



## Community Development and Renewal Agency of Herriman City Minutes

**Wednesday, June 12, 2024**  
**Approved August 27, 2024**

The following are the minutes of the Community Development and Renewal Agency meeting. The meeting was held on **Wednesday, June 12, 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, and Steve Shields

**Directors Excused:** Sherrie Ohrn

**Staff Present:** City Manager Nathan Cherveski, 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, Police Chief Troy Carr, Public Utilities Engineering Manager Jonathan Bowers.

**1. Call to Order - 7:00 p.m. (or as soon as possible thereafter)**  
Chair Palmer called the meeting to order at 7:06 p.m.

**2. Approval of Minutes**

**2.1. Motion for review and outline of the finalization process to approve the minutes of June 12, 2024**

Director Teddy Hodges moved to have the minutes of June 12, 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 Jared Henderson seconded the motion, and all voted aye.

### 3. Public Hearing

#### 3.1. Public hearing and consideration of a Resolution of the Community Development and Renewal Agency of Herriman City to adopt budget amendments for the fiscal year 2024 budget – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer presented an overview of the necessary adjustments for the Community Development and Renewal Agency of Herriman City budget. He explained these amendments were required due to the receipt of higher-than-expected tax increment revenue. The increase in revenue led to several changes across various project areas.

For the Herriman Towne Center CDA, both revenue and expenditures were increased. Property tax revenue exceeded projections, and interest income also surpassed expectations. Due to this higher tax increment and a thorough review of the HTC Communities Participation agreement, an increase in budgeted expenditures was requested, as the reimbursement agreement depended on the tax increment received.

In the Herriman Business Center CDA, revenue and expenditures were adjusted upward. Property tax revenue was above expectations, leading to an increase in the tax incentive payments which was in line with the participation agreement based on tax increment revenue.

The Herriman Anthem Town Center CRA saw an increase in revenue and expenditures. Property tax revenue exceeded projections, and expenditures were adjusted to cover the increased tax increment participation agreements, which relied on the tax increment collected. Additionally, the amendment included a sales tax incentive payment for the Slackwater building, and Winco's sales tax incentive agreement with Anthem was expected to reach its maximum yearly cap.

For the Herriman Innovation CRA, revenue and expenditures were increased. Property tax revenue exceeded projections, and an increase in mitigation payments was requested due to the higher increment collections. The major reimbursement agreement with Herriman Industrial #1 had not been executed, leading to an anticipated increase in the fund balance from the budgeted revenue increase.

Chair Palmer opened the Public Hearing.

There were no comments offered.

*Director Henderson moved to close the public hearing. Director Hodges seconded the motion, and all voted aye.*

*Director Steven Shields moved to approve Resolution R2024-02 approving an amendment to the 2023-2024 Fiscal Year Budget for the Community Development and Renewal Agency of Herriman City. Director Henderson seconded the motion.*

*The vote is recorded as follows:*

Director Jared Henderson	Aye
Director Steven Shields	Aye
Director Sherrie Ohrn	Absent
Director Teddy Hodges	Aye
Chair Lorin Palmer	Aye

*The motion passed unanimously with Director Sherrie Ohrn being absent.*

**3.2. Public hearing and consideration of a Resolution of the Community Development and Renewal Agency of Herriman City adopting a final budget for the fiscal year beginning July 1, 2024 and ending June 30, 2026 – Kyle Maurer, Director of Finance and Administrative Services**

Finance Director Maurer provided an update on the budget and noted that the tentative budget, approved last month, had not undergone any significant changes. He highlighted a few key points, starting with the property taxes. This year, the Fire Service Area was expected to participate in the CDRA project area, which led to a reduction in the budget. The long-range models had been adjusted to ensure the service area remained fiscally sound.

On the operating side, Director Maurer confirmed that the budget reflected the Unified Fire Authority (UFA) contract amount as approved by the UFA board. He mentioned that the UFA budget included training costs, distinct from what was seen in the UFA board's budget. He also noted that debt service for the fire station in the Rose Crest area was now separately listed. He noted the budget included funds for the replacement of Fire Station 103, with over \$6 million allocated in total when combining various sources.

Director Maurer mentioned the estimated contribution of the HCFSR to the renewal areas, which was expected to be slightly under \$1 million. He explained the property tax rate was decreasing and described how property taxes were calculated: the service area receives the same revenue as the previous year plus any new growth, without automatic inflationary increases. The new growth was anticipated to be approximately 3.3%, slightly higher than the 3.0% included in the budget, making the difference negligible.

Chair Palmer opened the Public Hearing.

There were no comments offered.

*Director Henderson moved to close the public hearing. Director Hodges seconded the motion, and all voted aye.*

*Director Henderson moved to approve Resolution R2024-03 adopting the Community Development and Renewal Agency of Herriman City biennial budget for the fiscal years beginning July 1, 2024 and ending June 30, 2026. Director Hodges seconded the motion.*

*The vote is recorded as follows:*

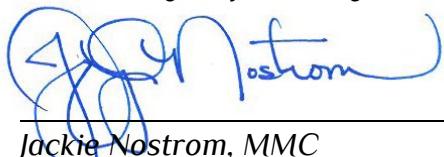
Director Jared Henderson	Aye
Director Steven Shields	Aye
Director Sherrie Ohrn	Absent
Director Teddy Hodges	Aye
Chair Lorin Palmer	Aye

*The motion passed unanimously with Director Sherrie Ohrn being absent.*

#### **4. Adjournment**

*Director Shields moved to adjourn the Community Development and Renewal Agency of Herriman City meeting at 7:13 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 June 12, 2024. This document constitutes the official minutes for the Community Development and Renewal Agency Meeting.*



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Jackie Nostrom, MMC  
City Recorder