



**Tremonton City Corporation
Redevelopment Agency Meeting
January 20, 2026
Meeting to be held immediately following
Tremonton City Council Meeting which is scheduled at 7:00 p.m.
102 South Tremont Street
Tremonton, Utah**

AGENDA

1. Approval of agenda
2. Approval of minutes –November 18, 2025
3. New Business
 - a. Discussion and consideration of adopting Resolution No. RDA 26-01 awarding the 2025 Moderate Income Housing Grant to Neighborhood Nonprofit Housing Corporation
4. Adjournment

Anchor location for Electronic Meeting by Telephone Device. With the adoption of Ordinance No. 13-04, the Board may participate per Electronic Meeting Rules. Please make arrangements in advance.

In compliance with the Americans with Disabilities Act, persons needing special accommodations, should contact Cynthia Nelson no later than 48 hours prior to the meeting.

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in accordance with Utah State Code on this 13th day of January 2026.

Cynthia Nelson, City Recorder

Draft Minutes

TREMONTON CITY CORPORATION REDEVELOPMENT AGENCY NOVEMBER 18, 2025

Board Members Present:

Lyle Holmgren, Chairman
Wes Estep, Board Member
Beau Lewis, Board Member
Bret Rohde, Board Member
Brandon Vonk, Board Member—excused
Blair Westergard, Board Member
Linsey Nessen, Interim Executive Director
Cynthia Nelson, Executive Secretary

Chairman Holmgren called the Tremonton Redevelopment Agency Meeting to order at 10:04 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Holmgren, Board Members Estep, Lewis, Rohde, and Westergard, Interim Executive Director Nessen, and Executive Secretary Nelson. Board Member Vonk was excused. Also in attendance was Community Development Director Jeff Seedall.

1. Approval of agenda:

Motion by Board Member Westergard to approve the November 18, 2025 agenda. Motion seconded by Board Member Estep. Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vonk - absent, Board Member Westergard - yes. Motion approved.

2. Approval of minutes – July 15, 2025

Motion by Board Member Estep to approve the minutes of July 15, 2025. Motion seconded by Board Member Lewis. Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vonk - absent, Board Member Westergard - yes. Motion approved.

3. New Business:

- a. Discussion and consideration of adopting Resolution No. RDA 25-09 confirming the construction schedule of a new access to the Tremont Center.

Director Seedall said back in 2020, the RDA got a two-year extension from the State Senate. Developer Micah Capener is trying to get construction done for the new entrance on the west. He asked for this extension to be granted to him too before the penalties set in. Due to the progress with the canal and site plan approvals, I feel it is fair that the same extension that the RDA was granted be granted to him. Those penalties would not take effect until 2028 instead of 2026.

Draft Minutes

In the original agreement if he did not get that done by April, he would face penalties. With COVID there were some uncertainties and I felt it logical to extend his timeframe the same amount of time that the RDA got extended. He will likely have that paved this April. He just did not get on UDOT's paving schedule in time. That is part of the frontage improvements he has to put on the canal. It does not change the compensation portions of the RDA under that agreement. He had six years from being deeded those properties to make this new entrance. A year later, COVID hit. The RDA was granted two years. He is just asking that this be put into agreement for him, too.

Motion by Board Member Rohde to adopt the resolution. Motion seconded by Board Member Lewis. Roll Call Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vonk - absent, Board Member Westergard - yes. Motion approved.

4. Adjournment

Motion by Board Member Rohde to adjourn the meeting. Motion seconded by Board Member Estep. Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vonk - absent, Board Member Westergard - yes. Motion approved.

The meeting adjourned at 10:11 p.m.

The undersigned duly acting and appointed Executive Secretary for Tremonton City Corporation Redevelopment Agency hereby certifies that the foregoing is a true and correct copy of the minutes for the RDA Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2025.

