



Development

Administration & Project Management.....	208
Economic Development	210
Long-Range Planning	212
Zoning & Code Enforcement.....	214
Development Review	216
Building & Safety.....	218
Community Development Block Grants	220
Community Development Block Grants: Energy Block Grants	224
Community Development Block Grants: Grants/Prior	226

Redevelopment Agencies

Project 1: Town Center/Cantlon	230
Project 2: Industrial Park	234
Project 3: Southwire	238
Project 4: Spratling.....	242
Project 5: Downtown	246
Project 6: Briarwood.....	250

Economic Development Area

Project 2: Bingham Business Park/KraftMaid	254
--	-----

**DEVELOPMENT
DEPARTMENT**

	ACTUAL FY 08-09	ADJUSTED BUDGET FY 09-10	YEAR-END ESTIMATE FY 09-10	ADOPTED BUDGET FY 10-11
FUNCTIONAL SUMMARY				
SALARIES & BENEFITS	1,584,159	1,901,932	1,860,991	1,726,277
OPERATING EXPENSES	114,078	132,605	119,450	129,311
TOTAL FUNCTIONAL AREAS	1,698,237	2,034,537	1,980,441	1,855,588
PROGRAM SUMMARY				
DEVELOPMENT ADMINISTRATION		261,289	258,925	261,045
LONG-RANGE PLANNING		106,825	103,508	105,528
ZONING & CODE ENFORCEMENT		31,544	26,795	24,501
DEVELOPMENT REVIEW		508,195	475,903	411,069
ECONOMIC DEVELOPMENT		218,060	217,790	218,051
BUILDING SAFETY		908,624	897,520	835,394
TOTAL DEVELOPMENT		2,034,537	1,980,441	1,855,588



DEVELOPMENT DEPARTMENT

ADMINISTRATION & PROJECT MANAGEMENT

Purpose

Direct, coordinate, and administrate various programs, duties and activities assigned to the department.

Goals

- Prepare and monitor budgets.
- Set staff priorities and promote efficiency.
- Assure training program is implemented for personnel development.
- Review and improve work products to meet City objectives.
- Monitor and report performance measures for services.

Outcome Measurements

- Deliver service and products at 98% of approved budget.
- Involve all employees with opportunities to attend training, continuing education, or professional development classes.
- Complete all personnel evaluations within one week of anniversary date.
- Prepare and monitor budgets and alternative fee systems to implement enterprise cost recovery policy measures.
- Complete update of General Plan with enhanced public involvement.
- Organize effective teams to innovate new methods for development services.
- Integrate economic development goals into development services.

**DEVELOPMENT ADMIN.
10418001**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
<u>SALARIES & BENEFITS</u>				
4110000 SALARIES FULL-TIME	0	180,628	180,626	180,628
4110030 SICK LEAVE BUYOUT	0	900	867	900
4130110 RETIREMENT	0	34,907	34,798	34,907
4130120 MEDICAL & DENTAL INSURANCE	0	19,353	19,428	20,127
4130130 WORKERS COMPENSATION	0	2,555	2,425	2,176
4130140 LONG-TERM DISABILITY	0	2,005	2,005	2,005
4130150 UNEMPLOYMENT	0	903	903	903
4130160 VEHICLE ALLOWANCE	0	2,236	2,236	2,236
<u>OPERATING EXPENSES</u>				
4215000 MEMBERSHIPS	0	1,256	1,246	1,281
4240000 OFFICE SUPPLIES	0	3,320	3,000	2,520
4250000 EQUIPMENT SUPPLIES & MAINT.	0	420	400	300
4250010 UNIFORMS	0	75	0	0
4252000 COMPUTER	0	1,500	1,500	1,500
4255000 FLEET LEASE	0	4,691	4,691	4,542
4280000 TELEPHONE	0	2,340	2,340	2,400
4330000 TRAINING	0	4,200	2,460	4,620
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
TOTAL DEVELOPMENT ADMIN.	0	261,289	258,925	261,045
FUNCTIONAL SUMMARY				
SALARIES & BENEFITS	0	243,487	243,288	243,882
OPERATING EXPENSES	0	17,802	15,637	17,163
CAPITAL OUTLAYS	0	0	0	0
TOTAL FUNCTIONAL AREAS	0	261,289	258,925	261,045



DEVELOPMENT DEPARTMENT

ECONOMIC DEVELOPMENT

PURPOSE

Economic development promotes expansion and retention of existing West Jordan businesses and the recruitment of new businesses to the City.

GOALS

- Create new and maintain development incentive areas (RDA, EDA, and CDA)
- Attract new investment and new entrepreneurs.
- Maintain total employment base of 30,500 employees and assist local businesses to expand.
- Plan and help prioritize City for future economic development opportunities.
- Promote recruitment of visitor and hospitality industries.
- Develop business friendly name recognition and image.
- Create Small Business Resource Center.

OUTCOME MEASUREMENTS

- Maintain average wage paid by companies receiving incentives at a minimum of 125% of county median.
- Contact 25 new businesses to assist with location or relocation plans to add a minimum of 400 jobs.
- Visit and offer economic development program assistance to 50 existing businesses to maintain base of 30,500 jobs.
- Prepare economic development element and participate in update of the General Plan.
- Prepare six pieces of public information material in coordination with Public Information Officer to promote business development, name recognition and image.
- Co-host one event (50-100 participants) such as an economic summit, strategic plan, finance or business expo with others (Chamber of Commerce, EDCU, GOED etc).
- Promote Shop West Jordan campaign with Chamber of Commerce.

