



**Tremonton City Corporation
Redevelopment Agency Meeting
June 3, 2025
Meeting to be held immediately following
Tremonton City Council Meeting which is scheduled at 7:00 p.m.
102 South Tremont Street
Tremonton, Utah**

AGENDA

1. Approval of agenda
2. Approval of minutes – May 6, 2025
3. New Business
 - a. Discussion and consideration of adopting Resolution No. RDA 25-03 adopting the Tremonton City agency report for the Tremont Center Community Development Project Area for 2024 tax increment year
 - b. Discussion and consideration of adopting Resolution No. RDA 25-04 amending an interlocal cooperation agreement with Tremonton City, regarding the tax increment funding in the Autoliv Solar Community Reinvestment Project Area #1
 - c. Discussion and consideration of adopting Resolution No. RDA 24-05 amending an interlocal cooperation agreement with the Box Elder County School District, regarding tax increment in the Autoliv Solar Community Reinvestment Project Area #1
4. Adjournment

Persons with disabilities needing special assistance to participate in this meeting should contact Linsey Nessen no later than 48 hours before the meeting.

Anchor location for Electronic Meeting by Telephone Device. With the adoption of Ordinance No. 13-04, the Board may participate per Electronic Meeting Rules. Those eligible to request participation by electronic means should contact Cynthia Nelson, City Recorder, no later than 48 hours before the meeting to make arrangements.

Notice was posted May 30, 2025 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after the said meeting. A copy of the agenda was delivered to the Leader (Newspaper) on May 30, 2025.

Cynthia Nelson, City Recorder

Draft Minutes

TREMONTON CITY CORPORATION REDEVELOPMENT AGENCY MAY 6, 2025

Board Members Present:

Lyle Holmgren, Chairman
Wes Estep, Board Member
Beau Lewis, Board Member
Bret Rohde, Board Member
Lyle Vance, Board Member
Blair Westergard, Board Member
Bill Cobabe, Executive Director—excused
Cynthia Nelson, Executive Secretary

Chairman Holmgren called the Tremonton Redevelopment Agency Meeting to order at 9:27 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Holmgren, Board Members Estep, Lewis, Rohde, Vance, and Westergard, and Executive Secretary Nelson. Assistant City Manager Linsey Nessen and Finance Director Curtis Roberts were also in attendance. Executive Director Cobabe was excused.

1. Approval of agenda:

Motion by Board Member Estep to approve the May 6, 2025 agenda. Motion seconded by Board Member Rohde. Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vance - yes, Board Member Westergard - yes. Motion approved.

2. Approval of minutes – January 21, 2025

Motion by Board Member Vance to approve the minutes of January 21, 2025. Motion seconded by Board Member Lewis. Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vance - yes, Board Member Westergard - yes. Motion approved.

Chairman Holmgren called a Public Hearing to order at 9:28 p.m. to consider the tentative budget listed below. There were six people in attendance.

3. Public Hearing

- a. On consideration of adopting the Tentative Budget entitled “The Redevelopment Agency of Tremonton City Annual Implementation Budget 2025-2026 for Tremonton West Liberty Foods EDA 172 and Fund 71 RDA District #2 – Downtown, for the period commencing July 1, 2025 and ending June 30, 2026”

There were no public comments. Chairman Holmgren closed the Public Hearing at 9:29 p.m.

Draft Minutes

4. New Business

- a. Discussion and consideration of adopting Resolution No. RDA 25-02 adopting the Tentative Budget entitled “The Redevelopment Agency of Tremonton City Annual Implementation Budget 2025-2026 for Tremonton West Liberty Foods EDA 172 and Fund 71 RDA District #2 – Downtown, for the period commencing July 1, 2025 and ending June 30, 2026”

Director Roberts said this is operating only. The Council has the ability to designate if we want to find something for 2026. We put into the budget \$900,000 roughly for low income to moderate income housing. Board Member Lewis said are there any projects being proposed currently? Assistant Manager Nessen said Executive Director Cobabe put out \$800,000 that people can apply for. That money is meant for people doing low to moderate income housing, like Habitat for Humanity. Director Roberts said I have seen entities use the RDA money as seed money to help make improvements to a facility in the form of a grant. RDA funds are limited, and it is not hard to go through \$1.7 million, but there are options.

