



AMERICAN FORK REDEVELOPMENT AGENCY
MAY 13, 2025
NOTICE AND AGENDA

Notice of Electronic Meeting

One or more Board members may be physically absent from this meeting but may participate electronically.

SPECIAL SESSION

Notice is hereby given that the American Fork Redevelopment Agency will meet in a special session on May 13, 2025, in the American Fork City Hall, 31 North Church Street, commencing at 6:50 p.m. The agenda shall be as follows:

1. Roll call
2. Review and action on acceptance of the American Fork Redevelopment Agency fiscal year ending June 30, 2026 Tentative Budget.
3. Review and action on the approval of the January 28, 2025, annual meeting minutes.
4. Unfinished business
5. New business
6. Adjournment

Dated this 8th day of May 2025.

/s/ Terilyn Lurker
Secretary



REQUEST FOR BOARD ACTION
REDEVELOPMENT AGENCY
MAY 13, 2025

Department: Finance

Director Approval: *Anna Montoya*

AGENDA ITEM

Review and action on acceptance of the American Fork Redevelopment Agency fiscal year ending June 30, 2026 Tentative Budget.

SUMMARY RECOMMENDATION

Staff would recommend approval of the tentative FYE June 30, 2026 budget.

BACKGROUND

The agency is required to adopt a budget by June 22, 2025. Attached is the proposed budget.

BUDGET IMPACT

See attached budget for details.

SUGGESTED MOTION

I move to approve the fiscal year ending June 30, 2026, tentative budget and set the public hearing for the final fiscal year ending June 30, 2026, budget for Tuesday, June 10, 2025.



RDA - Downtown Redevelopment Fund

FUND SUMMARY

The Downtown Redevelopment fund is used to enhance and promote the City's core downtown area and to account for one small business revolving loan issued by the City that is still outstanding.

DEPARTMENT BUDGET

Description	Actual 2023-24	Estimated 2024-25	Approved 2024-25	Proposed 2025-26
REVENUES				
Operating and Capital Revenues				
Interest Revenue	\$ 6,366	\$ 4,761	\$ 500	\$ 500
Total Operating and Capital Revenues	6,366	4,761	500	500
TOTAL REVENUES	\$ 6,366	\$ 4,761	\$ 500	\$ 500
EXPENDITURES				
Operating				
Professional & Technical	-	-	80,700	112,645
Total Operating Expenses	-	-	80,700	112,645
TOTAL EXPENDITURES	\$ -	\$ -	\$ 80,700	\$ 112,645
Downtown Redevelopment Net Revenue	6,366	4,761	(80,200)	(112,145)
Beginning Fund Balance	101,018	107,384	107,384	112,145
Ending Fund Balance	\$ 107,384	\$ 112,145	\$ 27,184	\$ -





RDA-East Side Redevelopment Agency Fund

FUND SUMMARY

The East Side RDA fund (also known as the East Main RDA fund) was created to account for the revenues and expenditures for the East Main RDA project area created December 1992. The goal of the East Main RDA project area is to incentivize the commercial and industrial development of several blocks along Main Street in American Fork where conditions of blight were determined to be present. The fund will continue to receive “haircut” monies until 2025.

DEPARTMENT BUDGET

Description	Actual 2023-24	Estimated 2024-25	Approved 2024-25	Proposed 2025-26
REVENUES				
Operating and Capital Revenues				
Haircut-East Side	\$ 69,519	\$ 68,399	\$ 50,000	\$ -
Interest Earnings	12,413	13,543	1,000	1,000
Total Operating and Capital Revenues	81,932	81,942	51,000	1,000
TOTAL REVENUES	\$ 81,932	\$ 81,942	\$ 51,000	\$ 1,000
EXPENDITURES				
Operating				
Haircut Expenditures	\$ -	\$ -	\$ 51,000	\$ 371,291
Total Operating Expenses	-	-	51,000	371,291
TOTAL EXPENDITURES	\$ -	\$ -	\$ 51,000	\$ 371,291
East Side RDA Fund Net Revenue	81,932	81,942	-	(370,291)
Beginning Fund Balance	206,417	288,349	288,349	370,291
Ending Fund Balance	\$ 288,349	\$ 370,291	\$ 288,349	\$ -





RDA-Business Park Redevelopment Fund

FUND SUMMARY

The Business Park RDA fund (also known as the North Valley RDA fund) was created to account for the revenues and expenditures of the North Valley RDA Project Area created September 1987. The goal of the North Valley RDA project area is to incentivize the commercial and industrial development along I-15 in American Fork. The fund will receive tax increment revenue through fiscal year 2019, and haircut monies through fiscal year 2026.

