



U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION VIII  
Colorado, Montana,  
North Dakota,  
South Dakota,  
Utah, and Wyoming

1961 Stout Street  
Suite 13301  
Denver, Colorado 80294  
(303) 362-2400 (voice)

March 21, 2024

Mr. Jay Fox  
Executive Director  
Utah Transit Authority  
669 West 200 South  
Salt Lake City, UT 84101

Re: UTA Mid-Jordan Light Rail Project  
Dispositions of Portion of Property: 5651 W. Old Bingham Hwy, West Jordan  
Parcel 26-11-476-004

Award: UT-03-0055

Dear Mr. Fox:

The Federal Transit Administration (FTA) has reviewed the letter from the Utah Transit Authority (UTA) dated February 12, 2024, and supporting documentation, requesting FTA concurrence for two dispositions of portions of the property located at 5651 West Old Bingham Highway, West Jordan, Utah. The property was acquired with federal funding for the Mid-Jordan Light Rail project. The provided appraisal and appraisal report recommends the estimated market value of \$1,735,100 as the basis of just compensation for the dispositions. The federal funding used to purchase this property was at an 80% federal/20% local share ratio, therefore the federal participation amount for this disposition is \$1,388,080.

UTA purchased the subject property (23.16 acres) on August 8, 2008, for use as a park-and-ride lot serving the Mid-Jordan TRAX project. The property was purchased for \$4,401,546. Half of the property was built out for the project; the remainder remains undeveloped.

South Jordan City has requested UTA to sell two portions of the undeveloped portion of the property. South Jordan City requires 1.854 acres of land (Parcel 3) in fee ownership for the Grandville Avenue roadway. The property will be used for the city's Grandville Avenue extension project, which will enhance connectivity to the 5600 West Old Bingham Highway TRAX station and Daybreak master-planned community. Additionally, Rocky Mountain Power requires 2.242 acres of land (Parcel 3A) fee ownership for a future power transmission corridor. The two fee dispositions total 4.096 acres of land, plus severances for damages, for a total of \$1,735,100. The appraised values for each disposition are:

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Disposition concurrence for Mid-Jordan TRAX property  
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South Jordan City (Parcel 3)	\$726,840	(80,760 SF x \$9.00 x 43,560)
Rocky Mountain Power (Parcel 3A)	\$878,958	(97,662 SF x \$9.00 x 43,560)
Severance Damages	\$129,240	
Total	\$1,735,038	
Total (Rounded)	\$1,735,100	

UTA affirms that the dispositions will not affect the continuing control or use of the station. Additionally, the Grandville Avenue project will improve the accessibility to the station.

FTA has completed its administrative review of (1) the appraisal, prepared by Ken Mitchell, MAI, K. Mitchell Appraisal Co. (February 8, 2024), and (2) the appraisal review report, prepared by David Holtby, MAI, DHgroup (February 12, 2024). Based on its review of the documentation provided by UTA, and subject to the conditions identified in this letter, FTA concurs with the appraisal and appraisal review and concurs with the dispositions in the total amount of \$1,735,100 as basis for just compensation.

FTA also concurs with UTA's request to retain the funds from this disposition in the amount of \$1,735,100 to reduce the gross cost of another FTA-eligible capital transit project. The subsequent award to apply these proceeds has not yet been identified. UTA must keep applicable records in UTA's financial system showing all the disposition proceeds and that funds are restricted for use in a subsequent capital project. FTA must approve the application of the proceeds to a subsequent capital award, which must clearly show the gross cost of the award has been reduced with the proceeds from this transaction. Please attach a copy of this letter to the applicable award(s) to which proceeds are applied.

If you have any questions or concerns, please contact Ms. Kristina Evanoff at 303-362-2396 or [kristina.evanoff@dot.gov](mailto:kristina.evanoff@dot.gov).

Sincerely,



Cindy Terwilliger  
Regional Administrator

cc: Spencer Burgoyne, UTA, Manager of Property Acquisition  
Paul Drake, UTA, Director of Real Estate and TOD  
Viola Miller, UTA, Chief Financial Officer  
Eric Barrett, UTA, Acting Comptroller  
Tracy Young, UTA, Grants Director