

**MINUTES
REDEVELOPMENT AGENCY
DECEMBER 3, 2025**

A Regular Session of the Redevelopment Agency met at the Box Elder County Justice Court, 81 North Main Street in Brigham City, Utah at 7:04 p.m. on **December 3, 2025**. The following members were present:

Boyd Bingham	Chairman
Tyler Vincent	Member
Lee Perry	Member
Marla Young	Clerk

The meeting was called to order by Chairman Bingham.

APPROVAL OF MINUTES

THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 19, 2025 WERE APPROVED AS WRITTEN ON A MOTION BY MEMBER PERRY, SECONDED BY MEMBER VINCENT AND UNANIMOUSLY CARRIED.

ATTACHMENT NO. 1 - AGENDA

AGENDA ITEMS

Resolution #25-02 Adopt Final 2026 RDA Budget-Shirlene Larsen

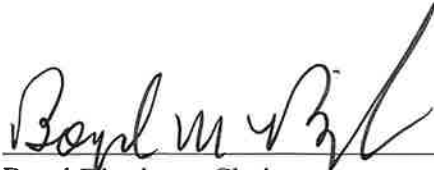
Auditor Shirlene Larsen stated there are no changes from the tentative budget to the final budget.

MOTION: Member Vincent made a motion to approve RDA Resolution #25-02. The motion was seconded by Member Perry and unanimously carried on a roll call vote of Chairman Bingham voting Yea, Member Perry voting Yea, and Member Vincent voting Yea.

ADJOURNMENT

A motion was made by Member Perry to adjourn. Member Vincent seconded the motion, and the meeting adjourned at 7:07 p.m.

ADOPTED AND APPROVED in regular RDA session this 17th day of December, 2025.


Boyd Bingham, Chairman

ATTEST:




Marla R. Young, Clerk



REDEVELOPMENT AGENCY MEETING

Box Elder Justice Court, 81 North Main Street, Brigham City, Utah 84302
Wednesday, December 03, 2025 at 6:15 PM

AGENDA

NOTICE: *Public notice is hereby given that the Box Elder County Redevelopment Agency will hold a Regular Meeting commencing at 6:15 P.M. on Wednesday December 3, 2025 at the Box Elder Justice Court, 81 North Main Street, Brigham City, Utah. Please be advised that a member of the Board of Commissioners may not be present at the upcoming meeting in person, but may participate via phone or other electronic means.*

1. CALL TO ORDER

- A. Approve Minutes From November 19, 2025

2. AGENDA ITEMS

- A. Resolution #25-02 Adopt Final 2026 RDA Budget-Shirlene Larsen

3. ADJOURNMENT

Prepared and posted this 26th day of November, 2025. Mailed to the Box Elder News Journal and the Leader on the 26th of November, 2025. These assigned times may vary depending on the length of discussion, cancellation of scheduled agenda times and agenda alteration. Therefore, the times are estimates of agenda items to be discussed. If you have any interest in any topic you need to be in attendance at 6:15 p.m.

A handwritten signature in black ink, appearing to read 'Marla R. Young', with a large, stylized loop at the end.

Marla R. Young - County Clerk

Box Elder County

NOTE: Please turn off or silence cell phones and pagers during public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made three (3) working days prior to this meeting. Please contact the Commission Secretary's office at (435) 734-3347 or FAX (435) 734-2038 for information or assistance.

RESOLUTION NO. 25-02

**A RESOLUTION ADOPTING A BUDGET FOR BOX ELDER COUNTY RDA
FOR FISCAL YEAR 2026 (JANUARY 1, 2026 - DECEMBER 31, 2026).**

WHEREAS, Box Elder County RDA previously adopted a tentative budget for Fiscal Year 2026 on November 19, 2025; and

WHEREAS, at the time said tentative budget was adopted, a public hearing was scheduled and notice thereof published as a Class A notification, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

WHEREAS, since the adoption of the tentative budget for Fiscal Year 2026, amendments to the tentative budget have been made and the tentative budget is hereby amended as set forth on Attachment "A" attached hereto and shall be declared the final proposed budget for Fiscal Year 2026; and

