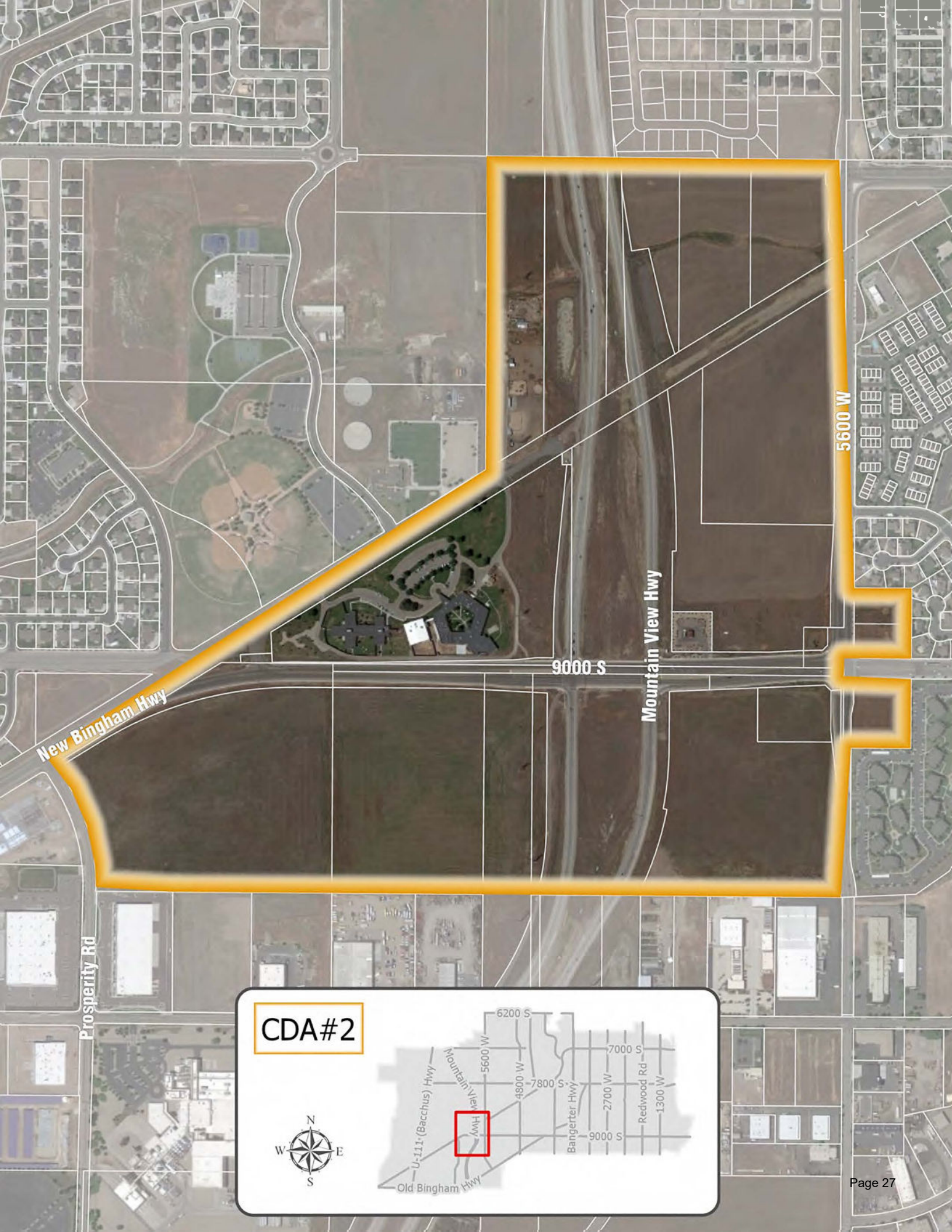
### AREA DESCRIPTION

This area is located at 9000 S and Mountain View Corridor, and was created to facilitate the development of an Automall by providing an incentive to a car dealership. The RDA purchased 19.8 acres in FY 2015, and another 30.1 acres in FY 2020 of property for retail and commercial development along the Mountain View Corridor.

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

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
<b>REVENUE</b>				
1 852-364300 Sale of Land	\$ 1,646,671	\$ -	\$ -	\$ -
2	<b>1,646,671</b>	-	-	-
<b>EXPENDITURES</b>				
3 852-361000 Interest	(217,424)	-	(140,000)	-
4 8521-431000 Professional & Tech	(21,817)	-	(13,523)	-
5	<b>(239,241)</b>	-	<b>(153,523)</b>	-
6 <b>Net change</b>	<b>\$ 1,407,429</b>	<b>\$ -</b>	<b>\$ (153,523)</b>	<b>\$ -</b>
7 <b>Beginning reserve balance</b>	\$(10,201,977)	\$ (8,794,547)	\$ (8,794,547)	\$ (8,948,070)
8 Net change	1,407,429	-	(153,523)	-
9 <b>Ending reserve balance</b>	<b>\$ (8,794,547)</b>	<b>\$ (8,794,547)</b>	<b>\$ (8,948,070)</b>	<b>\$ (8,948,070)</b>



