

**REDEVELOPMENT AGENCY MEETING AGENDA  
LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the Redevelopment Agency (RDA) of Layton, Utah, will hold a public meeting in the Council Conference Room of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on June 19, 2025**.

**AGENDA ITEMS:**

1. Amend the Redevelopment Agency (RDA) Budget for the Fiscal Year 2024-2025 – RDA Resolution 25-04
2. Adopt the Proposed Budget of the Redevelopment Agency (RDA) for the Fiscal Year 2025-2026 – RDA Resolution 25-03

**ADJOURN:**

Notice is hereby given that:

- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. Elected Officials at remote locations may be connected to the meeting electronically.

**Date:** \_\_\_\_\_ **By:** \_\_\_\_\_  
**Kimberly S Read, City Recorder**

This public notice is posted on the Utah Public Notice website [www.utah.gov/pmn/](http://www.utah.gov/pmn/), the Layton City website [www.laytoncity.org](http://www.laytoncity.org), and at the Layton City Center.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 48 hours in advance at 801-336-3826 or 801-336-3820.

**REDEVELOPMENT AGENCY OF LAYTON CITY  
AGENDA ITEM COVER SHEET**

**Item Number:** 1.

**Subject:**

Amend the Redevelopment Agency (RDA) Budget for the Fiscal Year 2024-2025 – RDA Resolution 25-04

**Background:**

Utah State Code Sections 10-6-127 and 10-6-128 provide that amendments may be made to any fund after advertising and holding a public hearing. Notice of the public hearing was published for June 19, 2025, and the RDA Board of Directors shall take input from the public.

The RDA Fund, which includes the RDA, Economic Development Agency (EDA), and Community Development Agency (CDA), currently accounts for three project areas; the South Main/South Fort Lane Project (RDA), East Gate Project (EDA), and Antelope Drive Project (CDA).

**Alternatives:**

Alternatives are to: 1) Adopt Resolution 25-04 to amend the RDA Fund budget for the fiscal year 2024-2025; 2) Adopt Resolution 25-04 with modifications; or 3) Deny Resolution 25-04 and remand to Staff with directions.

**Recommendation:**

Staff recommends the RDA Board of Directors adopt Resolution 25-04 to amend the RDA Fund budget for the fiscal year 2024-2025.

**RDA RESOLUTION 25-04**

**AMENDING THE BUDGET FOR THE REDEVELOPMENT AGENCY OF LAYTON CITY, UTAH, FOR THE FISCAL YEAR BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025.**

**WHEREAS**, the Board of Directors of the Redevelopment Agency of Layton City, Utah has determined that the annual budget should be amended; and

**WHEREAS**, a public hearing on the budget amendment has been advertised and held; and

**WHEREAS**, the Board of Directors has fully considered the changes and is now ready to adopt an amended budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF LAYTON CITY, UTAH:**

**SECTION I:** That the Board of Directors does hereby adopt the amended budget for the year beginning July 1, 2024, in form and amounts set forth in the written budget document attached hereto and made a part of this resolution as though set forth in full herein.

**SECTION II:** That there are hereby appropriated funds from the estimated revenues of said Redevelopment Agency of Layton City, Utah, such sums as necessary to pay the estimated expenditures hereto set forth and made a part hereof.

**PASSED AND ADOPTED** by the Board of Directors of the Redevelopment Agency of Layton City, Utah, this 19<sup>th</sup> day of June, 2025.

