



Community Development and Renewal Agency of Herriman City Minutes

Wednesday, February 12, 2025
Approved March 12, 2025

The following are the minutes of the Herriman City Safety Enforcement Area. The meeting was held on **Wednesday, February 12, 2025 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, Teddy Hodges, and Steve Shields

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

1. Call to Order (7:00 p.m. or as soon as possible thereafter)

Chair Lorin Palmer called the meeting to order at 7:04 p.m.

2. Approval of Minutes

2.1. Motion for review and outline of the finalization process to approve the minutes of February 12, 2025

Director Shields moved to have the minutes of February 12, 2025, 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 Henderson seconded and all present voted aye.

3. Discussion and Action Items

3.1. Consideration of an Amendment to the Herriman Business Center Community Development Project Area Plan and Budget – Blake Thomas, Community Development Director

Community Development Director Blake Thomas explained that the CDA was established to generate additional revenue through tax increment financing (TIF) for infrastructure and commercial development. Interlocal agreements with entities govern the use of the funds. Director Thomas noted an amendment to the interlocal agreement with Salt Lake County, approved in September, capped the number of housing units within the project area. The county requested that the project area plan be updated before approving the amendment.

Director Thomas turned the time over to Zions Bank Vice President Susie Becker to present changes made to the project area plan. Vice President Becker explained that while the boundaries of the CDA had not changed, the amendment involved reallocating some non-residential acres to residential use due to market shifts. The overall impacts of the changes would result in more rapid absorption and increased taxable value, which would benefit the taxing entities. However, the revenue to the agency would not significantly increase due to the agreed-upon caps.

Director Ohrn moved to approve Resolution R2025-01 adopting the amended project area plan and budget for the Herriman Business Center Community Development Project Area dated January 2025; Director Hodges seconded the motion.

The vote is recorded as follows:

Director Jared Henderson Aye

Director Steven Shields Aye

Director Sherrie Ohrn Aye

Director Teddy Hodges Aye


Chair Lorin Palmer Aye

The motion passed unanimously with Director Teddy Hodges being absent.

4. Adjournment

Director Steve moved to adjourn the Community Development and Renewal Agency of Herriman City meeting at 7:09 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 February 12, 2025. This document constitutes the official minutes for the Community Development and Renewal Agency of Herriman City meeting.



Jackie Nostrom, MMC
City Recorder