Motion by Board Member Vance to adopt the resolution. Motion seconded by Board Member Rohde. Roll Call Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vance - yes, Board Member Westergard - yes. Motion approved.

5. Adjournment

Motion by Board Member Rohde to adjourn the meeting. Motion seconded by consensus of the Board. Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vance - yes, Board Member Westergard - yes. Motion approved.

The meeting adjourned at 9:36 p.m.

The undersigned duly acting and appointed Executive Secretary for Tremonton City Corporation Redevelopment Agency hereby certifies that the foregoing is a true and correct copy of the minutes for the RDA Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2025.

Cynthia Nelson, Executive Secretary

RESOLUTION NO. RDA 25-03

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF TREMONTON CITY
CONCURRING THAT TREMONT CENTER, LLC IS ELIGIBLE FOR
REIMBURSEMENT UP TO \$1,802,013.22 AS OF APRIL 30, 2025 FOR PRIMARY
IMPROVEMENTS/COSTS CONSISTENT WITH *THE RESTATED PROPERTY TAX
INCREMENT REIMBURSEMENT AGREEMENT BETWEEN THE TREMONTON CITY
REDEVELOPMENT AGENCY AND TREMONT CENTER, LLC* FOR
INFRASTRUCTURE IMPROVEMENTS AS ADOPTED BY RESOLUTION NO. RDA
16-02**

WHEREAS, the RDA has a reimbursement agreement with Tremont Center, LLC which dictate the distribution of tax increment received from the Tremont Center Community Development Project Area; and

WHEREAS, specifically, on March 1, 2016, the Agency approved Resolution No. RDA 16-02, adopting a *Restated Property Tax Increment Reimbursement Agreement Between the Tremonton City Redevelopment Agency and Tremont Center, LLC* which provides property tax increment reimbursement from the Tremont Center Community Development Project Area for infrastructure improvements to Tremont Center, LLC; and

WHEREAS; the reimbursement agreement essentially grants 100% of the increment to Tremont Center, LLC for what this Agreement identifies as Developer Primary Improvement up to a maximum amount of \$2,234,000 or actual costs of the Primary Improvements, whichever is less; and

WHEREAS, as required by Resolution RDA 16-02 Tremont Center, LLC submitted a formal reimbursement request, including paid invoices that identifies Primary Improvements/Costs of approximately \$1,802,013.22 as of April 30, 2025; and

WHEREAS, the RDA Staff has reviewed Tremont Center, LLC's submitted Primary Improvements and believes the financial documentation to be true and correct and concurs with Tremont Center, LLC's requested reimbursement up to an amount of \$1,802,013.22 as of April 30, 2025.

NOW, THEREFORE, be it resolved, by the Redevelopment Agency of Tremonton City that the Tremont Center, LLC is eligible for reimbursement up \$1,802,013.22 as of April 30, 2025 for Primary Improvements/Cost consistent with *The Restated Property Tax Increment Reimbursement Agreement between the Tremonton City Redevelopment Agency and Tremont Center, LLC for Infrastructure Improvements* as adopted by Resolution No. RDA 16-02. A summarization of the Primary Improvements/Cost is contained in Exhibit "A" and the fully submitted reimbursement request including paid invoices is filed in the Tremonton City Recorder's Office in the RDA Contract files under #40 – RDA – Tremont Center.

Adopted and passed by the Board of Directors of the Redevelopment Agency of Tremonton City this 3rd day of June, 2025.

REDEVELOPMENT AGENCY

Lyle Holmgren, Chair

ATTEST:

Cynthia Nelson, Executive Secretary

EXHIBIT "A"

