



## Community Development and Renewal Agency of Herriman City Minutes

**Wednesday, September 11, 2024**  
**Approved October 9, 2024**

The following are the minutes of the Community Development and Renewal Agency meeting. The meeting was held on **Wednesday, September 11, 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, Sherrie Ohrn, and Steve Shields

**Directors Excused:** Teddy Hodges

**Staff Present:** City Manager Nathan Cherpesci, Assistant City Manager Wendy Thomas, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, Communications Manager Jonathan LaFollette, City Planner Michael Maloy, Public Works Director Justun Edwards, Community Development Director Blake Thomas, Police Chief Troy Carr, Public Utilities Engineering Manager Jonathan Bowers.

### 1. Call to Order

Chair Palmer called the meeting to order at 7:16 p.m.

### 2. Approval of Minutes

#### 2.1. Motion for review and outline of the finalization process to approve the minutes of September 11, 2024

*Director Steven Shields moved to have the minutes of September 11, 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 Sherrie Ohrn seconded the motion, and all voted aye.*

### 3. Discussion and Action Items

#### 3.1. Consideration of an Amendment to the Interlocal Cooperative Agreement with Salt Lake County for the Herriman Business Center Community Development Project Area – Blake Thomas, Community Development Director

Community Development Director Blake Thomas offered a background of the Herriman Business Center Community Development Area that was established in 2016 to promote mixed-use development and generate revenue for infrastructure projects through tax increment funding. He noted the original agreement allowed for 27 acres of residential development and a 20-year tax increment collection period, which had been amended several times. The most recent amendment conducted in March 2022 increased the residential area limit to 32 acres with added density restrictions.

Director Thomas indicated the current proposed amendment would seek to further expand the residential development area to 78.5 acres and add 708 new housing units. The amendment aligned with the proposed Panorama development plan and was expected to accelerate development in the area. Director Thomas recommended approval of the amendment and, if approved, would work to update the project area plan and budget to reflect the changes. The next step in the process would be to get the Interlocal agreement approved with Salt Lake County.

*Director Jared Henderson moved to approve Resolution R2024-04 approving an amendment to the Interlocal Agreement with Salt Lake County for the Herriman Business Center Community Development Project Area. Director Ohrn seconded the motion.*

*The vote is recorded as follows:*

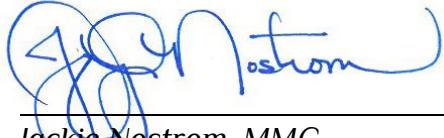
Director Jared Henderson	Aye
Director Steven Shields	Aye
Director Sherrie Ohrn	Aye
Director Teddy Hodges	Absent
Chair Lorin Palmer	Aye

*The motion passed unanimously with Director Teddy Hodges being absent.*

### 4. Adjournment

*Director Ohrn moved to adjourn the Community Development and Renewal Agency of Herriman City meeting at 7:22 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 September 11, 2024. This document constitutes the official minutes for the Community Development and Renewal Agency Meeting.*



---

Jackie Nostrom, MMC  
City Recorder