**ECONOMIC DEVELOPMENT
10418101**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
<u>SALARIES & BENEFITS</u>				
4110000 SALARIES FULL-TIME	0	136,885	136,858	136,885
4110030 SICK LEAVE BUYOUT	0	700	600	600
4130110 RETIREMENT	0	26,461	26,378	26,460
4130120 MEDICAL & DENTAL INSURANCE	0	12,683	12,731	13,190
4130130 WORKERS COMPENSATION	0	2,116	2,008	1,801
4130140 LONG-TERM DISABILITY	0	1,519	1,519	1,519
4130150 UNEMPLOYMENT	0	684	684	684
4130160 VEHICLE ALLOWANCE	0	2,236	2,236	2,236
<u>OPERATING EXPENSES</u>				
4210000 BOOKS & SUBSCRIPTIONS	0	52	52	52
4215000 MEMBERSHIPS	0	1,180	850	1,100
4330000 TRAINING	0	3,800	4,130	3,780
4412000 EDCU	0	26,744	26,744	26,744
4413000 RECRUITMENT & MARKETING	0	3,000	3,000	3,000
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
TOTAL ECONOMIC DEV.	0	218,060	217,790	218,051
FUNCTIONAL SUMMARY				
SALARIES & BENEFITS	0	183,284	183,014	183,375
OPERATING EXPENSES	0	34,776	34,776	34,676
CAPITAL OUTLAYS	0	0	0	0
TOTAL FUNCTIONAL AREAS	0	218,060	217,790	218,051



DEVELOPMENT DEPARTMENT

LONG-RANGE PLANNING

PURPOSE

The purpose of long-range planning is to address comprehensive future growth challenges. Long-range planning can be organized into several major subcategories which include:

- Citywide and Regional Planning.
- Community and Neighborhood Planning.
- Facilitate master plan assistance for transportation, parks, open space, and trails.
- Transit and downtown oriented planning.

GOALS

- Initiate programs to implement the various elements of long-range planning.
- Analyze and implement updates to the City's Comprehensive General Plan, zoning and subdivision ordinances, and requests for small area corridor and/or community or neighborhood planning.

OUTCOME MEASUREMENTS

- Completion of the City's Comprehensive General Plan by October 2010.
- Revision/update of the following sections of the Municipal Code – Zoning Ordinance:
 - Landscape section by December 2010
 - Undergrounding of utilities by March 2011
 - Senior Housing zoning district/overlay by March 2011
- Complete and implement six long-range planning projects or special project requests as directed by the City Council.
- Complete implementation of five amendments to the municipal code in conjunction with the Attorney's Office.

**LONG-RANGE PLANNING
10418002**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
	FY 08-09	FY 09-10	FY 09-10	FY 10-11
<u>SALARIES & BENEFITS</u>				
4110000 SALARIES FULL-TIME	0	72,386	72,368	72,386
4110030 SICK LEAVE BUYOUT	0	400	166	200
4130110 RETIREMENT	0	13,984	13,930	13,981
4130120 MEDICAL & DENTAL INSURANCE	0	9,339	9,375	9,713
4130130 WORKERS COMPENSATION	0	1,396	1,325	1,187
4130140 LONG-TERM DISABILITY	0	803	803	803
4130150 UNEMPLOYMENT	0	362	362	362
4130160 VEHICLE ALLOWANCE	0	559	559	559
<u>OPERATING EXPENSES</u>				
4210000 BOOKS & SUBSCRIPTIONS	0	151	101	107
4215000 MEMBERSHIPS	0	300	269	450
4240000 OFFICE SUPPLIES	0	2,420	690	2,520
4250010 UNIFORMS	0	25	0	0
4310000 PROFESSIONAL & TECHNICAL	0	3,000	3,000	2,000
4330000 TRAINING	0	1,700	560	1,260
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
TOTAL LONG-RANGE PLANNING	0	106,825	103,508	105,528
FUNCTIONAL SUMMARY				
SALARIES & BENEFITS	0	99,229	98,888	99,191
OPERATING EXPENSES	0	7,596	4,620	6,337
CAPITAL OUTLAYS	0	0	0	0
TOTAL FUNCTIONAL AREAS	0	106,825	103,508	105,528



DEVELOPMENT DEPARTMENT

ZONING & CODE ENFORCEMENT

PURPOSE

The primary purpose of Zoning & Code Enforcement is to facilitate the processing of development applications and permits.

Some of the *major* work functions of the Zoning & Code Enforcement team include:

- Process and review building permits, temporary sign permits, administrative conditional use permits, temporary use permits, business license requests, and zoning interpretation letters and letters of nonconformance.
- Provide assistance to citizens and developers seeking general information either via telephone or at the permit processing counter.
- Perform “express permitting” activities.
- Zoning enforcement as warranted in conjunction with the City’s code enforcement division.

GOALS

- Continue to advance the “express permit” center in conjunction with the Office of Development Assistance and Building Safety.
- Prepare ordinance and procedure changes to allow for efficiency in permitting.
- Review new single-family building permits in three days.

OUTCOME MEASUREMENTS

- Review and approve 450 building permits.
- Review and approve 650 business licenses for zoning conformance.
- Complete 40 zoning conformance/enforcement actions.
- Issue 150 temporary sign/use permits.
- Assist 1,400 citizen/developer walk-ins at the “one-stop permit” counter.
- Answer 3,720 general zoning-associated phone calls.