---

JOY PETRO, Chairperson

ATTEST:

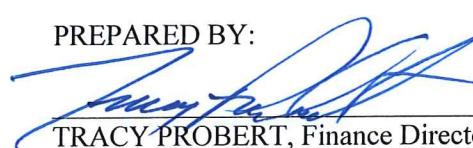
---

KIMBERLY S READ, Secretary

APPROVED AS TO FORM:

  
CLINTON DRAKE, City Attorney

PREPARED BY:

  
TRACY PROBERT, Finance Director

**REDEVELOPMENT AGENCY (RDA) BUDGET AMENDMENTS FISCAL YEAR 2024-2025**

**EDA Fund (Economic Development Area - East Gate)**

Expenditure:

Appropriate funding for the contract with Grandview II Development \$ 171,239.75

Revenue:

Use of fund balance \$ 171,239.75

**REDEVELOPMENT AGENCY OF LAYTON CITY  
AGENDA ITEM COVER SHEET**

**Item Number:** 2.

**Subject:**

Adopt the Proposed Budget of the Redevelopment Agency (RDA) for the Fiscal Year 2025-2026 – RDA Resolution 25-03

**Background:**

A proposed budget has been prepared for the RDA to appropriate anticipated tax increment revenues. A public hearing was advertised and held on June 19, 2025, for the RDA Board of Directors to hear from all interested persons regarding the budget.

The RDA is considered to be a blended component unit of Layton City Corporation. Activity is accounted for in a special revenue fund of the City. Separate budget documents are not issued but are included in the City's budget document.

**Alternatives:**

Alternatives are to: 1) Approve RDA Resolution 25-03 to adopt the proposed RDA budget for the fiscal year 2025-2026; 2) Adopt RDA Resolution 25-03 with modifications; or 3) Deny RDA Resolution 25-03 and remand to Staff with directions.

**Recommendation:**

Staff recommends the RDA Board of Directors approve Resolution 25-03 to adopt the RDA budget for the fiscal year 2025-2026.

**RDA RESOLUTION 25-03**

**ADOPTING THE BUDGET FOR THE REDEVELOPMENT AGENCY OF LAYTON CITY, UTAH, FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026.**

**WHEREAS**, the Board of Directors of The Redevelopment Agency of Layton City, Utah, has determined it to be in the best interests of the Agency to adopt an annual financial budget; and

**WHEREAS**, a public hearing has been advertised and held on Thursday, June 19, 2025, for the purpose of hearing all interested persons on the matter of said budget; and

**WHEREAS**, the Board of Directors has fully considered the proposed budget and is now ready to adopt a budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF LAYTON CITY, UTAH:**

**SECTION I:** That the Board of Directors does hereby adopt a final budget for the fiscal year beginning July 1, 2025, in form and amounts set forth in the written budget document attached hereto and made a part of this resolution as though set forth in full herein.

**SECTION II:** That there are hereby appropriated funds from the estimated revenues of said Redevelopment Agency of Layton City, Utah, such sums as necessary to pay the estimated expenditures hereto set forth and made a part hereof. That in addition to these revenues and expenditures, any encumbered funds and accounts for fiscal year ending June 30, 2025, shall be added as if herein included.

**PASSED AND ADOPTED** by the Board of Directors of the Redevelopment Agency of Layton, Utah, this 19<sup>th</sup> day of June, 2025.

---

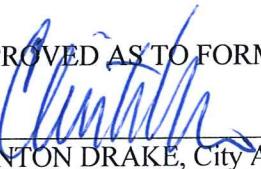
JOY PETRO, Chairperson

ATTEST:

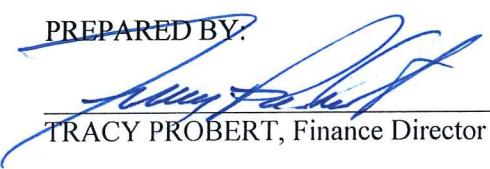
---

KIMBERLY S READ, Secretary

APPROVED AS TO FORM:

  
CLINTON DRAKE, City Attorney

PREPARED BY:

  
TRACY PROBERT, Finance Director

Redevelopment Agency

of

Layton City, Utah

Adopted Budget

Fiscal Year 2025 - 2026

# Redevelopment Agency of Layton

## Revenue FY 2025-2026

### REDEVELOPMENT AGENCY FUND

Description	2024-25						2025-26
	2021-22	2022-23	2023-24	Budgeted	Estimated	Proposed	
Intergovernmental	\$ 720,094	\$ 780,538	\$ 961,951	\$ 902,000	\$ 902,000	\$ 975,000	
Interest and sundry	18,145	144,137	234,928	125,000	125,000	200,000	
Transfers	-	-	-	-	-	-	
Use/Appropriation of fund balance	372,549	-	153,114	-	1,624,358	-	
Total Redevelopment Agency Fund	\$ 1,110,788	\$ 924,675	\$ 1,349,993	\$ 1,027,000	\$ 2,651,358	\$ 1,175,000	

