



Community Development and Renewal Agency of Herriman City Minutes

Wednesday, May 8, 2024

Approved June 20, 2024

The following are the minutes of the Community Development and Renewal Agency meeting. The meeting was held on **Wednesday, May 8, 2024, at 7:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding: Chair Lorin Palmer

Directors Present: Jared Henderson, Teddy Hodges, Sherrie Ohrn, and Steve Shields

Staff Present: City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, Communications Manager Jonathan LaFollette, City Planner Michael Maloy, Unified Fire Authority Assistant Chief Anthony Widdison, Public Works Director Justun Edwards, Community Development Director Blake Thomas, Deputy Chief of Police Cody Stromberg, Operations Commander Brent Adamson, Investigations Commander Zach Adams, City Engineer Bryce Terry, Police Chief Troy Carr, Operations Director Monte Johnson

1. Call to Order - 6:40 p.m. (or as soon as possible thereafter)
Chair Palmer called the meeting to order at 7:03 p.m.

2. Approval of Minutes

2.1. Motion for review and outline of the finalization process to approve the minutes of May 8, 2024

Director Sherrie Ohrn moved to have the minutes of May 8, 2024, be prepared and distributed to each member of the redevelopment agency board. The board will have ten

days to review the minutes and submit any changes to the secretary. If after ten days, there are no changes, the minutes will stand approved. If there are changes, the process will be followed until all changes are made and the board is in agreement. Director Steven Shields seconded the motion, and all voted aye.

3. Discussion and Action Items

3.1. Discussion and Consideration of a Resolution of the Community Development and Renewal Agency of Herriman City to adopt the tentative budget for the fiscal years beginning July 1, 2024 and ending June 30, 2026, and schedule a public hearing on June 12, 2024 – Kyle Maurer, Finance Director

Finance Director Kyle Maurer stated the project area budgets had been previously discussed, offered a succinct overview of the property tax revenue projection approximating \$7.3 million, signifying a 26-percent increase from the preceding year. This upsurge was primarily attributed to two project areas that will start to receive participation from the Herman City Fire Safety Area, effective this tax year.

Conversely, the anticipated tax increment payments to be disbursed by the CDRA were expected to amount to approximately \$4.2 million, indicating a notable decrease of 39-percent. This reduction was primarily attributable to the participation agreement Between the Herriman Town Center CDA and HTC communities, where \$4 million was funded in the initial year, subsequently tapering down to a standard percentage-based calculation. Director Maurer highlighted a minor aspect of the budget concerning the projected 33-percent increase in the administrative charge levied by the City for staff work on renewal agency matters. He elucidated this rise stemmed from an extensive administrative analysis which was necessitated by the heightened workload associated with renewal agency initiatives in recent years. He assured the Board that despite the increment, all project plans maintained administrative fee caps, which were yet to be exceeded. He asked if there were any questions. There were none.

Director Teddy Hodges moved to approve Resolution R2024-01 adopting the tentative budget for fiscal years beginning July 1, 2024 and ending June 30, 2026 and schedule a public hearing on June 12, 2024. Director Ohrn seconded the motion.

The vote is recorded as follows:

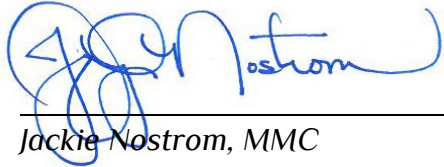
<i>Director Jared Henderson</i>	<i>Aye</i>
<i>Director Steven Shields</i>	<i>Aye</i>
<i>Director Sherrie Ohrn</i>	<i>Aye</i>
<i>Director Teddy Hodges</i>	<i>Aye</i>
<i>Chair Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously.

4. Adjournment

Director Ohrn moved to adjourn the Community Development and Renewal Agency of Herriman City meeting at 7:07 p.m. Director Henderson seconded the motion, and all voted aye.

I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 8, 2024. This document constitutes the official minutes for the Community Development and Renewal Agency Meeting.



Jackie Nostrom, MMC
City Recorder