WHEREAS, a public meeting was duly held by the Box Elder County RDA Board to consider adoption of the tentative budget as the proposed final budget for Fiscal Year 2026; and

WHEREAS, the RDA Board received all competent evidence offered in support of and opposed to said proposed budget and it appearing that the proposed budget is in accordance with the provisions of Section 17-6-3013 et seq., Utah Code Annotated and it also appearing that the adoption of said proposed budget for Fiscal Year 2026 will promote the health, safety and the general welfare of the community; and

WHEREAS, all of said proceedings were duly and regularly conducted;

NOW, THEREFORE, be it hereby resolved by the RDA Board of Box Elder County, Utah, that the Box Elder County RDA hereby adopts the following;

Section 1. RDA Administrative Budget. The attached RDA Budget showing total revenues and expenditures of \$324,000.00 for Fiscal Year 2026 (January 1, 2026 - December 31, 2026) is hereby adopted for Box Elder County RDA, including the following project area fund budgets.

Section 2. Project Area Fund Budgets. The project area fund budgets with expenditures as indicated for Fiscal Year 2026 (January 1, 2026 - December 31, 2026) are hereby adopted.

- a. Ag Park Project Area Fund - \$775,000.00
- b. P&G Project Area Fund - \$ 5,157,000.00
- c. Plymouth Project Area Fund - \$205,225.00

Section 3. This resolution shall take effect on January 1, 2026.

PASSED AND ADOPTED by the Box Elder County RDA Board on this 3rd day of December 2025.

VOTE:

Boyd Bingham	☒	Yes	☐	No	☐	Absent
Tyler Vincent	☒	Yes	☐	No	☐	Absent
Lee Perry	☒	Yes	☐	No	☐	Absent


Boyd Bingham, RDA Board Chair

Attest:


Marla Young, County Clerk



Box Elder County RDA Final Budget 2026 RDA ADMIN FUND

Department *	Fund	GL Account Type *	GL Account Category	GL Account *	2024 Actual	2025 Estimated	2026 Tentative
3600 - Revenue-Intergovernmental	80 - RDA - Admin	Revenues / Revenues	17 - Taxes-Property	36110 - Affordable Housing Increment	-	-	-
3600 - Revenue-Intergovernmental	80 - RDA - Admin	Revenues / Revenues	22 - State Grant	36180 - State Grants (RSTRD)	-	-	-
3700 - Revenue-Fees	80 - RDA - Admin	Revenues / Revenues	20 - Charge for Services	37100 - Administrative Fee Revenue	229,392	155,500	200,000
3700 - Revenue-Fees	80 - RDA - Admin	Revenues / Revenues	22 - State Grant	37610 - UAS Project	-	-	-
3720 - Revenue-Rent	80 - RDA - Admin	Revenues / Revenues	27 - Rent	37690 - Rent (County Buildings, etc)	-	-	-
3800 - Revenue-Interest	80 - RDA - Admin	Revenues / Revenues	28 - Interest	38210 - Interest	58,640	50,000	50,000
3990 - Appropriated Fund Balance	80 - RDA - Admin	Revenues / Revenues	31 - Fund Balance	99900 - Appropriated Fund Balance	432,873	205,500	74,000
		Revenues / Revenues Total			720,905	205,500	324,000