UP TO 5/4/17 (Adopted as part of Resloution RDA No. 17-04

Tremont Center CDA Reimbursement

Name	Description	Date of Service	Amount	Check #	Date Paid	Days	Daily Rate	Interest
Ensign Development (Contracted with Stout)	Canal Phase 1 clean up corner and burial.	2/4/2015	\$94,703.98	Wire Out	2/4/2015	820	\$15.78	\$12,942.88
Tremonton City Corp	CDA setup cost	4/15/2015	\$1,031.00	100003	4/15/2015	750	\$0.17	\$128.88
Tremonton City Corp	CDA setup cost	4/15/2015	\$1,485.00	100031	4/15/2015	750	\$0.25	\$185.63
Bear River Canal Company	Canal Crossing Fee to bury canal phase 1	4/21/2015	\$1,500.00	100051	4/21/2015	744	\$0.25	\$186.00
Civil Solutions	Engineering for canal phase 1	8/3/2015	\$3,225.00	100010	8/3/2015	640	\$0.54	\$344.00
Tremonton City Corp	CDA setup cost	5/31/2015	\$187.50	EFT	8/10/2015	633	\$0.03	\$19.78
Tremonton City Corp	CDA setup cost	8/13/2015	\$141.50	100091	8/13/2015	630	\$0.02	\$14.86
Jay Nelson	Traffic Study for UDOT access Phase 2	8/25/2015	\$2,000.00	100043	8/25/2015	618	\$0.33	\$206.00
Caleb Jensen	Traffic Study for UDOT access Phase 2	8/31/2015	\$50.00	100	8/31/2015	612	\$0.01	\$5.10
Kaleb Ryan	Traffic Study for UDOT access Phase 2	8/31/2015	\$50.00	101	8/31/2015	612	\$0.01	\$5.10
Garrett Conrad	Traffic Study for UDOT access Phase 2	8/31/2015	\$50.00	102	8/31/2015	612	\$0.01	\$5.10
Jay Nelson	Traffic Study for UDOT access Phase 2	11/5/2015	\$2,000.00	109	11/5/2015	546	\$0.33	\$182.00
Rocky Mountain Power	Deposit to design Burial of Power Phase 2	11/10/2015	\$8,000.00	111	11/10/2015	541	\$1.33	\$721.33
UDOT	ROW Permit with UDOT Phase 1	12/23/2014	\$1,000.00	Credit Card	3/28/2016	402	\$0.17	\$67.00
Civil Solutions	Engineering for canal phase 1	8/19/2015	\$1,925.00	Credit Card	2/22/2016	437	\$0.32	\$140.20
Bank of Utah	Financing costs for burial phase 2	3/11/2016	\$4,000.00	127	3/11/2016	419	\$0.67	\$279.33
Mountain Star Insurance	Construction liability Insurance Cost for Canal Burial Phase 2	3/24/2016	\$1,007.46	129	3/24/2016	406	\$0.17	\$68.17
Tremonton City (Jones & Associates)	Street lights & Sidewalk curb & gutter Phase 2	3/31/2016	\$11,841.07	134	4/25/2016	374	\$1.97	\$738.09
Rupps Trucking	Burial of Canal phase 2	3/28/2016	\$346,364.42	ch #139	5/10/2016	359	\$57.73	\$20,724.14
Rupps Trucking	Burial of Canal phase 2	4/21/2016	\$103,721.34	141	6/7/2016	378	\$17.29	\$6,534.44
Rocky Mountain Power	Power Burial Phase 2	June	\$126,542.00	Check # 140	6/1/2016	328	\$21.09	\$6,917.63
Rupps Trucking	burial of Canal phase 2	6/27/2016	\$84,400.24	Check 146	8/4/2016	273	\$14.07	\$3,840.21
Rupps Trucking		8/24/2016	\$8,161.00		12/30/2016	125	\$1.36	\$170.02
Rupps Trucking		10/4/2016	\$32,202.22	Check 156	12/30/2016	125	\$5.37	\$670.88
Golden Spike	Udot light pole removal Phase 2	9/26/2017	\$1,500.00	Check #151	9/29/2016	217	\$0.25	\$54.25
Alliance Consulting (Half of bill for canal phase 2)	Udot Canal Engineering Phase 2	12/30/2016	\$5,750.00	Check #158	12/30/2016	125	\$0.96	\$119.79
Totals			\$842,838.73					\$55,270.82
Total as of 5/4/2017			\$898,109.55					

FROM 5/5/17 TO 4/30/24 (Adopted as part of Resolution RDA No. 24-08)

Approved up to 5/4/17	\$ 898,109.55
Interest Paid up to 4/30/24	\$ 290,328.00
Attorney Fees for documents to bury canal Phase 2	\$ 5,303.00
Canal Company Fees	\$ 12,145.67
	\$ 1,205,882.22

RESOLUTION NO. RDA 25-04

A RESOLUTION OF THE TREMONTON CITY REDEVELOPMENT AGENCY AMENDING AN INTERLOCAL COOPERATION AGREEMENT WITH TREMONTON CITY, REGARDING TAX INCREMENT FUNDING IN THE AUTOLIV SOLAR CRA.