DEPARTMENT BUDGET

Description	Actual 2023-24	Estimated 2024-25	Approved 2024-25	Proposed 2025-26
REVENUES				
Operating and Capital Revenues				
Haircut	\$ 373,628	\$ 379,785	\$ 350,000	\$ 350,000
Interest Earnings	173,964	168,878	30,000	30,000
Total Operating and Capital Revenues	547,592	548,663	380,000	380,000
TOTAL REVENUES	\$ 547,592	\$ 548,663	\$ 380,000	\$ 380,000
EXPENDITURES				
Operating				
Haircut Expenditures	-	-	380,000	380,000
Total Operating Expenditures	-	-	380,000	380,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ 380,000	\$ 380,000
Business Park RDA Fund Net Revenue	547,592	548,663	-	-
Beginning Fund Balance	3,047,967	3,595,559	3,595,559	4,144,222
Ending Fund Balance	\$ 3,595,559	\$ 4,144,222	\$ 3,595,559	\$ 4,144,222





EDA-Egg Farm Economic Development Area

FUND SUMMARY

The Egg Farm EDA Fund was created to account for the revenues and expenditures of the Egg Farm EDA project area created in September 2000. The goal of the Egg Farm EDA project area is to incentivize the commercial and industrial development of a former chicken farm in American Fork City. The fund will receive tax increment revenue through fiscal year 2028, depending on when minimum tax increment levels are reached. It is important to note that 20 percent of tax increment received must go towards affordable housing projects in the state of Utah.

DEPARTMENT BUDGET

Description	Actual 2023-24	Estimated 2024-25	Approved 2024-25	Proposed 2025-26
REVENUES				
Operating and Capital Revenues				
Tax Increment	\$ 808,799	\$ 887,065	\$ 800,000	\$ 800,000
Tax Increment - Housing	202,200	221,766	200,000	200,000
Interest Earnings	45,039	111,506	10,000	10,000
Total Operating and Capital Revenues	1,056,038	1,220,337	1,010,000	1,010,000
TOTAL REVENUES	\$ 1,056,038	\$ 1,220,337	\$ 1,010,000	\$ 1,010,000
EXPENDITURES				
Operating				
Administrative Expenses	\$ 24,118	\$ 31,367	\$ 31,342	\$ 39,082
Total Operating Expenses	24,118	31,367	31,342	39,082
Capital				
Storm Drain Improvements	-	30,924	589,671	589,671
Widening of 1500 South	5,358	-	1,325,141	1,370,352
Widening of 1100 South	38,976	1,770	2,247,379	3,235,000
Total Capital Expenditures	44,334	32,694	4,162,191	5,195,023
Transfers Out				
Transfer to General Fund	15,807	-	-	-
Transfer to Culinary Water Fund	155,602	221,766	200,000	200,000
Total Transfers Out	171,409	221,766	200,000	200,000
TOTAL EXPENDITURES	\$ 239,861	\$ 285,827	\$ 4,393,533	\$ 5,434,105
Egg Farm EDA Fund Net Revenue	816,177	934,510	(3,383,533)	(4,424,105)
Beginning Fund Balance	2,673,418	3,489,595	3,489,595	4,424,105
Ending Fund Balance	\$ 3,489,595	\$ 4,424,105	\$ 106,062	\$ -





CRA-Patriot Station Community Reinvestment Area

FUND SUMMARY

The Patriot Station CRA Project Area Plan was drafted in October 2018 to define the method and means of transit oriented development (TOD) around the vicinity of the American Fork FrontRunner Station. Future development within the Project Area includes proposed high and medium density multi-family housing and the creation of space for offices and commercial businesses, including numerous infrastructure and improvements to capture the vision and density of the anticipated transit oriented development.