### ECONOMIC DEVELOPMENT AREA FUND

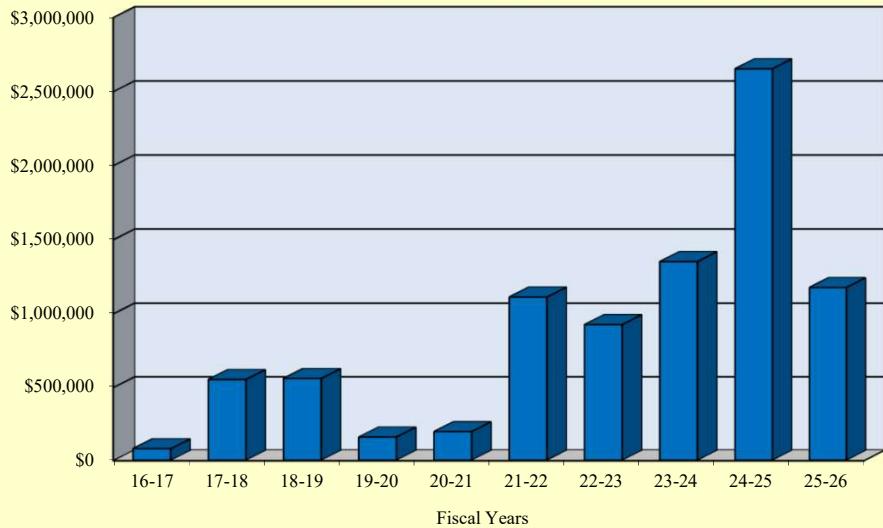
Description	2024-25						2025-26
	2021-22	2022-23	2023-24	Budgeted	Estimated	Proposed	
Intergovernmental	\$ 1,133,440	\$ 1,305,903	\$ 1,493,085	\$ 1,425,000	\$ 1,425,000	\$ 1,592,000	
Interest	14,611	143,088	213,583	-	150,000	150,000	
Telecom infrastructure agreement	-	-	-	-	-	-	
Transfers	-	-	-	-	-	-	
Use/Appropriation of fund balance	-	-	-	-	836,399	-	
Total Redevelopment Agency Fund	\$ 1,148,051	\$ 1,448,991	\$ 1,706,668	\$ 1,425,000	\$ 2,411,399	\$ 1,742,000	

### COMMUNITY DEVELOPMENT AREA FUND

Description	2024-25						2025-26
	2021-22	2022-23	2023-24	Budgeted	Estimated	Proposed	
Intergovernmental	\$ 168,826	\$ 148,314	\$ 156,278	\$ 200,000	\$ 200,000	\$ 200,000	
Interest	241	1,557	3,182	-	-	-	
Telecom infrastructure agreement	-	-	-	-	-	-	
Transfers	-	-	-	-	-	-	
Use/Appropriation of fund balance	-	-	-	-	107,792	-	
Total Redevelopment Agency Fund	\$ 169,067	\$ 149,871	\$ 159,460	\$ 200,000	\$ 307,792	\$ 200,000	