**ZONING & CODE
ENFORCEMENT
10418003**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
<u>SALARIES & BENEFITS</u>				
4110000 SALARIES FULL-TIME	0	19,989	18,951	15,809
4110030 SICK LEAVE BUYOUT	0	100	31	100
4130110 RETIREMENT	0	3,859	3,520	3,053
4130120 MEDICAL & DENTAL INSURANCE	0	3,210	2,902	2,476
4130130 WORKERS COMPENSATION	0	429	377	289
4130140 LONG-TERM DISABILITY	0	222	203	175
4130150 UNEMPLOYMENT	0	100	91	79
<u>OPERATING EXPENSES</u>				
4215000 MEMBERSHIPS	0	345	0	0
4240000 OFFICE SUPPLIES	0	2,420	720	2,520
4250010 UNIFORMS	0	25	0	0
4330000 TRAINING	0	845	0	0
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
TOTAL ZONING & CODE ENF.	0	31,544	26,795	24,501
FUNCTIONAL SUMMARY				
SALARIES & BENEFITS	0	27,909	26,075	21,981
OPERATING EXPENSES	0	3,635	720	2,520
CAPITAL OUTLAYS	0	0	0	0
TOTAL FUNCTIONAL AREAS	0	31,544	26,795	24,501



DEVELOPMENT DEPARTMENT

DEVELOPMENT REVIEW

PURPOSE

The purpose of Development Review is to facilitate all project processing needs for physical development of the community and provide review, problem reconciliation, and coordination services to citizens, developers, business owners, and other divisions/departments in an effort to promote responsible growth in conformance with the Municipal Code and General Plan.

GOALS

- Minimize, as much as possible, the amount of review time for development project processing in support of the goals of the General Plan.
- Encourage developers to meet and/or exceed sound design practices and assist them through the design review and planning approval processes.
- Facilitate solutions to problems that may arise during the review and construction, and warranty period of projects.
- Facilitate communication and public involvement in the development process.

OUTCOME MEASUREMENTS

- Process and write 140 staff reports for Planning Commission, City Council, and administrative approvals.
- Process, analyze and review 180 development application proposals (i.e., rezones, text amendments, site plans, subdivisions, etc.).
- Obtain an overall satisfaction rating of 3.7 from permit applicant survey.
- Review 98% of original applications within three weeks.
- Review 98% of resubmitted applications within one week.

**DEVELOPMENT REVIEW
10418004**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
<u>SALARIES & BENEFITS</u>				
4110000 SALARIES FULL-TIME	0	330,228	319,646	274,691
4110001 SALARIES PART/SEASONAL	0	39,936	31,357	22,885
4110030 SICK LEAVE BUYOUT	0	1,900	316	300
4130110 RETIREMENT	0	68,997	63,002	55,068
4130120 MEDICAL & DENTAL INSURANCE	0	50,977	46,923	41,571
4130130 WORKERS COMPENSATION	0	5,091	4,409	3,293
4130140 LONG-TERM DISABILITY	0	3,790	3,492	3,049
4130150 UNEMPLOYMENT	0	1,851	1,700	1,488
<u>OPERATING EXPENSES</u>				
4210000 BOOKS & SUBSCRIPTIONS	0	1,360	1,514	1,514
4215000 MEMBERSHIPS	0	600	575	850
4240000 OFFICE SUPPLIES	0	2,320	2,120	3,020
4250010 UNIFORMS	0	50	0	0
4330000 TRAINING	0	1,095	849	3,340
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
TOTAL DEVELOPMENT REVIEW	0	508,195	475,903	411,069
FUNCTIONAL SUMMARY				
SALARIES & BENEFITS	0	502,770	470,845	402,345
OPERATING EXPENSES	0	5,425	5,058	8,724
CAPITAL OUTLAYS	0	0	0	0
TOTAL FUNCTIONAL AREAS	0	508,195	475,903	411,069



DEVELOPMENT DEPARTMENT

BUILDING & SAFETY

PURPOSE

To enforce minimum standards to safeguard life or limb, health, property, and public welfare by regulating and reviewing the design, construction, quality of materials, use, occupancy, location, and maintenance of all buildings and structures. Apply City ordinances by competent review, enforcement, permitting, and inspection of all building construction, demolition, renovation, or remodeling in the City.

GOALS

- Provide courteous, prompt, technical and professional customer service to residents, builders, developers, and design professionals.
- Review permit applications, plans and specification submittals for appropriate comprehensive assessment of adopted building, plan review, City impact, and state surcharge fees.
- Provide accurate record keeping and archiving in compliance with state and City policies.
- Physically inspect buildings and other structures for compliance with approved plans and specifications, adopted state and City codes and laws in a timely manner.
- Assist City code enforcement team in the enforcement of City standards, ordinances, and applicable codes.
- Address and reconcile comments and complaints.

OUTCOME MEASUREMENTS

- Maintain an average review time for permit applications, plan reviews, and building permits of five business days for residential and 10 business days for commercial and industrial applications.
- Maintain average Express Center application review time of one day
- Issue 1,000 building permits.
- Perform 10,000 inspections.
- Perform over 900 plan reviews.
- Complete building inspections in 24 hours or less.

