



Community Development and Renewal Agency of Herriman City Minutes

Wednesday, April 09, 2025

Approved April 28, 2025

The following are the minutes of the Herriman City Safety Enforcement Area. The meeting was held on **Wednesday, April 9, 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, Assistant City Manager Wendy Thomas, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, City Attorney Todd Sheeran, Communications Manager Jonathan LaFollette, Community Development Director Blake Thomas, Deputy Chief of Police Cody Stromberg, City Engineer Bryce Terry, Management Analyst Trevor Ram, UFA Assistant Chief Anthony Widdison, Public Works Director Justun Edwards, Building Official Cathryn Nelson, and Deputy Director of Parks, Recreation and Events Anthony Teuscher, Chief of Police Troy Carr, Operations Director Monte Johnson, Public Utilities Engineering Manager Jonathan Bowers, and City Planner Michael Maloy.

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

Chair Lorin Palmer called the meeting to order at 7:06 p.m.

2. Approval of Minutes

2.1. Motion for review and outline of the finalization process to approve the minutes of April 9, 2025

Director Ohrn moved to have the minutes of April 9, 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 Shields seconded and all present voted aye.

3. Discussion and Action Items

3.1. Consideration of an amendment to the Tax Increment Participation Agreement with Elevated Acquisitions, LLC for The Commons at Herriman Towne Center project – Blake Thomas, Community Development Director

Community Development Director Blake Thomas presented the proposed first amendment to the participation agreement with Elevated Acquisitions. He explained that the project location was at the corner near CVS on 13400 South and Mountain View Corridor. The original agreement was approved on December 11, 2024 as part of an incentive package for the Commons at Herriman Town Center project, including sales tax, impact fees, and tax increment financing from the CDA.

Director Thomas noted that the amendment was requested by the developer to finalize their financing. The financial group they were working with wanted to guarantee that they would be able to receive the payment from the master developer with no issues in assigning the agreement over to them. He emphasized that it was a simple change but necessary for the project to move forward, with groundbreaking planned for mid-next month.

Director Jared Henderson asked City Attorney Todd Sheeran if the City was protected in a worst-case scenario. Attorney Sheeran confirmed that this was a requirement from the developer's side and he didn't see any issues affecting the City or creating liability.

Director Steve Shields expressed philosophical concerns about giving taxpayer money directly to the developer, noting that this approach wasn't taken for the auto mall project. He questioned whether there was any requirement that the assignment had to be to a tax-generating entity. Director Shields worried about CDA funds being directed or assigned to an entity that wasn't generating sales tax revenue for the City.

Director Henderson acknowledged the concerns and noted the difficulty in renegotiating something that was already agreed upon. He explained that the agreement was set up to incentivize entities to come and produce sales tax, but developers could use the funds for various purposes, including infrastructure that doesn't directly produce sales tax.

Attorney Sheeran clarified that the developer would remain the developer for the project, and the language was clear that it was just about how the reimbursements would be assigned.

Director Teddy Hodges moved to approve Resolution R2025-02 approving the first amendment to the sales tax increment participation agreement with Elevated Acquisitions, LLC. Director Henderson seconded the motion.

The vote is recorded as follows:

Director Jared Henderson Aye

Director Steven Shields Nay

Director Sherrie Ohrn Aye

Director Teddy Hodges Aye

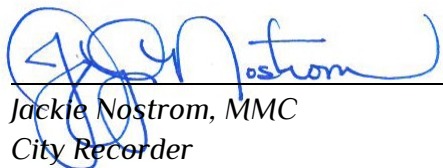
Chair Lorin Palmer Aye

The motion passed with a vote 4:1.

4. Adjournment

Director Ohrn moved to adjourn the Community Development and Renewal Agency of Herriman City meeting at 7:17 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 April 9, 2025. This document constitutes the official minutes for the Community Development and Renewal Agency of Herriman City meeting.



Jackie Nostrom, MMC
City Recorder