



## Community Development and Renewal Agency of Herriman City Minutes

**Wednesday, June 25, 2025**

**Approved July 15, 2025**

The following are the minutes of the Community Development and Renewal Agency of Herriman City meeting. The meeting was held on **Wednesday, June 25, 2025, at 6:30 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

**Trustees Present:** Terrah Anderson, Teddy Hodges, and Sherrie Ohrn

**Trustees Excused:** Jared Henderson

**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, Public Works Director Justun Edwards, Building Official Cathryn Nelson, Police Chief Troy Carr, UFA Division Chief Anthony Widdison, City Engineer Bryce Terry, Operations Director Monte Johnson, and City Planner Michael Maloy.

### **1. Call to Order (6:30 p.m. or as soon as possible thereafter)**

Chair Palmer called the meeting to order at 6:42 p.m.

## 2. Consent Agenda

### 2.1. Consideration of a policy outlining the process on how the Community Development and Renewal Agency of Herriman City meeting minutes will be approved

*Director Ohrn moved to approve the Consent Agenda as written. Director Hodges seconded the motion.*

*The vote is recorded as follows:*

*Director Terrah Anderson Aye*

*Director Jared Henderson Absent*

*Director Teddy Hodges Aye*

*Director Sherrie Ohrn Aye*

*Chair Lorin Palmer Aye*

*The motion passed unanimously with Director Jared Henderson being absent.*

## 3. Public Hearing

### 3.1. Public hearing and consideration of a Resolution amending the fiscal year 2025 budget – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer presented a resolution to amend the fiscal year 2025 budget for the Community Development and Renewal Agency (CDRA). The amendments primarily aligned the budget with the actual tax increment revenues received and the corresponding participation agreements. In the Town Center CDA, the tax increment came in lower than projected at approximately \$3.7 million, leading to reduced payments to HTC Communities. A new participation agreement with Elevated Acquisitions was also added. Additionally, \$57,300 in non-tax-related expenditures were included for utility removals and the relocation of the City's message board on 13400 South. In the Business Center CRA, which includes the REAL Stadium area, tax revenues were about \$55,000 lower than expected, resulting in decreased payments to participating entities such as Sorenson Legacy and others. Conversely, the Anthem CRA received about \$50,000 more than anticipated, which required increased incentive payments to Arbor Commercial and higher rebates to Salt Lake County and the school district. Lastly, the Innovation CRA, where Bullfrog Manufacturing is located, saw \$63,000 more in tax increment than forecasted, necessitating an increased mitigation payment to Jordan School District and Salt Lake County.

Chair palmer opened the public hearing.

No comments were offered.

Director Ohrn moved to close the public hearing. Director Hodges seconded the motion and all voted aye.

*Director Ohrn moved to approve Resolution R2025-03 approving an amendment to the Fiscal Year 2025 Community Development and Renewal Agency of Herriman City budget. Director Anderson seconded the motion.*

*The vote is recorded as follows:*

*Director Terrah Anderson Aye*

*Director Jared Henderson Absent*

*Director Teddy Hodges Aye*

*Director Sherrie Ohrn Aye*

*Chair Lorin Palmer Aye*

*The motion passed unanimously with Director Jared Henderson being absent.*

#### **4. Adjournment**

*Director Ohrn moved to adjourn the Community Development and Renewal Agency of Herriman City meeting at 6:47 p.m. Director Hodges 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 June 25, 2025. This document constitutes the official minutes for the Community Development and Renewal Agency of Herriman City meeting.*



Jackie Nostrom, MMC  
City Recorder