Department *	Fund	GL Account Type *	GL Account Category	GL Account *	2024 Actual	2025 Estimated	2026 Tentative
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	02 - Travel	21200 - Travel	-	5,000	5,000
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	02 - Travel	21210 - Travel - Per Diem	-	-	-
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	02 - Travel	21220 - Travel - Meals	-	-	-
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	02 - Travel	21300 - Education & Training	450	1,000	1,000
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	03 - Office Supplies	22000 - Office Supplies	-	1,500	1,500
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	04 - Professional & Technical	22100 - Dues & Memberships	10,000	-	10,000
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	03 - Office Supplies	23000 - Postage	-	-	-
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	05 - Supplies & Materials	24000 - Supplies & Materials	-	200	200
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	04 - Professional & Technical	25000 - Professional & Technical	697,092	50,000	250,000
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	04 - Professional & Technical	25010 - Advertising & Public Notices	-	40,000	40,000
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	04 - Professional & Technical	25020 - Prof & Tech-Admin Fee	10,000	10,000	10,000
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	04 - Professional & Technical	25320 - Prof & Tech-Liability Insuranc	3,363	6,300	6,300
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	07 - Vehicle Maintenance	26010 - Vehicle & Equip Maint	-	-	-
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	07 - Vehicle Maintenance	26030 - Fuels	-	-	-
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	08 - Telecommunications	27000 - Telecommunications	-	-	-
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	05 - Supplies & Materials	28000 - Small Tools & Minor Equipment	-	-	-
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	15 - RDA Expense	99210 - Ec Dev-Affordable Housing	-	-	-
4600 - RDA-Admin	80 - RDA - Admin	Expenses / Expenditure	35 - Contribution to Fund Balance	99940 - Contribution to Fund Balance	-	-	-
		Expenses / Expenditure Total			720,905	205,500	324,000

AG PARK RDA FUND

Department *	Fund	GL Account Type *	GL Account Category	GL Account *	2024 Actual	2025 Estimated	2026 Tentative
3100 - Revenue-Tax	81 - RDA - Ag Park	Revenues / Revenues	17 - Taxes-Property	30100 - Current Property Taxes	-	-	-
3120 - Revenue-Tax Increment	81 - RDA - Ag Park	Revenues / Revenues	17 - Taxes-Property	30190 - Tax Increment	-	-	-
3800 - Revenue-Interest	81 - RDA - Ag Park	Revenues / Revenues	28 - Interest	38210 - Interest	28,825	25,000	25,000
3940 - Revenue-Sale of Fixed Assets	81 - RDA - Ag Park	Revenues / Revenues	26 - Misc Revenue	39340 - Sale of Fixed Assets	-	-	-
3990 - Appropriated Fund Balance	81 - RDA - Ag Park	Revenues / Revenues	31 - Fund Balance	99900 - Appropriated Fund Balance	-	-	750,000
		Revenues / Revenues Total			28,825	25,000	775,000

Department *	Fund	GL Account Type *	GL Account Category	GL Account *	2024 Actual	2025 Estimated	2026 Tentative
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	05 - Supplies & Materials	24000 - Supplies & Materials	-	-	-
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	04 - Professional & Technical	25000 - Professional & Technical	-	-	-
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	04 - Professional & Technical	25020 - Prof & Tech-Admin Fee	-	-	-
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	08 - Telecommunications	27000 - Telecommunications	-	-	-
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	05 - Supplies & Materials	28000 - Small Tools & Minor Equipment	-	-	-
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	15 - RDA Expense	99100 - Debt Service - Principal	-	-	-
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	15 - RDA Expense	99101 - Debt Service - Conduit Debt	-	-	-
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	15 - RDA Expense	99110 - Debt Service - Interest	-	-	-
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	15 - RDA Expense	99120 - Debt Service - Fees	-	-	-
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	16 - Transfer	99200 - Ec Development-Incentive Fund	-	-	775,000
4601 - RDA- AG Park EDA	81 - RDA - Ag Park	Expenses / Expenditure	15 - RDA Expense	99210 - Ec Dev-Affordable Housing	-	-	-
		Expenses / Expenditure	35 - Contribution to Fund Balance	99940 - Contribution to Fund Balance	28,825	25,000	-