BUILDING SAFETY**10424001**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
	FY 08-09	FY 09-10	FY 09-10	FY 10-11
<u>SALARIES & BENEFITS</u>				
4110000 SALARIES FULL-TIME	0	572,960	559,441	523,892
4110001 SALARIES PART/SEASONAL	0	42,910	58,432	42,910
4110003 OVERTIME	0	1,000	0	1,000
4110030 SICK LEAVE BUYOUT	0	1,000	1,099	1,100
4130110 RETIREMENT	0	116,279	113,893	106,810
4130120 MEDICAL & DENTAL INSURANCE	0	89,397	86,397	81,499
4130130 WORKERS COMPENSATION	0	11,584	9,724	8,959
4130140 LONG-TERM DISABILITY	0	6,485	6,248	5,940
4130150 UNEMPLOYMENT	0	3,079	3,088	2,834
4130160 VEHICLE ALLOWANCE	0	559	559	559
<u>OPERATING EXPENSES</u>				
4210000 BOOKS & SUBSCRIPTIONS	0	1,400	1,568	1,200
4215000 MEMBERSHIPS	0	2,150	1,850	2,000
4240000 OFFICE SUPPLIES	0	4,075	3,575	4,075
4250000 EQUIPMENT SUPPLIES & MAINT.	0	2,200	1,600	2,200
4250010 UNIFORMS	0	3,400	3,200	3,000
4255000 FLEET LEASE	0	28,146	28,146	27,251
4256100 COPIER MAINTENANCE	0	1,200	300	600
4280000 TELEPHONE	0	9,700	9,500	9,200
4310000 PROFESSIONAL & TECHNICAL	0	1,200	0	1,200
4330000 TRAINING	0	9,900	8,900	9,165
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
TOTAL BUILDING SAFETY	0	908,624	897,520	835,394
FUNCTIONAL SUMMARY				
SALARIES & BENEFITS	0	845,253	838,881	775,503
OPERATING EXPENSES	0	63,371	58,639	59,891
CAPITAL OUTLAYS	0	0	0	0
TOTAL FUNCTIONAL AREAS	0	908,624	897,520	835,394



DEVELOPMENT DEPARTMENT

COMMUNITY DEVELOPMENT BLOCK GRANTS

PURPOSE

The CDBG Division is responsible for accounting, planning, and use of Federal entitlement and other funds.

GOALS

- Provide the technical assistance necessary to manage funding in compliance with the City's direction for growth and redevelopment by utilizing providers of services such as Utah Food Bank, Community Action Program, The Road Home, etc.
- Provide consistent, equitable, and timely review of funding requests for assistance proposals for Community Development Block Grant funds through the utilization of the CDBG/HOME Committee.

OUTCOME MEASUREMENTS

- Provide service to 15,941 residents through the utilization of Public Service providers (all beneficiaries are City residents).
- Review and make recommendations on 25 funding requests to City Council for CDBG and other related program funding.

**CDBG FUND
REVENUES**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
	FY 08-09	FY 09-10	FY 09-10	FY 10-11
3316000 C.D.B.G.	743,878	638,834	568,434	608,233
3316100 PROGRAM INCOME	0	0	0	100,000
3316010 CDBG STIMULUS	0	132,778	132,778	30,000
3316020 ENERGY BLOCK GRANT	0	913,000	0	913,000
3317000 HOME - FEDERAL GOVERNMENT	0	94,635	0	0
TOTAL CDBG FUND REVENUES	743,878	1,779,247	701,212	1,651,233

**CDBG
48450001**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
	FY 08-09	FY 09-10	FY 09-10	FY 10-11
<u>SALARIES & BENEFITS</u>				
4110000 SALARIES FULL-TIME	57,639	65,814	65,814	65,814
4110030 SICK LEAVE BUYOUT	353	400	0	100
4130110 RETIREMENT	11,055	12,708	12,708	12,704
4130120 MEDICAL & DENTAL INSURANCE	3,257	3,286	3,286	3,417
4130130 WORKERS COMPENSATION	79	131	131	115
4130140 LONG-TERM DISABILITY	665	731	731	731
4130150 UNEMPLOYMENT	287	329	329	329
<u>OPERATING EXPENSES</u>				
4734001 ADMINISTRATION	5,252	6,000	6,000	7,790
4734002 FAMILY SUPPORT CENTER	3,500	3,500	3,500	3,500
4734003 ASSIST INC. EHR	60,000	70,000	70,000	80,000
4734004 CAP - EFP	4,000	4,000	4,000	4,000
4734005 CSC - SHHIP	17,009	18,000	18,000	0
4734006 CSC - FOOD BANK	5,000	1,000	1,000	0
4734007 CAP - FPC	5,000	5,500	5,500	4,000
4734008 HOUSING REHAB.	1,675	0	0	0
4734011 CONTINGENCY	0	0	0	8,999
4734012 COG (PLANNING)	5,575	5,575	5,575	5,868
4734013 TRAV. AID (THE ROAD HOME)	5,000	5,500	5,500	5,500
4734014 DOWNPAYMENT ASSISTANCE	22,347	0	0	25,000
4734016 LEGAL AID	9,500	10,000	10,000	15,000
4734019 SANDY COUNSELING VISIONS	2,500	2,500	2,500	0
4734020 SOUTH VALLEY SANCTUARY	9,500	10,000	10,000	10,000
4734021 LRPC (THE ROAD HOME)	4,000	4,500	4,500	4,500
4734024 COMMUNITY HEALTH CENTERS	2,000	2,000	2,000	3,000
4734025 SECTION "108" PAYMENTS	214,127	211,741	211,741	208,866
4734026 STREET/SIDEWALK IMPR.	25,000	22,693	22,693	75,000
4734030 FSC - CRISIS NURSERY	6,500	7,000	7,000	7,000
4734032 FULLMER BOXING GYM	0	0	0	7,500
4734033 YWCA - CRISIS SHELTER	5,000	5,500	5,500	5,500
4734035 BOYS & GIRLS CLUB	4,827	7,825	7,825	5,500
4734037 UAF - HOUSE OF HOPE	2,000	2,500	2,500	0
4734038 211 INFORMATION PROGRAM	1,500	2,000	2,000	3,500
4734039 KOSTOPULOS DREAM FOUND	2,500	0	0	0
4734042 BIG BROTHERS BIG SISTERS	2,000	2,500	2,500	2,500
4734XXX FSC - RENOVATION	0	0	0	7,500
4890000 CONTR TO FUND BAL	0	25,236	0	0
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
TOTAL CDBG	498,647	518,469	492,833	583,233
FUNCTIONAL SUMMARY				
SALARIES & BENEFITS	73,335	83,399	82,999	83,210
OPERATING EXPENSES	425,312	435,070	409,834	500,023
CAPITAL OUTLAYS	0	0	0	0
TOTAL FUNCTIONAL AREAS	498,647	518,469	492,833	583,233