New Bingham Hwy

9000 S

Mountain View Hwy

5600 W

Prosperity Rd

CDA#2



# REDEVELOPMENT AGENCY

## CRA #1: 9000 S Redwood Road

### AREA DESCRIPTION

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

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

#### Incentive Agreements

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

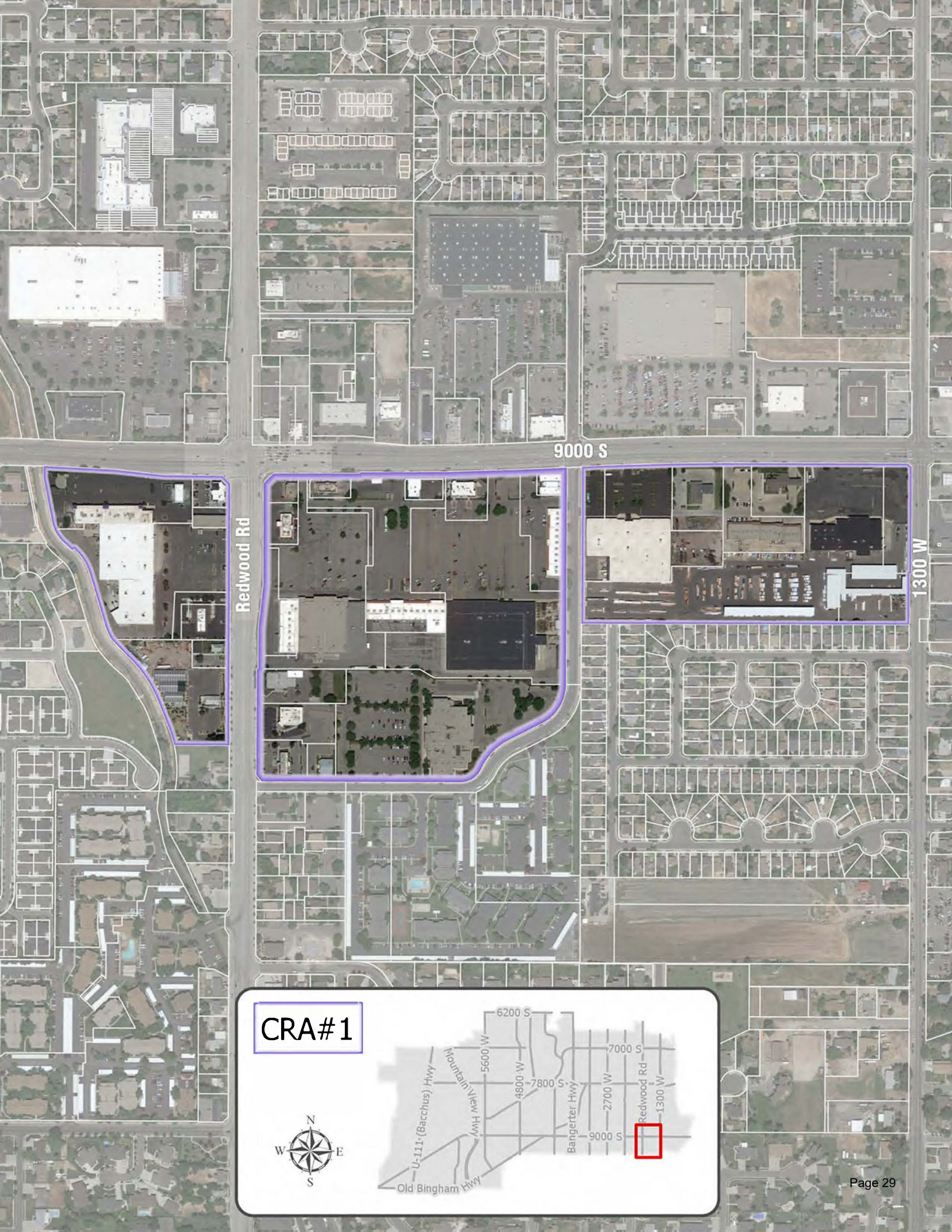
One-time payment of \$150k for site improvements (FY18)  
 Sportsman's Warehouse  
 \$50k per year for 10 years - first payment FY2020

### BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027
<b>REVENUE</b>				
1 861-361000 Interest Earnings	\$ (382)	\$ -	\$ -	\$ -
2	(382)	-	-	-
<b>EXPENDITURES</b>				
3 8611-473822 Incentive Agreement	(50,000)	(50,000)	(50,000)	(50,000)
4	(50,000)	(50,000)	(50,000)	(50,000)
<b>TRANSFERS IN (OUT)</b>				
5 861-382500 Transfer from General Fund	50,000	50,000	50,000	50,000
6	50,000	50,000	50,000	50,000
7 <b>Net change</b>	<b>\$ (382)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
8 <b>Beginning reserve balance</b>	\$ 212	\$ (170)	\$ (170)	\$ (170)
9 Net change	(382)	-	-	-
10 <b>Ending reserve balance</b>	<b>\$ (170)</b>	<b>\$ (170)</b>	<b>\$ (170)</b>	<b>\$ (170)</b>

### ADDITIONAL DETAILS

<b>Transfers in</b>				
11	861-382500	Transfer from General Fund	\$ 50,000	Transfer sales tax from General Fund
12			<u>\$ 50,000</u>	
<b>Expenditures</b>				
13	8611-473822	Incentive Agreement	(50,000)	Sportsman's Warehouse sales tax rebate
14			<u>\$ (50,000)</u>	



9000 S

Redwood Rd

1300 W

CRA#1