Expenses / Expenditure Total

28,825 25,000 775,000

P&G RDA FUND

Department *	Fund	GL Account Type *	GL Account Category	GL Account *	2024 Actual	2025 Estimated	2026 Tentative
3100 - Revenue-Tax	82 - RDA - P & G	Revenues / Revenues	17 - Taxes-Property	30100 - Current Property Taxes	740,262	-	-
3120 - Revenue-Tax Increment	82 - RDA - P & G	Revenues / Revenues	17 - Taxes-Property	30190 - Tax Increment	3,743,096	4,300,000	4,300,000
3800 - Revenue-Interest	82 - RDA - P & G	Revenues / Revenues	28 - Interest	38210 - Interest	103,378	70,000	100,000
3990 - Appropriated Fund Balance	82 - RDA - P & G	Revenues / Revenues	31 - Fund Balance	99900 - Appropriated Fund Balance	-	781,000	757,000
		Revenues / Revenues Total			4,586,736	5,151,000	5,157,000
Department *	Fund	GL Account Type *	GL Account Category	GL Account *	2024 Actual	2025 Estimated	2026 Tentative
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	05 - Supplies & Materials	24000 - Supplies & Materials	-	-	-
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	04 - Professional & Technical	25000 - Professional & Technical	-	-	-
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	04 - Professional & Technical	25010 - Advertising & Public Notices	-	-	-
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	04 - Professional & Technical	25020 - Prof & Tech-Admin Fee	224,167	245,000	245,000
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	08 - Telecommunications	27000 - Telecommunications	-	-	-
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	05 - Supplies & Materials	28000 - Small Tools & Minor Equipment	-	-	-
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	15 - RDA Expense	99100 - Debt Service - Principal	-	-	-
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	15 - RDA Expense	99101 - Debt Service - Conduit Debt	1,489,528	1,556,000	1,562,000
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	15 - RDA Expense	99110 - Debt Service - Interest	-	-	-
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	15 - RDA Expense	99120 - Debt Service - Fees	-	-	-
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	16 - Transfer	99200 - Ec Development-Incentive Fund	2,188,850	2,800,000	2,800,000
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	15 - RDA Expense	99210 - Ec Dev-Affordable Housing	-	-	-
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	15 - RDA Expense	99220 - Ec Dev-Tax Increment-other Gov	458,404	550,000	550,000
4602 - RDA- P&G	82 - RDA - P & G	Expenses / Expenditure	35 - Contribution to Fund Balance	99940 - Contribution to Fund Balance	225,787	-	-
		Expenses / Expenditure Total			4,586,736	5,151,000	5,157,000

PLYMOUTH RDA FUND

Department *	Fund	GL Account Type *	GL Account Category	GL Account *	2024 Actual	2025 Estimated	2026 Tentative
3100 - Revenue-Tax	83 - RDA - Plymouth	Revenues / Revenues	17 - Taxes-Property	30100 - Current Property Taxes	16,627	15,000	15,000
3120 - Revenue-Tax Increment	83 - RDA - Plymouth	Revenues / Revenues	17 - Taxes-Property	30190 - Tax Increment	70,470	70,000	70,000
3800 - Revenue-Interest	83 - RDA - Plymouth	Revenues / Revenues	28 - Interest	38210 - Interest	23,758	20,000	20,000
3990 - Appropriated Fund Balance	83 - RDA - Plymouth	Revenues / Revenues	31 - Fund Balance	99900 - Appropriated Fund Balance	-	-	100,225
		Revenues / Revenues Total			110,855	105,000	205,225
Department *	Fund	GL Account Type *	GL Account Category	GL Account *	2024 Actual	2025 Estimated	2026 Tentative
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	05 - Supplies & Materials	24000 - Supplies & Materials	-	-	100,000
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	04 - Professional & Technical	25000 - Professional & Technical	-	-	-
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	04 - Professional & Technical	25020 - Prof & Tech-Admin Fee	5,225	5,700	5,225
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	08 - Telecommunications	27000 - Telecommunications	-	-	-
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	05 - Supplies & Materials	28000 - Small Tools & Minor Equipment	-	-	-
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	15 - RDA Expense	99100 - Debt Service - Principal	-	-	-
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	15 - RDA Expense	99101 - Debt Service - Conduit Debt	-	-	-
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	15 - RDA Expense	99110 - Debt Service - Interest	-	-	-
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	15 - RDA Expense	99120 - Debt Service - Fees	-	-	-
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	16 - Transfer	99200 - Ec Development-Incentive Fund	-	-	-
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	15 - RDA Expense	99210 - Ec Dev-Affordable Housing	-	-	100,000
4603 - RDA-Plymouth	83 - RDA - Plymouth	Expenses / Expenditure	35 - Contribution to Fund Balance	99940 - Contribution to Fund Balance	105,630	99,300	-
		Expenses / Expenditure Total			110,855	105,000	205,225