WHEREAS the Tremonton City Redevelopment Agency (the “Agency”) has been created to transact the business and exercise all of the powers provided for by Title 17C of the Utah Code Annotated, “Limited Purpose Local Government Entities—Community Reinvestment Agency Act” (the “Act”);

WHEREAS, the Agency and Tremonton City (the “City”) entered into an interlocal agreement with an effective date of January 16, 2024;

WHEREAS, the Agency and City desire to amend section 1 of the said interlocal agreement;

NOW, THEREFORE, BE IT RESOLVED, by the Tremonton City Redevelopment Agency Board:

1. Section 1 is replaced in full as follows:

1. **Tax Increment.** The Agency shall be paid 100% of the City’s portion of the Personal Property Tax Increment generated within the Project Area, for a period of 25 consecutive years. The City authorizes and directs Box Elder County officials and personnel to pay directly to the Agency all such amounts due to the Agency. **The Agency is authorized to begin collection of the Personal Property Tax Increment upon written notice to the appropriate officer(s) in Box Elder County for taxes collect in 2025 and remitted back to the Agency 30 days after receipt of Personal Property Tax payments in the Project Area.** The base taxable value to be used for calculating the amount of Personal Property Tax Increment under this Agreement shall be the combined amount of the taxable value of personal property as of January 1, 2023. The Parties agree that the Agency may apply the Personal Property Tax Increment collected hereunder to encourage solar development activities within the Project Area as deemed appropriate by the Agency and contemplated in the Project Area Plan and Project Area Budget, as deemed appropriate by the Agency to the extent authorized by the Act.

2. This resolution takes effect upon adoption.

Adopted and passed by the Board of Directors of the Redevelopment Agency of Tremonton City this June 3, 2025.

REDEVELOPMENT AGENCY

By: Lyle Holmgren, Chair

ATTEST:

Cynthia Nelson, Executive Secretary

RESOLUTION NO. RDA 25-05

A RESOLUTION OF THE TREMONTON CITY REDEVELOPMENT AGENCY AMENDING AN INTERLOCAL COOPERATION AGREEMENT WITH BOX ELDER COUNTY SCHOOL DISTRICT, REGARDING TAX INCREMENT FUNDING IN THE AUTOLIV SOLAR CRA

WHEREAS the Tremonton City Redevelopment Agency (the “Agency”) has been created to transact the business and exercise all of the powers provided for by Title 17C of the Utah Code Annotated, “Limited Purpose Local Government Entities—Community Reinvestment Agency Act” (the “Act”);

WHEREAS, the Agency and Box Elder County School District (the “District”) entered into an interlocal agreement with an effective date of November 8, 2023;

WHEREAS, the Agency and District desire to amend section 1 of the said interlocal agreement;

NOW, THEREFORE, BE IT RESOLVED, by the Tremonton City Redevelopment Agency Board:

1. Section 1 is replaced in full as follows:

1. **Tax Increment.** The Agency shall be paid 100% of the District’s portion of the Personal Property Tax Increment generated within the Project Area, for a period of 25 consecutive years. The District authorizes and directs Box Elder County officials and personnel to pay directly to the Agency all such amounts due to the Agency. **The Agency is authorized to begin collection of the Personal Property Tax Increment upon written notice to the appropriate officer(s) in Box Elder County for taxes collect in 2025 and remitted back to the Agency 30 days after receipt of Personal Property Tax payments in the Project Area.** The base taxable value to be used for calculating the amount of Personal Property Tax Increment under this Agreement shall be the combined amount of the taxable value of personal property as of January 1, 2023. The Parties agree that the Agency may apply the Personal Property Tax Increment collected hereunder to encourage solar development activities within the Project Area as deemed appropriate by the Agency and contemplated in the Project Area Plan and Project Area Budget, as deemed appropriate by the Agency to the extent authorized by the Act.

2. This resolution takes effect upon adoption.

Adopted and passed by the Board of Directors of the Redevelopment Agency of Tremonton City this June 3, 2025.

REDEVELOPMENT AGENCY

By: Lyle Holmgren, Chair

ATTEST:

Cynthia Nelson, Executive Secretary