

RESOLUTION RDA 2026 - 01

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR 2026-27.

WHEREAS, the Redevelopment Agency Executive Director has prepared a tentative budget for the Redevelopment Agency for fiscal year 2026-27; and

WHEREAS, the Redevelopment Agency Board of Director has reviewed and considered said budget; and

WHEREAS, the Board of Director hereby finds that it is in the best interest of the citizens of the City of South Jordan to adopt a Tentative Budget for the Redevelopment Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Tentative Budget Adoption. That the attached document entitled Budget for Redevelopment Agency of the City of South Jordan incorporated herein by reference is hereby adopted as the tentative budget of the Redevelopment Agency for the fiscal year 2026-27.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 5th DAY OF MAY, 2026 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney



Agency Purpose

The Redevelopment Agency exists to improve blighted areas of South Jordan and encourage economic development. The Redevelopment Agency works with City staff to maintain RDA, CDA and EDA projects and areas.



CORE PROGRAMS

1. Provide Administration of the Redevelopment Agency

Project Areas

Area #	Project Title	Trigger Year	Completion Year
1	Towers at South Towne	1992	Completed
2	The Landings (Harmon's)	2002	Completed
3	South Gate	1999	Completed
4	South Gateway (Ultradent)	2001	Completed
5	South Jordan Parkway	2001	Completed
6	South I-15 Frontage Road	2006	2030
7	North Jordan Gateway	2003	Completed
8	South Jordan Towne Center	2005	Completed
9	Gateway Central	2017	2031
10	The District	2006	Completed
11	Merit Medical	2007	2036
16	SW Quadrant Urban Center	2026	2055

RDA at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2026-27 Budget: \$6,020,000
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	Prior Year Actual FY 24-25	Adopted Budget FY 25-26	Estimated Actual FY 25-26	Proposed Budget FY 26-27
Revenues				
Project #6 South I-15 Frontage	\$598,585	\$900,000	\$850,000	\$900,000
Project #9 Gateway Central	1,899,692	2,250,000	2,250,000	2,500,000
Project #11 Merit Medical	1,269,261	1,925,000	1,925,000	2,500,000
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	165,152	30,000	176,648	0
Total Revenues	4,052,690	5,225,000	5,321,648	6,020,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	0	0	0	0
Total Rev, Trans in, and Use of Fund Balance	4,052,690	5,225,000	5,321,648	6,020,000
Operating Expenditures				
Operating Expenditures	336,880	559,409	470,228	535,445
Total Operating Expenditures	336,880	559,409	470,228	535,445
Project Expenditures				
Tax Increment Commitments	1,042,866	1,880,619	1,880,600	2,250,000
Total Project Expenditures	1,042,866	1,880,619	1,880,600	2,250,000
Transfers Out and Contribution to Fund Balance				
Transfer to CDA	125,000	30,000	30,000	0
Transfer to SID	1,213,950	1,216,450	1,216,450	1,216,700
Transfer to General Fund	25,000	25,000	25,000	25,000
Contribution to Fund Balance	1,308,994	1,513,522	1,699,370	1,992,855
Total Transfers Out and Contribution to Fund Balance	2,672,944	2,784,972	2,970,820	3,234,555
Total Exp, Trans Out, and Cont to Fund Balance	4,052,690	5,225,000	5,321,648	6,020,000

Notes to the Redevelopment Agency Fund:

RDA/CDA Tax Increment Revenue - The City's RDA/CDA budgets are based on tax increment calculations submitted by the City to Salt Lake County in the prior year. For the 2026-2027 budget year, calculations were submitted to Salt Lake County in November 2025. Calculations submitted to the County are the best estimates available at the time and are based on current property values (which do not include growth).

RDA Expenditures - Major expenditures include tax increment commitments within the projects areas.



Program Purpose

The RDA Housing division invests obligatory funds toward improving housing within the City. Housing funds can be used for a variety of purposes, including (but not limited to): infrastructure, affordable housing projects, senior housing, interest rate buy-downs, and contributions to the Olene Walker Housing fund.