<b>Community and Economic Development Department</b> Redevelopment Agency Division Expenditure Budget					
	Prior Years Actual			Current Year Estimate	Proposed Budget
	2021-22	2022-23	2023-24	2024-25	2025-26
Personnel	\$ 32,790	\$ 35,247	\$ 29,974	\$ 32,357	\$ 36,510
Operations	-	500	-	36,100	36,100
Capital equipment	-	-	-	-	-
Capital projects	51,000	18,000	18,000	767,000	200,000
Payback agreements	1,026,998	26,789	1,302,019	1,300,358	243,000
Transfer to (from) other funds	-	-	-	-	-
<b>Total expenditures</b>	<b>1,110,788</b>	<b>80,536</b>	<b>1,349,993</b>	<b>2,135,815</b>	<b>515,610</b>
Actual/Budgeted increase in fund balance	-	844,139	-	515,543	659,390
<b>Totals</b>	<b>\$ 1,110,788</b>	<b>\$ 924,675</b>	<b>\$ 1,349,993</b>	<b>\$ 2,651,358</b>	<b>\$ 1,175,000</b>

**Ten Year Comparison of Expenditures**

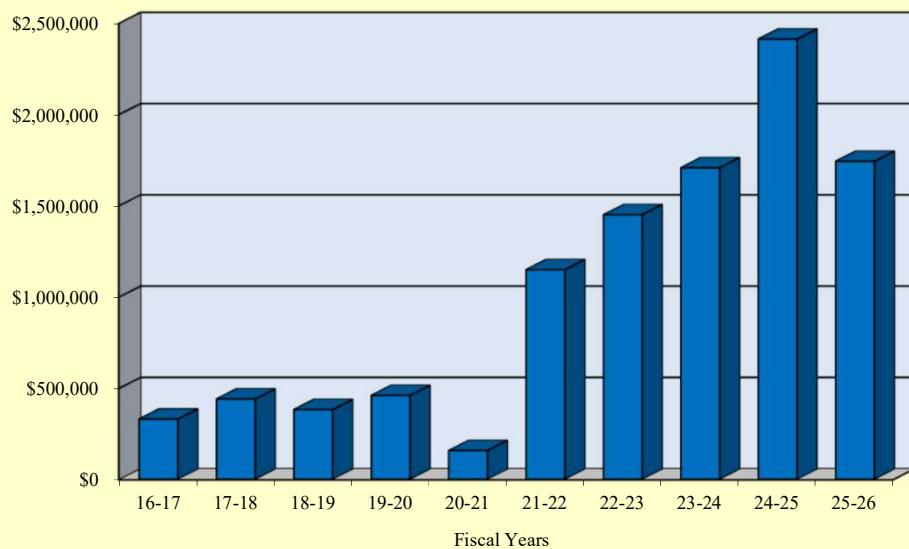


## Community and Economic Development Department

Economic Development Area Division  
Expenditure Budget

	Prior Years Actual			Current Year Estimate	Proposed Budget
	2021-22	2022-23	2023-24		
Personnel	\$ 32,790	\$ 35,250	\$ 29,975	\$ 32,357	\$ 36,510
Operations	-	-	-	20,500	20,500
Capital equipment	-	-	-	-	-
Capital projects	-	-	-	-	-
Payback agreements	123,736	920,991	1,165,796	1,156,399	938,213
Transfer to other funds	-	-	-	-	-
<b>Total expenditures</b>	<b>156,526</b>	<b>956,241</b>	<b>1,195,771</b>	<b>1,209,256</b>	<b>995,223</b>
Actual/budgeted increase in fund balance	991,525	492,750	510,897	1,202,143	746,777
<b>Totals</b>	<b>\$ 1,148,051</b>	<b>\$ 1,448,991</b>	<b>\$ 1,706,668</b>	<b>\$ 2,411,399</b>	<b>\$ 1,742,000</b>

