



153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Regular Session** of the **Redevelopment Agency** held Tuesday, **August 26, 2025** at 9:55 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Mark Johnson, Chairman
Paige Albrecht, Member
Chris Condie, Member
Paul Hancock, Member
Heather Newall, Member
Michelle Stallings, Member

Excused:

Others Present: Jason Walker, Executive Director; Ryan Wood, Attorney; Marlin Eldred, Lehi Economic Development Director; Teisha Wilson, Secretary.

1. Welcome and Roll Call

Mr. Johnson welcomed everyone and noted that all Redevelopment members were present.

2. Sky View Project Area Plan for a Community Reinvestment Project Area.

The council considered the Sky View Community Reinvestment Project Area Plan, which includes retail and fitness facilities on 28.84 acres. The project area encompasses parcels on the west side of Center Street, with potential for restaurant and retail pads. The council discussed the potential risks and benefits of the project, including the impact on local retail patterns and the need for a low to moderate-income housing component. They considered the long-term benefits of the project and the potential for future revenue generation through increased property tax and sales tax revenue. Councilor Stallings questioned the specific use of the tax incentive funds by the developer.

2.a) Public Hearing

Mayor Johnson opened the public hearing

Brianne Beckstrom raised concerns about the misuse of RDAs and the potential negative impact.

James Harrison questioned the strategy of using RDAs to attract commercial development.

Marlin Eldred and Mayor Johnson responded to the concerns, emphasizing the benefits of the RDA and the potential long-term tax revenue.

2.b) Consideration of Resolution #R2025-10 adopting the Skyview Project Area Plan for a Community Reinvestment Project Area

Motion: Mr. Hancock moved to approve Resolution #R2025-10 adopting the Skyview Project Area Plan for a Community Reinvestment Project Area. Mr. Condie seconded the motion.

Vote: Ms. Albrecht, Yes; Mr. Condie, Yes; Mr. Hancock, Yes; Ms. Newall, Yes; and Ms. Stallings, No. The motion carried with 4 in favor and 1 opposed.

3. Skye View Community Reinvestment Project Area Budget

3.a) Public Hearing

Mayor Johnson opened the public hearing. There were no comments. Mayor Johnson closed the public hearing.

3.b) Consideration of Resolution #R2025-11 adopting the official Project Area Budget for the Skye View Community Reinvestment Project Area.

Motion: Mr. Hancock moved to approve Resolution #R2025-11 adopting the official Project Area Budget for the Skye View Community Reinvestment Project Area. Ms. Newall seconded the motion.

Vote: Ms. Albrecht, Yes; Mr. Condie, Yes; Mr. Hancock, Yes; Ms. Newall, Yes; and Ms. Stallings, No. The motion carried with 4 in favor and 1 opposed.

4. Consideration of Resolution #R2025-12 approving an Interlocal Agreement with Lehi City regarding the Skyview Community Reinvestment Project Area.

Motion: Mr. Condie moved to approve #R2025-12 approving an Interlocal Agreement with Lehi City regarding the Skyview Community Reinvestment Project Area. Mr. Hancock seconded the motion.

Vote: Ms. Albrecht, Yes; Mr. Condie, Yes; Mr. Hancock, Yes; Ms. Newall, Yes; and Ms. Stallings, No. The motion carried with 4 in favor and 1 opposed.

5. Consideration of Resolution #R2025-13 approving a Development Agreement between the Lehi Redevelopment Agency and Gardner-Plumb and Equestrian Partners.

Motion: Mr. Hancock moved to approve #R2025-13 approving a Development Agreement between the Lehi Redevelopment Agency and Gardner-Plumb and Equestrian Partners. Ms. Newall seconded the motion.

Vote: Ms. Albrecht, Yes; Mr. Condie, Yes; Mr. Hancock, Yes; Ms. Newall, Yes; and Ms. Stallings, No. The motion carried with 4 in favor and 1 opposed.

6. Consideration of Resolution #R2025-14 approving an Amendment to the Morning Vista Development Agreement.

Motion: Mr. Condie moved to approve #R2025-14 approving an Amendment to the Morning Vista Development Agreement. Mr. Hancock seconded the motion.

Vote: Ms. Albrecht, Yes; Mr. Condie, Yes; Mr. Hancock, Yes; Ms. Newall, Yes; and Ms. Stallings, No. The motion carried with 4 in favor and 1 opposed.

7. Consideration of Resolution R#2025-15 Dissolving the Thanksgiving Park Economic Development Project Area.

Motion: Mr. Hancock moved to approve R#2025-15 Dissolving the Thanksgiving Park Economic Development Project Area. Ms. Newall seconded the motion.

Vote: Ms. Albrecht, Yes; Mr. Condie, Yes; Mr. Hancock, Yes; Ms. Newall, Yes; and Ms. Stallings, Yes. The motion passed unanimously.

8. Consideration of Resolution #R2025-16 Dissolving the SR-92 Digital Drive Community Reinvestment Project Area.

Motion: Mr. Hancock moved to approve R#2025-16 Dissolving the SR-92 Digital Drive Community Reinvestment Project Area. Ms. Newall seconded the motion.

Vote: Ms. Albrecht, Yes; Mr. Condie, Yes; Mr. Hancock, Yes; Ms. Newall, Yes; and Ms. Stallings, Yes. The motion passed unanimously.

8. Adjournment

With no further business to come before the Redevelopment Agency at this time, Mr. Condie moved to adjourn the meeting. Ms. Albrecht seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 11:20 p.m.

Attest:

Mark Johnson, Chairman

Jason Walker, Executive Director