CORE PROGRAMS

1. RDA Housing Initiatives



RDA Housing at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2026-27 Budget: \$15,505,000
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	Prior Year Actual FY 24-25	Adopted Budget FY 25-26	Estimated Actual FY 25-26	Proposed Budget FY 26-27
Revenues				
Housing Revenue	\$1,104,567	\$747,500	\$870,000	\$940,000
Investment Earnings	750,517	250,000	760,428	250,000
Total Revenues	1,855,083	997,500	1,630,428	1,190,000
Transfers In and Use of Fund Balance				
Transfer from CRA	0	0	0	14,000
Use of Fund Balance	0	9,537,500	0	14,301,000
Total Transfers In and Use of Fund Balance	0	9,537,500	0	14,315,000
Total Rev, Trans in, and Use of Fund Balance	1,855,083	10,535,000	1,630,428	15,505,000
Operating Expenditures				
Operating Expenditures	153,307	175,000	156,000	170,000
Total Operating Expenditures	153,307	175,000	156,000	170,000
Project Expenditures				
Housing Expenses	146,050	10,110,000	20,000	15,060,000
Total Project Expenditures	146,050	10,110,000	20,000	15,060,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	190,456	250,000	250,000	275,000
Contribution to Fund Balance	1,365,270	0	1,204,428	0
Total Contribution to Fund Balance	1,555,726	250,000	1,454,428	275,000
Total Exp, Trans Out, and Cont to Fund Balance	1,855,083	10,535,000	1,630,428	15,505,000

Notes to RDA Housing Fund:

RDA Housing Tax Increment Revenue - The City's RDA housing budget is based on tax increment calculations submitted by the City to Salt Lake County in the prior year. For the 2026-2027 budget year, calculations were submitted to Salt Lake County in November 2025. Calculations submitted to the County are the best estimates available at the time and are based on current property values (which do not include growth). per state law, 20 percent of the tax increment generated by new economic or redevelopment project areas must be used to encourage the development of housing.

RDA Housing Expenditures - The City is currently accumulating housing funds for future housing projects. The City has formally adopted a housing plan which has been submitted to the state. Housing funds can be used for a variety of purposes, including (but not limited to): Infrastructure, affordable housing projects, senior housing, interest rate buy-downs, and contributions to the Olene Walker Housing Fund.



Area Purpose

The CDA fund includes projects #12 Commerce Park, #13 South Station, #14 Tim Dahle Nissan, and #15 Riverton Chevrolet. It is part of the general RDA efforts of the City. The Redevelopment Agency exists to improve blighted areas of South Jordan and encourage economic development.

CORE PROGRAMS

1. Provides Administration of the Redevelopment Agency

Project Areas

Area #	Project Title	Trigger Year	Completion Year
12	Commerce Park	2010	2029
13	South Station	2010	2029
14	Tim Dahle Nissan	2015	Completed
15	Riverton Chevrolet	2016	Completed

CDA at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2026-27 Budget: \$8,600,000
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	Prior Year Actual FY 24-25	Adopted Budget FY 25-26	Estimated Actual FY 25-26	Proposed Budget FY 26-27
Revenues				
Project #12 Commerce Park	\$4,783,354	\$5,500,000	\$5,500,000	\$5,900,000
Project #13 South Station	2,242,853	2,500,000	2,500,000	2,700,000
Investment Earnings	862,169	0	830,593	0
Total Revenues	7,888,376	8,000,000	8,830,593	8,600,000
Transfers In and Use of Fund Balance				
Transfer from RDA	125,000	30,000	30,000	0
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	125,000	30,000	30,000	0
Total Rev, Trans in, and Use of Fund Balance	8,013,376	8,030,000	8,860,593	8,600,000
Operating Expenditures				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	28,780	0	50,000	50,000
Total Operating Expenditures	148,780	120,000	170,000	170,000
Project Expenditures				
Tax Increment Commitments	1,786,950	3,630,000	3,130,000	3,200,000
Total Project Expenditures	1,786,950	3,630,000	3,130,000	3,200,000
Transfers Out and Contribution to Fund Balance				
Transfer to Capital Equipment	300,000	0	0	0
Transfer to General CIP	300,000	1,000,000	1,000,000	100,000
Transfer to Class C Road Funds	0	0	0	200,000
Contribution to Fund Balance	5,477,645	3,280,000	4,560,593	4,930,000
Total Contribution to Fund Balance	6,077,645	4,280,000	5,560,593	5,230,000
Total Exp, Trans Out, and Cont to Fund Balance	8,013,376	8,030,000	8,860,593	8,600,000

Notes to CDA Fund:

RDA/CDA Tax Increment Revenue - The City's RDA/CDA budgets on tax increment calculations submitted by the City to Salt Lake County in the prior year. For the 2026-2027 budget year, calculations were submitted to Salt Lake County in November 2025. Calculations submitted to the County are the best estimates available at the time and are based on current property values (which do not include growth).