### Ten Year Comparison of Expenditures



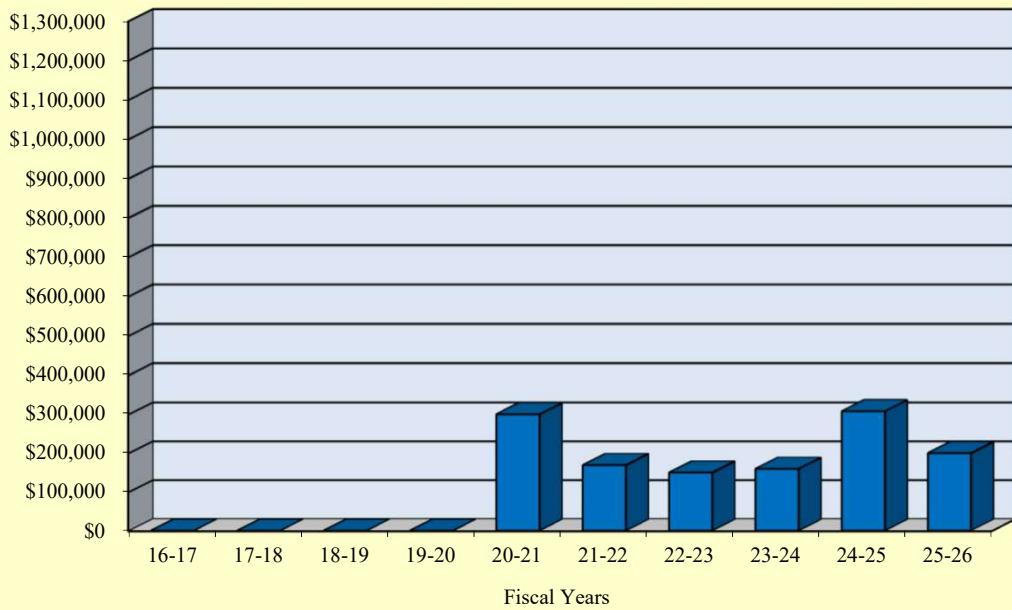
## Community and Economic Development Department

Community Development Area Division

Expenditure Budget

	Prior Years Actual			Current Year Estimate	Proposed Budget
	2021-22	2022-23	2023-24		
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
Operations	-	-	-	-	-
Capital equipment	-	-	-	-	-
Capital projects	-	-	-	-	-
Payback agreements	162,073	142,381	150,027	307,792	200,000
Transfer to other funds	-	-	-	-	-
<b>Total expenditures</b>	<b>162,073</b>	<b>142,381</b>	<b>150,027</b>	<b>307,792</b>	<b>200,000</b>
Actual/budgeted increase in fund balance	6,994	7,490	9,433	-	-
<b>Totals</b>	<b>\$ 169,067</b>	<b>\$ 149,871</b>	<b>\$ 159,460</b>	<b>\$ 307,792</b>	<b>\$ 200,000</b>

### Ten Year Comparison of Expenditures



**REDEVELOPMENT AGENCY (RDA) BUDGET AMENDMENTS FISCAL YEAR 2024-2025**

**EDA Fund (Economic Development Area - East Gate)**

Expenditure:

Appropriate funding for the contract with Grandview II Development \$ 171,239.75

Revenue:

Use of fund balance \$ 171,239.75

**ADDITIONAL**

**PACKET**

**ATTACHMENTS**

**REDEVELOPMENT AGENCY (RDA) BUDGET AMENDMENTS FISCAL YEAR 2024-2025**

**EDA Fund (Economic Development Area - East Gate)**

Expenditure:

Appropriate funding for the contract with Grandview II Development \$ 171,239.75

Revenue:

Use of fund balance \$ 171,239.75

Redevelopment Agency

of

Layton City, Utah

Adopted Budget

Fiscal Year 2025 - 2026

# Redevelopment Agency of Layton

## Revenue FY 2025-2026

### REDEVELOPMENT AGENCY FUND

Description	2024-25						2025-26
	2021-22	2022-23	2023-24	Budgeted	Estimated	Proposed	
Intergovernmental	\$ 720,094	\$ 780,538	\$ 961,951	\$ 902,000	\$ 902,000	\$ 975,000	
Interest and sundry	18,145	144,137	234,928	125,000	125,000	200,000	
Transfers	-	-	-	-	-	-	
Use/Appropriation of fund balance	372,549	-	153,114	-	1,624,358	-	
Total Redevelopment Agency Fund	\$ 1,110,788	\$ 924,675	\$ 1,349,993	\$ 1,027,000	\$ 2,651,358	\$ 1,175,000	