DEPARTMENT BUDGET

Description	Actual 2023-24	Estimated 2024-25	Approved 2024-25	Proposed 2025-26
REVENUES				
Operating and Capital Revenues				
Tax Increment	\$ 949,026	\$ 1,183,519	\$ 977,497	\$ 1,219,025
Tax Increment - Housing	253,074	315,605	260,666	325,073
Tax Increment - Administration	63,268	78,901	65,166	81,268
Interest Earnings	1,807,425	1,682,198	500,000	500,000
Total Operating and Capital Revenues	3,072,793	3,260,223	1,803,329	2,125,366
Transfers In				
Transfer From General Fund	1,059,824	-	-	-
Total Transfers In	1,059,824	-	-	-
TOTAL REVENUES	\$ 4,132,617	\$ 3,260,223	\$ 1,803,329	\$ 2,125,366
EXPENDITURES				
Operating				
Administrative Expenses	\$ -	\$ -	\$ 65,166	\$ 81,268
Low/Moderate Income Housing	-	-	260,666	325,073
Total Operating Expenses	-	-	325,832	406,341
Capital				
200 South Improvements	2,250,146	138,302	25,677,254	31,507,407
Property Purchase	199,051	-	-	-
Total Capital Expenditures	2,449,197	138,302	25,677,254	31,507,407
Debt Service				
2022 Redevelopment Bonds	2,008,850	2,010,600	2,010,600	2,010,600
Trustee Fees	2,000	2,000	2,000	2,000
Total Debt Service Expenditures	2,010,850	2,012,600	2,012,600	2,012,600
TOTAL EXPENDITURES	\$ 4,460,047	\$ 2,150,902	\$ 28,015,686	\$ 33,926,348
Patriot Station CRA Fund Net Revenue	(327,430)	1,109,321	(26,212,357)	(31,800,982)
Beginning Fund Balance	31,019,091	30,691,661	30,691,661	31,800,982
Ending Fund Balance	\$ 30,691,661	\$ 31,800,982	\$ 4,479,304	\$ -



AMERICAN FORK REDEVELOPMENT AGENCY
JANUARY 28, 2025
ANNUAL MEETING MINUTES

Members Present:

Bradley J. Frost	Chairman
Staci Carroll	Board Member
Tim Holley	Board Member
Ryan Hunter	Board Member
Ernie John	Board Member

Members Absent:

Clark Taylor	Board Member
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Staff Present:

David Bunker	City Administrator
Heather Schriever	Legal Counsel
Terilyn Lurker	City Recorder
Patrick O'Brien	Development Services Director
Anna Montoya	Finance Officer
Aaron Brems	Fire Chief
George Schade	IT Director
Heather Schriever	Legal Counsel
Cameron Paul	Police Chief
Kevin Doyl	Police Lieutenant
Stuart Fore	Police Lieutenant
Sam Kelly	Public Works Director
Bronte Stevens	Communication Specialist

Also Present: 6 additional citizens

The American Fork Redevelopment Agency met in the annual meeting on January 28, 2025, in the American Fork City Hall, 31 North Church Street, commencing at 6:47 p.m.

ANNUAL MEETING

1. Roll call.

The roll call was taken by Chairman Frost. Board Member Taylor was excused.

2. Appointment of the Vice-Chairperson for 2025.

Board Member Carroll moved to nominate Board Member Holley as Vice-Chairperson for 2025. Board Member Hunter seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Staci Carroll, Board Member
SECONDER:	Ryan Hunter, Board Member
YES:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John
ABSENT:	Clark Taylor

3. Appointment of the Purchasing Agent for 2025.

Board Member Hunter nominated Anna Montoya as purchasing agent. Board Member John seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ryan Hunter, Board Member
SECONDER:	Ernie John, Board Member
YES:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John
ABSENT:	Clark Taylor

4. Review and action on approval of the June 11, 2024, Redevelopment Agency minutes.

Board Member John moved to approve the June 11, 2024, Redevelopment Agency minutes. Board Member Carroll seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ernie John, Board Member
SECONDER:	Staci Carroll, Board Member
YES:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John
ABSENT:	Clark Taylor

5. Report of the Chair on RDA/CRA Projects.

Sam Kelly, Public Works Director, reported on the three projects in the RDA/CRA.

1500 South. They are working with the developer on the design, which is approximately 25% complete. The city was also working with Lindon City on a signal at 860 East 1500 South.

1100 South 500 East. The design for a roundabout at that location is approximately 90% complete. They have met with representatives of the railroad, and they would like to have traffic study done for the area; the railroad would prefer to see a light at that location. The city has contracted with Hales Engineering to prepare that study. They are also moving forward with obtaining necessary right-of-way. The estimated cost for this project is \$3.2 million.

200 South. Mr. Kelly reported that Phase 1 from 300 West to 570 West was completed at a cost of around \$4 million, which included the design and construction. They were now looking at the second phase, which was a reduced cross section of one travel lane in each direction, curb/gutter/sidewalk on the south side, a barrier with continued asphalt on the north side with a twelve-foot trail. The design was 90% complete. To minimize the impact, they have reduced the temporary construction easements.

6. Unfinished business.

There was no unfinished business to discuss.

7. New business.

There was no new business to discuss.

8. Adjournment

Board Member Hunter motioned to adjourn the meeting. Board Member Holley seconded the motion. Voting was unanimous.

The meeting ended at 6:55 p.m.