CDA Expenditures - The major expenditures is tax increment commitments within the project areas.



Area Purpose

The CRA fund includes project #16 SW Quadrant Urban Center. It is part of the general RDA efforts of the City. The Redevelopment Agency exists to improve blighted areas of South Jordan and encourage economic development.



CORE PROGRAMS

1. Provides Administration of the Redevelopment Agency

Project Areas

Area #	Project Title	Trigger Year	Completion Year
16	SW Quadrant Urban Center	2026	2055

CRA at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2026-27 Budget: \$140,000
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	Prior Year Actual FY 24-25	Adopted Budget FY 25-26	Estimated Actual FY 25-26	Proposed Budget FY 26-27
Revenues				
Project #16 SW Quadrant Urban Center	\$0	\$0	\$0	\$140,000
Total Revenues	0	0	0	140,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	0	0	0	0
Total Rev, Trans in, and Use of Fund Balance	0	0	0	140,000
Operating Expenditures				
Operating Expenditures	0	0	0	1,400
Infrastructure Maintenance	0	0	0	2,800
Total Operating Expenditures	0	0	0	4,200
Project Expenditures				
Tax Increment Commitments	0	0	0	121,800
Total Project Expenditures	0	0	0	121,800
Transfers Out and Contribution to Fund Balance				
Transfer to RDA Housing	0	0	0	14,000
Contribution to Fund Balance	0	0	0	0
Total Contribution to Fund Balance	0	0	0	14,000
Total Exp, Trans Out, and Cont to Fund Balance	0	0	0	140,000

Notes to CRA Fund:

RDA/CRA Tax Increment Revenue - The City's RDA/CDA budgets on tax increment calculations submitted by the City to Salt Lake County in the prior year. For the 2026-2027 budget year, calculations were submitted to Salt Lake County in November 2025. Calculations submitted to the County are the best estimates available at the time and are based on current property values (which do not include growth).

CRA Expenditures - The major expenditures is tax increment commitments within the project areas.



Area Purpose

Housing and Transit Reinvestment Zone (HTRZ) are designed as an all-hands-on-deck approach to help Utah tackle its housing affordability crisis by facilitating mixed-use, multi-family, and affordable housing within a given radius of light rail, bus rapid transit or commuter rail stations. Project area covers the Daybreak Town Center development.



CORE PROGRAMS

1. Provides Administration of the Redevelopment Agency

Project Areas

Area #	Project Title	Trigger Year	Completion Year
17	Daybreak Town Center	2026	2055

HTRZ at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2026-27 Budget: \$600,000
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	Prior Year Actual FY 24-25	Adopted Budget FY 25-26	Estimated Actual FY 25-26	Proposed Budget FY 26-27
Revenues				
Project #17 Daybreak Town Center	\$0	\$0	\$0	\$600,000
Total Revenues	0	0	0	600,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	0	0	0	0
Total Rev, Trans in, and Use of Fund Balance	0	0	0	600,000
Operating Expenditures				
Operating Expenditures	0	0	0	6,000
Total Operating Expenditures	0	0	0	6,000
Project Expenditures				
Tax Increment Commitments	0	0	0	594,000
Total Project Expenditures	0	0	0	594,000
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	0	0	0	0
Total Contribution to Fund Balance	0	0	0	0
Total Exp, Trans Out, and Cont to Fund Balance	0	0	0	600,000

Notes to HTRZ Fund:

RDA/HTRZ Tax Increment Revenue - The City's RDA/CDA budgets on tax increment calculations submitted by the City to Salt Lake County in the prior year. For the 2026-2027 budget year, calculations were submitted to Salt Lake County in November 2025. Calculations submitted to the County are the best estimates available at the time and are based on current property values (which do not include growth).

HTRZ Expenditures - The major expenditures is tax increment commitments within the project areas.