



Community Development and Renewal Agency of Herriman City Minutes

Wednesday, December 11, 2024

Approved January 22, 2025

The following are the minutes of the Herriman City Safety Enforcement Area. The meeting was held on **Wednesday, December 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: Sherrie Ohrn, Jared Henderson, and Steve Shields

Directors Excused: Teddy Hodges

Staff Present: City Manager Nathan Cherpeski, Deputy City Recorder Angela Hansen, Finance Director Kyle Maurer, City Attorney Todd Sheeran, Communications Manager Jonathan LaFollette, City Planner Michael Maloy, Unified Fire Authority Assistant Chief Anthony Widdison, Building Official Cathryn Nelson, Public Works Director Justun Edwards, Community Development Director Blake Thomas, Operations Director Monte Johnson, Police Chief Troy Carr, Deputy Chief of Police Cody Stromberg, Commander Zach Adams, City Engineer Bryce Terry, Management Analyst Trevor Ram, and Assistant City Manager Wendy Thomas

Call to Order - 7:00 p.m. (or as soon as possible thereafter)
Chair Lorin Palmer called the meeting to order at 7:03 p.m.

1. Approval of Minutes

1.1. Motion for review and outline of the finalization process to approve the minutes of December 11, 2024

Director Shield moved to have the minutes of December 11, 2024, be prepared and distributed to each member of the CDA 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 Ohrn seconded and all present voted aye.

2. Discussion and Action Items

2.1. Consideration of a Tax Increment Participation Agreement with Elevated Acquisitions, LLC for various infrastructure and site improvements associated with the Commons at Herriman Towne Center Project – Blake Thomas, Community Development Director

Community Development Director Blake Thomas presented information on a new development and Community Development area participation agreement for a project located at the corner of South Mountain View Corridor. He explained that the total area for the town center, which was created several years ago, generated property tax increment that the city had agreements with other entities. A portion of the tax comes to the City and could be used to fund infrastructure or other improvements that support the community development area.

Director Thomas noted there was an existing agreement with Herriman Towne Center (HTC) that was recently executed to pay back for infrastructure improvements they did for the area. He showed a map of the HTC agreement infrastructure and explained that this new agreement with Elevated would obligate the city to pay back HTC first, along with some bond payments, before Elevated would be entitled to receive funds as an incentive for their project.

The Commons project would increase the amount of tax increment revenue coming into the City by bringing up property values for that area. Director Thomas outlined the infrastructure and site improvements justifying the funds, including expediting development, negotiating with desirable tenants, constructing median landscaping on 13200 South, and installing traffic improvements like islands and a signal for the main entrance based on a traffic study.

Director Thomas explained the anticipated timeframe for the TIF funds, noting HTC's agreement would likely be paid out by 2028-2029, after which Elevated could start receiving funds through 2031-2035, accounting for bond payments starting in 2032. He clarified the proposal was for a max of 20 years and half of the local option sales tax.

Director Jared Henderson asked for clarification on whether the half of the half of the 1% sales tax was for 20 years or the total incentive amount, whichever came first. Director Thomas confirmed this agreement was just for the TIF portion running through 2035.

Director Henderson provided some background explanation for the public on CDAs, TIFs, and how these financial incentives work to attract businesses. He noted the City mainly benefited from sales tax revenue.

Director Ohrn moved to approve Resolution R2024-05 approving a tax participation agreement with Elevated Acquisitions, LLC; Director Shields 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.

2.2. Consideration of a Tax Increment Participation Agreement with Rosecrest Communities for reimbursement of costs incurred to install infrastructure improvements associated with the Rosecrest Development – Blake Thomas, Community Development Director

Community Development Director Thomas presented information on the Rosecrest Community Development area, which currently included RSL Academy Village, some housing developments, and future development areas. He explained this agreement was updating and replacing an existing agreement to provide more clarity. Director Thomas noted all the infrastructure work was already completed, so the reimbursement amounts were finalized. He outlined the projects covered by the agreement and explained there was a pending interlocal agreement with Salt Lake County that would not affect this development's funding.

Director Thomas provided a reimbursement summary showing the total obligation of about \$23 million, with some reimbursement already done. He noted there would be a separate impact fee reimbursement agreement discussed later that works in conjunction with this one. Director Thomas explained this new agreement cleans up old issues and created a streamlined agreement. Their analysis indicated the reimbursement should be completed within the required term.

Director Steve Shields asked Director Thomas to explain for the public record why they were doing a participation agreement now in 2024 for development that started years ago. Director Thomas explained the original agreement from around 2018 had unanswered

questions and projects that weren't included or completed at the time. This new agreement tied everything together more clearly now that the work is done.

Director Henderson moved to approve Resolution R2024-06 approving a tax increment participation agreement with Rosecrest Communities; 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.

3. Adjournment

Director Sherrie Ohrn moved to adjourn the Community Development and Renewal Agency of Herriman City meeting at 7:18 p.m. Director Shields 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 December 11, 2024. This document constitutes the official minutes for the Community Development and Renewal Agency of Herriman City meeting.



Jackie Nostrom, MMC
City Recorder