### ECONOMIC DEVELOPMENT AREA FUND

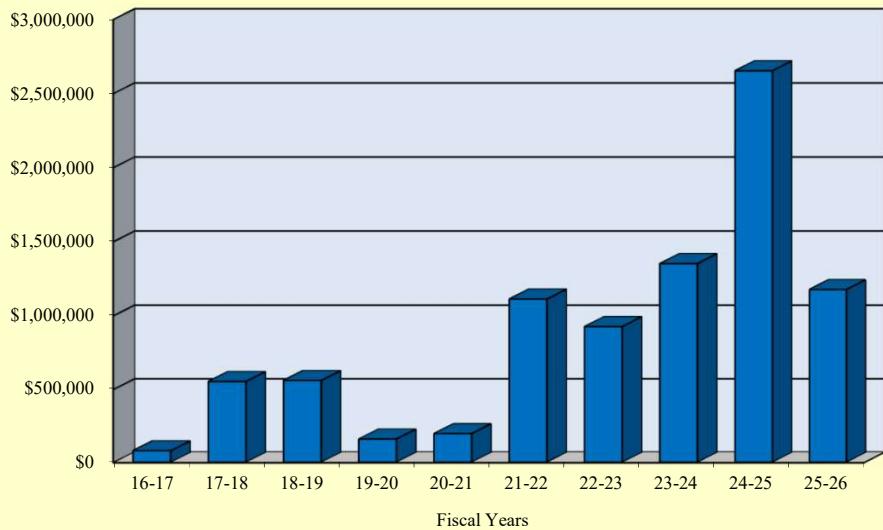
Description	2024-25						2025-26
	2021-22	2022-23	2023-24	Budgeted	Estimated	Proposed	
Intergovernmental	\$ 1,133,440	\$ 1,305,903	\$ 1,493,085	\$ 1,425,000	\$ 1,425,000	\$ 1,592,000	
Interest	14,611	143,088	213,583	-	150,000	150,000	
Telecom infrastructure agreement	-	-	-	-	-	-	
Transfers	-	-	-	-	-	-	
Use/Appropriation of fund balance	-	-	-	-	836,399	-	
Total Redevelopment Agency Fund	\$ 1,148,051	\$ 1,448,991	\$ 1,706,668	\$ 1,425,000	\$ 2,411,399	\$ 1,742,000	

### COMMUNITY DEVELOPMENT AREA FUND

Description	2024-25						2025-26
	2021-22	2022-23	2023-24	Budgeted	Estimated	Proposed	
Intergovernmental	\$ 168,826	\$ 148,314	\$ 156,278	\$ 200,000	\$ 200,000	\$ 200,000	
Interest	241	1,557	3,182	-	-	-	
Telecom infrastructure agreement	-	-	-	-	-	-	
Transfers	-	-	-	-	-	-	
Use/Appropriation of fund balance	-	-	-	-	107,792	-	
Total Redevelopment Agency Fund	\$ 169,067	\$ 149,871	\$ 159,460	\$ 200,000	\$ 307,792	\$ 200,000	

<b>Community and Economic Development Department</b> Redevelopment Agency Division Expenditure Budget					
	Prior Years Actual			Current Year Estimate	Proposed Budget
	2021-22	2022-23	2023-24	2024-25	2025-26
Personnel	\$ 32,790	\$ 35,247	\$ 29,974	\$ 32,357	\$ 36,510
Operations	-	500	-	36,100	36,100
Capital equipment	-	-	-	-	-
Capital projects	51,000	18,000	18,000	767,000	200,000
Payback agreements	1,026,998	26,789	1,302,019	1,300,358	243,000
Transfer to (from) other funds	-	-	-	-	-
<b>Total expenditures</b>	<b>1,110,788</b>	<b>80,536</b>	<b>1,349,993</b>	<b>2,135,815</b>	<b>515,610</b>
Actual/Budgeted increase in fund balance	-	844,139	-	515,543	659,390
<b>Totals</b>	<b>\$ 1,110,788</b>	<b>\$ 924,675</b>	<b>\$ 1,349,993</b>	<b>\$ 2,651,358</b>	<b>\$ 1,175,000</b>