DEVELOPMENT DEPARTMENT

CDBG – ENERGY BLOCK GRANTS

PURPOSE

The Energy Efficiency & Conservation Block Grant (EECBG) is a program responsible for various energy-related projects such as audits for City buildings identifying needed retrofits, weatherization for private homes, building code revisions, and traffic signalization improvements.

Program activities will include:

- Installation of new lighting system at City Hall and senior center.
- Re-commissioning of mechanical systems at City Hall and senior center.
- Replacement of traffic signals to LED lighting.
- Upgrade of 200 street lights, 130 parking lot lights, and 130 park lights.
- Preparation and implementation of a traffic signal synchronization study.
- Development of a business loan energy upgrade program.

GOALS

- Provide an ongoing energy efficiency and conservation program for the City of West Jordan and its residents by implementing the five projects approved under the Energy Efficiency & Conservation Block Grant Program.
- Provide for coordination with other local, state and private agencies to provide for greater benefit from available energy funds at all levels. The City will make energy improvement loans available to existing local businesses.

OUTCOME MEASUREMENTS

- Implement five approved Energy Efficiency and Conservation Projects.
- Utilize the existing energy loan program to provide zero percent interest loans to approximately five businesses for energy upgrades on existing buildings.

**ENERGY BLOCK GRANT
48470001**

	ACTUAL FY 08-09	ADJUSTED BUDGET FY 09-10	YEAR-END ESTIMATE FY 09-10	ADOPTED BUDGET FY 10-11
<u>SALARIES & BENEFITS</u>				
4110000 SALARIES FULL-TIME	0	0	0	0
<u>OPERATING EXPENSES</u>				
4734045 ENERGY BLOCK GRANT	0	913,000	0	913,000
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
TOTAL ENERGY BLOCK GRANT	0	913,000	0	913,000
 FUNCTIONAL SUMMARY				
SALARIES & BENEFITS	0	0	0	0
OPERATING EXPENSES	0	913,000	0	913,000
CAPITAL OUTLAYS	0	0	0	0
TOTAL FUNCTIONAL AREAS	0	913,000	0	913,000



DEVELOPMENT DEPARTMENT

CDBG – GRANTS

PURPOSE

The grants program is the primary contact for most grant activities for the City and reviews and researches proposed projects to determine potential funding sources. The program complies with the goals, policies, objectives, and regulations in determining funding avenues for City projects.

GOALS

- Provide a high level of professional grantsmanship expertise and recommendations to the City's elected and appointed officials, residents, public service agencies, service providers and other governmental agencies by assisting in grant request preparation.
- Provide for coordination with other local, state, and private agencies to provide for greater benefit from available grant funds for the development of affordable housing opportunities in the City.

OUTCOME MEASUREMENTS

- Prepare and submit 10 applications for funding.
- Assist in the development of 72 units of affordable senior housing.

**CDBG PRIOR
48460001**

	ACTUAL FY 08-09	ADJUSTED BUDGET FY 09-10	YEAR-END ESTIMATE FY 09-10	ADOPTED BUDGET FY 10-11
<u>SALARIES & BENEFITS</u>				
4110000 SALARIES FULL-TIME	0	0	0	0
<u>OPERATING EXPENSES</u>				
4734003 ASSIST INC. EHR	10,000	0	0	0
4734008 HOUSING REHAB.	31,219	40,000	20,000	50,000
4734011 CONTINGENCY	5,000	0	0	0
4734014 DOWNPAYMENT ASSISTANCE	55,410	75,000	75,000	50,000
4734018 UTAH INDEPENDENT LIVING CTR	15	0	0	0
4734026 STREET/SIDEWALK IMPR.	100,112	100,000	50,000	25,000
4734043 SENIOR CENTER ADDITION	53,940	0	0	0
4734044 CDBG STIMULUS	0	132,778	132,778	30,000
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
TOTAL CDBG PRIOR	255,696	347,778	277,778	155,000
 FUNCTIONAL SUMMARY				
SALARIES & BENEFITS	0	0	0	0
OPERATING EXPENSES	255,696	347,778	277,778	155,000
CAPITAL OUTLAYS	0	0	0	0
TOTAL FUNCTIONAL AREAS	255,696	347,778	277,778	155,000

Redevelopment Agency

The City of West Jordan has six redevelopment areas (RDAs) and four Economic Development Areas (EDAs). RDAs are a tool used by local government to clean up blight and to implement the development goals of the community, while EDAs are used to create new job growth. The governing board of Redevelopment Agencies consists of the elected council or commission of the local government, in accordance with state statute. The RDA Board adopts the plans, policies, and budgets which are implemented by the agency.