Cynthia Nelson, Executive Secretary

RESOLUTION NO. RDA 26-01

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF TREMONTON CITY AWARDING
THE 2025 MODERATE INCOME HOUSING GRANT TO NEIGHBORHOOD NONPROFIT
HOUSING CORPORATION**

WHEREAS, the Tremonton City Redevelopment Agency (RDA) is committed to promoting the development of affordable and moderate income housing within the City of Tremonton; and

WHEREAS, the 2025 Moderate Income Housing Grant program is intended to support local organizations in their efforts to increase the availability of safe, decent, and affordable housing for moderate income households; and

WHEREAS, Neighborhood Nonprofit Housing Corporation has submitted a proposal to utilize grant funds to support the construction and development of affordable housing units for moderate income families in Tremonton; and

WHEREAS, after review and consideration of the submitted proposal and the anticipated community benefit, the Tremonton City RDA has determined that awarding the grant to Neighborhood Nonprofit Housing Corporation aligns with the Agency's goals and priorities; and

WHEREAS, the Tremonton City RDA desires to award the sum of Four Hundred Thousand Dollars (\$400,000) to Neighborhood Nonprofit Housing Corporation for the 2025 Moderate Income Housing Grant.

NOW, THEREFORE, BE IT RESOLVED by the Tremonton City Redevelopment Agency as follows:

1. The Tremonton City RDA hereby awards the 2025 Moderate Income Housing Grant in the amount of \$400,000 to Neighborhood Nonprofit Housing Corporation to support their affordable housing development efforts within the City of Tremonton.
2. The Executive Director of the Tremonton City RDA is authorized and directed to execute any agreements and take all actions necessary to implement the provisions of this resolution and to administer the grant funds in accordance with applicable laws, rules, and regulations.
3. This resolution shall take effect immediately upon its adoption.

Adopted and passed by the Board of Directors of the Redevelopment Agency of Tremonton City this 20th day of January, 2026.

REDEVELOPMENT AGENCY

Bret Rohde, Chair

ATTEST:

Cynthia Nelson, Executive Secretary

EXHIBIT “A”



Tremontion City Affordable Housing Grant Application

Grant Year: 2025

Organization Name: **NEIGHBORHOOD NONPROFIT HOUSING CORPORATION**

Organization Address: **195 GOLF COURSE ROAD, SUITE 1, LOGAN, UT 84321**

Representative Name: **JUSTIN CARD**

Representative Email Address: **jc@nnhc.org**

Representative Phone Number: **435-213-8013**

Grant Request Amount: **\$ 400,000**

Previous Year's Grant: **N/A**

- Please provide (on a separate document) a narrative of the proposed project, including a detailed budget summary of how the proposed project funding will be utilized.
- If land is to be purchased, please indicate where (generally) this land is located within Tremontion.
- If the funding is for new construction, please provide any floor plans or other material that may be helpful in informing the City regarding how the construction will take place.
- Please review all of the criteria for rating and ranking of applications and respond to each criterion regarding how your project meets the goals and objectives of the grant.
- Please be as specific as possible, including timelines, number of people served, additional/matching funds (if any), etc.
- If the project is to be implemented over several years, please indicate what will be accomplished this funding year.

The City reserves the right to request additional information as needed to help inform the review committee regarding funding requests. Failure to submit a complete application may result in a rejection of the application; however, reasonable accommodation will be made to each applicant to submit revised/additional information if a deficiency in the application is noted.

Table of Contents

Proposed Project and Project Description 1

Project Location 2

Project Budget 3

Project Timeline 3

Rating and Ranking Criteria 4

Other Attachments

 Concept Design

 House Plans

Proposed Project

Overview –

Neighborhood Nonprofit Housing Corporation (NNHC) is designing Settler Creek, a 21.06 acre affordable housing development located at approximately 600 S 681 W in Tremonton. This development will provide about 80 new housing units targeting low-income families and individuals.