**Ten Year Comparison of Expenditures**

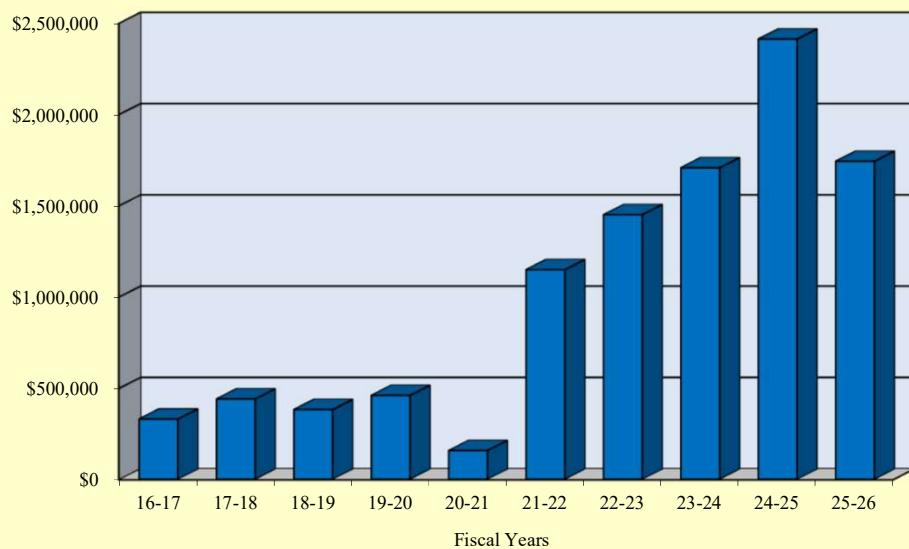


## Community and Economic Development Department

Economic Development Area Division  
Expenditure Budget

	Prior Years Actual			Current Year Estimate	Proposed Budget
	2021-22	2022-23	2023-24		
Personnel	\$ 32,790	\$ 35,250	\$ 29,975	\$ 32,357	\$ 36,510
Operations	-	-	-	20,500	20,500
Capital equipment	-	-	-	-	-
Capital projects	-	-	-	-	-
Payback agreements	123,736	920,991	1,165,796	1,156,399	938,213
Transfer to other funds	-	-	-	-	-
<b>Total expenditures</b>	<b>156,526</b>	<b>956,241</b>	<b>1,195,771</b>	<b>1,209,256</b>	<b>995,223</b>
Actual/budgeted increase in fund balance	991,525	492,750	510,897	1,202,143	746,777
<b>Totals</b>	<b>\$ 1,148,051</b>	<b>\$ 1,448,991</b>	<b>\$ 1,706,668</b>	<b>\$ 2,411,399</b>	<b>\$ 1,742,000</b>

### Ten Year Comparison of Expenditures



## Community and Economic Development Department

Community Development Area Division

Expenditure Budget

	Prior Years Actual			Current Year Estimate	Proposed Budget
	2021-22	2022-23	2023-24		
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
Operations	-	-	-	-	-
Capital equipment	-	-	-	-	-
Capital projects	-	-	-	-	-
Payback agreements	162,073	142,381	150,027	307,792	200,000
Transfer to other funds	-	-	-	-	-
<b>Total expenditures</b>	<b>162,073</b>	<b>142,381</b>	<b>150,027</b>	<b>307,792</b>	<b>200,000</b>
Actual/budgeted increase in fund balance	6,994	7,490	9,433	-	-
<b>Totals</b>	<b>\$ 169,067</b>	<b>\$ 149,871</b>	<b>\$ 159,460</b>	<b>\$ 307,792</b>	<b>\$ 200,000</b>

### Ten Year Comparison of Expenditures