In most cases, RDAs pay for only a fraction of developments related to the new developments they encourage. The RDAs share of development costs is paid through the use of property tax increment. Property tax increment is the increase in property taxes generated in a project area over and above property taxes generated prior to the new development (base taxes). State statute does not allow base taxes to pay for project costs. The use of tax increment must be approved by a committee made up of representatives from the affected property taxing entities.

Tax Increment Financing (TIF) is the use of tax increment monies to fund infrastructure or other improvements in redevelopment areas, economic development areas, or community development areas.

Project #1: Town Center / Cantlon

Project Area Created:	December 12, 1989
TIF years allowed:	32 years max (through 2032)
TIF first received:	2000
TIF years to date:	8 (within 80% haircut period)
Base Assessed Value, Real Property:	\$625,352
2008 Assessed Value, Real Property:	\$48,736,765
Total Value Added, Real Property:	\$48,111,413
Average Annual Rate of Change:	24.3%

Goal: Area was established to create a new retail center.

Status: Center has been developed, current tenants include Target, Party City, Office Depot, and Petco. Further requests for financial assistance from property owners are not anticipated.

**REDEVELOPMENT
AREA 1 FUND
REVENUES**

	ACTUAL FY 08-09	ADJUSTED BUDGET FY 09-10	YEAR-END ESTIMATE FY 09-10	ADOPTED BUDGET FY 10-11
3110000 PROPERTY TAXES	454,943	454,957	455,606	455,606
TOTAL REDEV. AREA 1 FUND REVENUES	454,943	454,957	455,606	455,606

**REDEVELOPMENT AREA 1
6600-7000 S REDWOOD
28410101**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
<u>OPERATING EXPENSES</u>				
4310910 RDA HOUSING FUND ALLOC.	0	90,991	0	0
4350100 RDA ADMINISTRATION	34,471	36,397	36,397	45,561
4890000 CONT TO FUND BALANCE	0	0	0	129,559
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
<u>TRANSFERS OUT</u>				
4990000 TRANS TO GENERAL FUND	334,092	327,569	327,569	280,486
TOTAL REDEV. AREA 1	368,563	454,957	363,966	455,606
 FUNCTIONAL SUMMARY				
OPERATING EXPENSES	34,471	127,388	36,397	175,120
CAPITAL OUTLAYS	0	0	0	0
TRANSFERS OUT	334,092	327,569	327,569	280,486
TOTAL FUNCTIONAL AREAS	368,563	454,957	363,966	455,606

Project #2: Industrial Park

Location:	1100 to 1500 West, 7800 to 8000 South
Project Area Created:	September 18, 1990
TIF years allowed:	32 years max (through 2033)
TIF first received:	2001
TIF years to date:	7 (within 80% haircut period)
Base Assessed Value, Real Property:	\$2,120,906
2008 Assessed Value, Real Property:	\$10,614,519
Total Value Added, Real Property:	\$8,493,613
Average Annual Rate of Change:	8.8%

Goal: Removal of blight, improvements to the 7800 South gateway and the industrial park.

Status: Property owners in this area have not submitted any requests for assistance

**REDEVELOPMENT
AREA 2 FUND
REVENUES**

	ACTUAL FY 08-09	ADJUSTED BUDGET FY 09-10	YEAR-END ESTIMATE FY 09-10	ADOPTED BUDGET FY 10-11
3110000 PROPERTY TAXES	115,333	115,346	116,078	116,077
3871000 CONT FROM FUND BAL	0	0	0	17,962
TOTAL REDEV. AREA 2 FUND REVENUES	115,333	115,346	116,078	134,039

**REDEVELOPMENT AREA 2
1300-1600 W 7800 S
28410201**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
<u>OPERATING EXPENSES</u>				
4310XXX MERIT MEDICAL ADL	0	0	0	961
4310XXX GARDNER VILLAGE INTERSECT.	0	0	0	50,000
4310910 RDA HOUSING FUND ALLOC.	0	23,069	0	0
4350100 RDA ADMINISTRATION	6,478	9,228	9,228	11,609
4890000 CONT TO FUND BALANCE	0	13,513	0	0
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
<u>TRANSFERS OUT</u>				
4990000 TRANS TO GENERAL FUND	26,833	69,536	69,536	71,469
TOTAL REDEV. AREA 2	33,311	115,346	78,764	134,039
FUNCTIONAL SUMMARY				
OPERATING EXPENSES	6,478	45,810	9,228	62,570
CAPITAL OUTLAYS	0	0	0	0
TRANSFERS OUT	26,833	69,536	69,536	71,469
TOTAL FUNCTIONAL AREAS	33,311	115,346	78,764	134,039

Project #3: Southwire

Location:	3200 to 3600 West, 8500 to 8800 South
Project Area Created:	September 18, 1990
TIF years allowed:	32 years max (through 2026)
TIF first received:	1994
TIF years to date:	14 (within 75% haircut period)
Base Assessed Value, Real Property:	\$3,916,178
2008 Assessed Value, Real Property:	\$19,507,100
Total Value Added, Real Property:	\$15,590,922
Average Annual Rate of Change:	8.8%

Goal: Provide public infrastructure, finance construction of 3200 West, removal of blight, and accelerate construction of an industrial center

Status: Southwest industrial park was developed using RDA assistance. Currently LKL Associates and Alside Supply Center are the only businesses in the RDA boundaries.