Impact –

The Settler Creek project is estimated to result in about 80 new homes with a mix of both single and multi-family units. These homes will provide housing opportunities to approximately 200 new Tremonton residents needing stable and affordable housing amid rising costs.

The installation of the infrastructure and the construction of the homes in this development will also bring capital and provide a boost to the economies of Tremonton City and Box Elder County.

About the Mutual Self Help Program –

The USDA offers a housing initiative program called the Mutual Self Help Housing Program which allows low-income families and individuals to work together as groups to build each other's homes under the supervision of a knowledgeable NNHC employee. The clients must meet eligibility requirements, including income level at or below 80% of the area median income. NNHC offers them credit and other counseling to prepare them for the program and homeownership. During construction, the clients complete at least 65% of the work resulting in a significant amount of "sweat equity" which lowers the overall construction cost of the home. In addition, and depending on income, clients may be eligible for a lower mortgage interest rate through the USDA and may not be required to provide a down payment.

NNHC has been administering the Mutual Self Help Housing Program since 2001 and has helped clients complete over 600 homes in northern Utah.

Funding –

NNHC will be providing the majority of the capital required for the project. As of October 2025, NNHC has received a \$40,000 grant from LISC (Local Initiatives Support Corporation) that will be used primarily for staff salaries during design and development.

The land was purchased in August 2023 with internal NNHC funds and a loan from the Utah Housing Corporation. These funds from Tremonton City, if awarded, will be used to offset the cost of the land and the loans secured for the purchase.

NNHC will fund the installation of all infrastructure which is estimated to be completed in late 2027, at which point lots will be sold to clients for building.

Project Location

Address: Approximately 600 S 681 W, Tremonton

Parcel: 050680001

Acreage: 21.06



Project Budget

PROJECT BUDGET	
Project:	Settler Creek
Costs	Scheduled Value
Land	1,545,785
Soft Costs:	
Environmental	2,000
Appraisal	2,500
Engineering	35,000
Surveying	15,000
Accounting	2,300
Taxes and Fees	5,500
Hard Costs:	
Infrastructure	2,200,000
Total Costs	3,808,085
Sources	
Tremonton Grant	400,000
LISC Capacity Building	40,000
Total Sources	440,000
NNHC Burden	3,368,085

Project Timeline

Current Funding Year:	Continue developing a concept plan
March 2027:	Infrastructure Construction to Start
December 2027:	Estimated Completion Date of Infrastructure
December 2030:	Estimated Completion Date of Homes

Rating and Ranking Criteria

1. Capacity

NNHC is a non-profit organization with 25 years of experience in home building, specifically with administering and overseeing the USDA Mutual Self-Help Housing Program.

NNHC has worked with Tremonton City on the Northern Utah Neighborhood Improvement Plan, but this will be the first grant for which NNHC has applied through the city.

NNHC has a waitlist of clients that are anxious for a chance to build a home in the Tremonton area, and we are excited that this project will provide this opportunity to an estimated 80 households. We are looking forward to working with the city in the design and details of this development to ensure that we meet the needs of the city and our clients.

2. Housing Stock

The goal of this project is to provide approximately 80 new housing units.

3. Moderate Income Housing Plan

All 80 of the anticipated homes would be for families and individuals at or below 80% AMI and support the goals outlined in the Tremonton Moderate Income Housing Plan.

4. Target Population

a. Extent of Very Low Income Served by the Project

It is estimated that between 1% and 5% of the clients that build in this project will be in the very low-income category (less than 30% AMI)

b. Extent of Low Income Served by the Project

It is estimated that between 21% and 30% of the clients that build in this project will be in the low-income category (31-50% AMI)

c. Extent of Moderate Income Served by the Project

It is estimated that greater than 61% of the clients that build in this project will be in the moderate-income category (51-80% AMI)

d. Presumed LMI Groups or Targeted LMI

This project targets families and individuals that are at or below 80% of the area median income. All clients will be income qualified prior to participating in the self-help program.

