



Department 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

RDA at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$5,225,000
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	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Project #1 Towers Increment	\$189,085	\$0	\$0	\$0
Project #6 South I-15 Frontage	93,930	830,000	329,442	900,000
Project #9 Gateway Central	248,373	2,300,000	1,139,815	2,250,000
Project #11 Merit Medical	219,176	1,830,000	928,794	1,925,000
Intergovernmental Revenue	3,713,904	0	906,560	0
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	130,203	30,000	130,652	30,000
Total Revenues	4,714,671	5,110,000	3,555,263	5,225,000
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	4,714,671	5,110,000	3,555,263	5,225,000
Operating Expenditures				
Operating Expenditures	363,700	544,684	348,930	559,409
Total Operating Expenditures	363,700	544,684	348,930	559,409
Project Expenditures				
Tax Increment Commitments	1,549,094	1,374,400	1,358,263	1,880,619
Total Project Expenditures	1,549,094	1,374,400	1,358,263	1,880,619
Transfers Out and Contribution to Fund Balance				
Transfer to CDA	125,000	125,000	125,000	30,000
Transfer to Debt Service Fund	763,625	0	0	0
Transfer to SID	1,214,450	1,213,950	1,213,950	1,216,450
Transfer to General Fund	19	25,000	25,000	25,000
Contribution to Fund Balance	698,783	1,826,966	484,120	1,513,522
Total Transfers Out and Contribution to Fund Balance	2,801,877	3,190,916	1,848,070	2,784,972
Total Exp, Trans Out, and Cont to Fund Balance	4,714,671	5,110,000	3,555,263	5,225,000

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 2025-2026 budget year, calculations were submitted to Salt Lake County in November 2024. 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.



Department 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 2025-26 Budget: \$10,535,000
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	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Housing Revenue	\$153,862	\$875,000	\$692,513	\$747,500
Intergovernmental Revenue	912,541	0	0	0
Investment Earnings	784,375	0	750,476	250,000
Total Revenues	1,850,777	875,000	1,442,989	997,500
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	9,960,456	0	9,537,500
Total Transfers In and Use of Fund Balance	0	9,960,456	0	9,537,500
Total Rev, Trans in, and Use of Fund Balance	1,850,777	10,835,456	1,442,989	10,535,000
Operating Expenditures				
Operating Expenditures	150,000	175,000	168,000	175,000
Total Operating Expenditures	150,000	175,000	168,000	175,000
Project Expenditures				
Housing Expenses	1,473	10,470,000	138,850	10,110,000
Total Project Expenditures	1,473	10,470,000	138,850	10,110,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	163,336	190,456	190,456	250,000
Contribution to Fund Balance	1,535,969	0	945,683	0
Total Contribution to Fund Balance	1,699,305	190,456	1,136,139	250,000
Total Exp, Trans Out, and Cont to Fund Balance	1,850,777	10,835,456	1,442,989	10,535,000

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 2025-2026 budget year, calculations were submitted to Salt Lake County in November 2024. 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.



Department 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	2026
15	Riverton Chevrolet	2016	2025

CDA at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$8,030,000
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	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Project #12 Commerce Park	\$790,891	\$5,000,000	\$3,423,514	\$5,500,000
Project #13 South Station	616,819	2,200,000	1,344,282	2,500,000
Intergovernmental Revenue	6,166,833	0	0	0
Investment Earnings	709,047	0	644,007	0
Total Revenues	8,283,590	7,200,000	5,411,803	8,000,000
Transfers In and Use of Fund Balance				
Transfer from RDA	125,000	125,000	125,000	30,000
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	125,000	125,000	125,000	30,000
Total Rev, Trans in, and Use of Fund Balance	8,408,590	7,325,000	5,536,803	8,030,000
Operating Expenditures				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	49,291	50,000	20,282	0
Total Operating Expenditures	169,291	170,000	140,282	120,000
Project Expenditures				
Tax Increment Commitments	2,668,798	3,950,000	3,155,682	3,630,000
Total Project Expenditures	2,668,798	3,950,000	3,155,682	3,630,000
Transfers Out and Contribution to Fund Balance				
Transfer to Capital Equipment	0	300,000	300,000	0
Transfer to General CIP	1,250,000	300,000	300,000	1,000,000
Contribution to Fund Balance	4,320,502	2,605,000	1,640,839	3,280,000
Total Contribution to Fund Balance	5,570,502	3,205,000	2,240,839	4,280,000
Total Exp, Trans Out, and Cont to Fund Balance	8,408,590	7,325,000	5,536,803	8,030,000

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 2025-2026 budget year, calculations were submitted to Salt Lake County in November 2024. 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.