**REDEVELOPMENT
AREA 3 FUND
REVENUES**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
3110000 PROPERTY TAXES	25,590	101,270	63,033	63,033
3871000 CONT FROM FUND BAL	0	0	0	6,303
TOTAL REDEV. AREA 3 FUND REVENUES	25,590	101,270	63,033	69,336

**REDEVELOPMENT AREA 3
3200-3600 W 8600 S
28410301**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
<u>OPERATING EXPENSES</u>				
4310000 PROFESSIONAL & TECHNICAL	0	0	0	15,758
4310403 DIST 3 TIF HEBER RENTALS	0	72,909	72,909	47,275
4310910 RDA HOUSING FUND ALLOC.	0	20,254	0	0
4350100 RDA ADMINISTRATION	0	8,107	8,107	6,303
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
<u>TRANSFERS OUT</u>				
4990000 TRANS TO GENERAL FUND	0	0	0	0
TOTAL REDEV. AREA 3	0	101,270	81,016	69,336
FUNCTIONAL SUMMARY				
OPERATING EXPENSES	0	101,270	81,016	69,336
CAPITAL OUTLAYS	0	0	0	0
TRANSFERS OUT	0	0	0	0
TOTAL FUNCTIONAL AREAS	0	101,270	81,016	69,336

Project #4: Spratling

Location:	1300 to 1700 West, 8800 to 9000 South
Project Area Created:	October 29, 1992
TIF years allowed:	32 years max (through 2033)
TIF first received:	2001
TIF years to date:	7 (within 80% haircut period)
Base Assessed Value, Real Property:	\$1,627,836
2008 Assessed Value, Real Property:	\$40,567,363
Total Value Added, Real Property:	\$38,939,527
Average Annual Rate of Change:	20.8%

Goal: Development of a retail center, installation of public infrastructure including construction of 1510 West and a traffic signal, and removal of blight

Status: Major tenants are Kmart and Home Depot. Final payment made to Home Depot July 2008.

**REDEVELOPMENT
AREA 4 FUND
REVENUES**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
3110000 PROPERTY TAXES	388,703	392,128	424,727	424,727
TOTAL REDEV. AREA 4 FUND REVENUES	388,703	392,128	424,727	424,727

**REDEVELOPMENT AREA 4
1300-1700 W 9000 S
28410401**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
<u>OPERATING EXPENSES</u>				
4310910 RDA HOUSING FUND ALLOC.	0	78,425	0	0
4350100 RDA ADMINISTRATION	29,502	31,370	31,370	42,473
4890000 CONT TO FUND BALANCE	0	0	0	120,783
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
<u>TRANSFERS OUT</u>				
4990000 TRANS TO GENERAL FUND	280,496	282,333	282,333	261,471
TOTAL REDEV. AREA 4	309,998	392,128	313,703	424,727
 FUNCTIONAL SUMMARY				
OPERATING EXPENSES	29,502	109,795	31,370	163,256
CAPITAL OUTLAYS	0	0	0	0
TRANSFERS OUT	280,496	282,333	282,333	261,471
TOTAL FUNCTIONAL AREAS	309,998	392,128	313,703	424,727

Project #5: Downtown

Location:	1700 to 1900 West, 7600 to 7900 South
Project Area Created:	May 11, 1993
TIF years allowed:	32 years max (through 2034)
TIF first received:	2002
TIF years to date:	6 (within 80% haircut period)
Base Assessed Value, Real Property:	\$8,352,370
2008 Assessed Value, Real Property:	\$37,014,798
Total Value Added, Real Property:	\$28,662,428
Average Annual Rate of Change:	9.8%

Goals: 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 downtown area.

Status: The Redwood Road and 7800 South projects have been completed. Independence Square shopping center was rebuilt in 2000 and 2001.

Provisions: Debt was retired February 2010.

**REDEVELOPMENT
AREA 5 FUND
REVENUES**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
3110000 PROPERTY TAXES	257,947	257,961	246,275	246,275
3871000 CONT FROM FUND BAL	0	4,039	0	0
TOTAL REDEV. AREA 5 FUND REVENUES	257,947	262,000	246,275	246,275

**REDEVELOPMENT AREA 5
1700-1900 W 76-79 S
28410501**

	ACTUAL FY 08-09	ADJUSTED BUDGET FY 09-10	YEAR-END ESTIMATE FY 09-10	ADOPTED BUDGET FY 10-11
<u>OPERATING EXPENSES</u>				
4350100 RDA ADMINISTRATION	20,011	0	0	24,627
4810000 PRINCIPAL	145,000	250,000	250,000	0
4820000 INTEREST	16,590	10,500	10,500	0
4830000 AGENTS FEE	1,000	1,500	1,000	0
4890000 CONT TO FUND BALANCE	0	0	0	150,499
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
<u>TRANSFERS OUT</u>				
4990000 TRANS TO GENERAL FUND	40,617	0	0	71,149
TOTAL REDEV. AREA 5	223,218	262,000	261,500	246,275
FUNCTIONAL SUMMARY				
OPERATING EXPENSES	182,601	262,000	261,500	175,126
CAPITAL OUTLAYS	0	0	0	0
TRANSFERS OUT	40,617	0	0	71,149
TOTAL FUNCTIONAL AREAS	223,218	262,000	261,500	246,275

Project #6: Briarwood

Location:	1500 to 1825 West, 7700 to 8200 South
Project Area Created:	September 30, 2003
TIF years allowed:	15 years max (through 2021)
TIF first received:	2006
TIF years to date:	2 (within 100% haircut period)
Base Assessed Value, Real Property:	\$26,822,488
2008 Assessed Value, Real Property:	\$36,014,481
Total Value Added, Real Property:	\$9,191,993
Average Annual Rate of Change:	5.0%

Goal: Establish a light rail station, remove existing blight, install public infrastructure.

Status: A private developer has recently purchased the Briarwood Center. Tax increment revenues were collected for the first year in FY 2008.

Provisions: 100% Tax increment financing for 15 years, not to exceed \$14,099,132, including: 20% for housing, up to \$2,819,830; 5% for administration, not to exceed \$704,961.

**REDEVELOPMENT
AREA 6 FUND
REVENUES**

	ACTUAL FY 08-09	ADJUSTED BUDGET FY 09-10	YEAR-END ESTIMATE FY 09-10	ADOPTED BUDGET FY 10-11
3110000 PROPERTY TAXES	77,475	94,626	7,672	7,689
TOTAL REDEV. AREA 6 FUND REVENUES	77,475	94,626	7,672	7,689

**REDEVELOPMENT AREA 6
BRIARWOOD
28410601**

	ACTUAL FY 08-09	ADJUSTED BUDGET FY 09-10	YEAR-END ESTIMATE FY 09-10	ADOPTED BUDGET FY 10-11
<u>OPERATING EXPENSES</u>				
4310000 PROFESSIONAL & TECHNICAL	13,722	0	1,148	0
4310910 RDA HOUSING FUND ALLOC.	0	18,925	0	1,534
4350100 RDA ADMINISTRATION	9,214	7,570	7,570	384
4890000 CONT TO FUND BALANCE	0	68,131	0	5,771
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
<u>TRANSFERS OUT</u>				
4981000 RDA 1 FUND	0	0	0	0
TOTAL REDEV. AREA 6	22,936	94,626	8,718	7,689
 FUNCTIONAL SUMMARY				
OPERATING EXPENSES	22,936	94,626	8,718	7,689
CAPITAL OUTLAYS	0	0	0	0
TRANSFERS OUT	0	0	0	0
TOTAL FUNCTIONAL AREAS	22,936	94,626	8,718	7,689

Economic Development Area

An Economic Development Area (EDA) is a tax increment district created to attract new jobs into the region. The City of West Jordan has two EDAs. Cities and counties may award incentives to companies locating in EDA districts. EDA districts are determined at the city and county level.

Incentives are provided as a percentage of the tax increment created by the development. When a company builds a new building, its “tax increment” is 100 percent of the assessed value of the new construction multiplied by the property tax rate. If the tax rate is 1.2 percent, for example, a new \$1 million building would have an annual tax bill of \$12,000 in Salt Lake County. \$12,000 would be the annual “tax increment.”

An eight-member voting approval board is appointed to review each EDA district. Each board has two members from the city, two from the county, two representatives from the local school board, one representative from the state school board, and one member representing the remaining local taxing agencies. Tax increment dollars are returned to the developer/owner with an agreement to assist with infrastructure development, land acquisition, or other eligible costs.

EDA Project #2: Bingham Business Park / KraftMaid

Location:	10026 S Prosperity Road
Project Area Created:	July 19, 2005
TIF years allowed:	17 years max (2007 through 2024)
TIF first received:	2007
Base Assessed Value, Real Property:	\$3,217
2008 Assessed Value, Real Property:	\$63,774,862
Total Value Added, Real Property:	\$63,771,645
Average Annual Rate of Change:	1,086.6%

Goal: Encourage and assist economic development of the area, installation of public infrastructure.

Status: KraftMaid building is completed, infrastructure work continues along Prosperity Road. Since creation of the EDA, additional industrial permitting has reached nearly 1 million square feet – over double the permitting rate prior to creation of the EDA.

Provisions: 100% of tax increment financing retained for a period not to exceed 17 years. Revenues are used for repayment of tax-free and taxable bonds which were utilized for public and private improvements. Final debt service payment is scheduled for June 1, 2018.

**ECONOMIC DEVELOPMENT
 AREA 2 FUND
 REVENUES**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
3110000 PROPERTY TAXES	1,359,877	1,359,877	1,401,045	1,401,045
3610000 INTEREST EARNINGS	5,098	0	893	0
3680000 LOAN REPAYMENT	14,465	0	0	0
3871000 CONT FROM FUND BAL	0	9,305	0	0
TOTAL REDEV. AREA 6 FUND REVENUES	1,379,440	1,369,182	1,401,938	1,401,045

**ECONOMIC DEV. AREA 2
BINGHAM BUSINESS PARK
28430201**

	ACTUAL	ADJUSTED	YEAR-END	ADOPTED
	FY 08-09	BUDGET	ESTIMATE	BUDGET
		FY 09-10	FY 09-10	FY 10-11
<u>OPERATING EXPENSES</u>				
4810000 PRINCIPAL	865,000	835,000	835,000	790,000
4820000 INTEREST	373,623	331,065	331,065	289,315
4830000 AGENTS FEE	1,500	1,500	1,500	1,500
4890000 CONT TO FUND BALANCE	0	0	0	118,613
<u>CAPITAL OUTLAYS</u>				
4740000 EQUIPMENT	0	0	0	0
<u>TRANSFERS OUT</u>				
4949000 KRAFTMAID SID	146,005	201,617	201,617	201,617
4981000 RDA 1 FUND	0	0	0	0
TOTAL ECONOMIC DEV. AREA 2	1,386,128	1,369,182	1,369,182	1,401,045

FUNCTIONAL SUMMARY

OPERATING EXPENSES	1,240,123	1,167,565	1,167,565	1,199,428
CAPITAL OUTLAYS	0	0	0	0
TRANSFERS OUT	146,005	201,617	201,617	201,617
TOTAL FUNCTIONAL AREAS	1,386,128	1,369,182	1,369,182	1,401,045