5. Financial Match

Except for the potential grant funds resulting from this application and the \$40,000 grant awarded by LISC, NNHC is committing all other funds required to complete the development.

6. Maturity of the Project

Although the land was purchased in August 2023, the Settler Creek project is in the early stages of design and development and will not be completed in the next 18 months. However, NNHC has a long history of developing similar communities and has valuable relationships with contractors and other partners that will be involved in the project including Rupps Trucking, LISC, and the USDA.

NNHC will be working with Tremonton City to ensure that the development design, housing type and density help to meet the needs of the city. We anticipate that the engineering and design work will be completed in the next 12 months. The installation of the infrastructure will start in early 2027, and home construction will begin in late 2027 or early 2028.

7. Recent Tremonton City Grant Funding

NNHC has received grant funds from Tremonton City this year and previous years in conjunction with the Northern Utah Neighborhood Improvement Program (NUNIP) also administered by NNHC.

TREMONTON RESIDENTIAL DEVELOPMENT

Location at 8th Street and 10th Street, Tremonton, Utah

Background: The Tremonton area is a historic neighborhood with a rich history. The area is currently in a state of transition, with many homes being renovated or replaced. The city of Tremonton is looking for ways to improve the area and make it more attractive to residents and visitors.

Goals: The goals of the Tremonton Residential Development are to:

- Improve the quality of life for residents and visitors.
- Preserve the historic character of the area.
- Attract new residents and businesses to the area.
- Improve the safety and security of the area.
- Improve the appearance of the area.

Concepts: The concepts for the Tremonton Residential Development are:

- Historic Preservation:** The development will preserve the historic character of the area by using traditional building materials and styles.
- Modern Amenities:** The development will provide modern amenities such as high-speed internet, in-unit laundry, and parking.
- Community:** The development will create a sense of community by providing common areas and encouraging residents to interact with each other.
- Sustainability:** The development will be sustainable by using energy-efficient appliances and materials.

Site Plan: The site plan for the Tremonton Residential Development shows the layout of the buildings, streets, and landscaping. The plan includes a north arrow and a scale bar.

Architectural Drawings: The architectural drawings for the Tremonton Residential Development include floor plans, elevations, and sections. The drawings show the details of the buildings and how they will be constructed.

Construction Schedule: The construction schedule for the Tremonton Residential Development shows the timeline for the project. The schedule includes the start and end dates for each phase of the project.

Cost Estimate: The cost estimate for the Tremonton Residential Development shows the total cost of the project. The estimate includes the cost of land, construction, and other expenses.

Conclusion: The Tremonton Residential Development is a project that will improve the quality of life in Tremonton, Utah. The development will preserve the historic character of the area while providing modern amenities and a sense of community. The project is expected to be completed in 2026.



concept 1: full

Maximizing the current footprint of the existing building, the full concept is a single-story development. The development includes a mix of residential and commercial space. The development is located on the corner of 8th Street and 10th Street. The development is expected to be completed in 2026.

Details: 0.75 acres
Total Floor Area: 10,000 sq. ft.
Units: 20 units
Parking: 10 spaces
Cost: \$1,000,000

Architectural Drawings: The architectural drawings for the full concept include floor plans, elevations, and sections. The drawings show the details of the buildings and how they will be constructed.

Construction Schedule: The construction schedule for the full concept shows the timeline for the project. The schedule includes the start and end dates for each phase of the project.

Cost Estimate: The cost estimate for the full concept shows the total cost of the project. The estimate includes the cost of land, construction, and other expenses.



concept 2: partial

The partial concept development proposal focuses on using the existing building and adding new construction. The development includes a mix of residential and commercial space. The development is located on the corner of 8th Street and 10th Street. The development is expected to be completed in 2026.

Details: 0.75 acres
Total Floor Area: 10,000 sq. ft.
Units: 20 units
Parking: 10 spaces
Cost: \$1,000,000

Architectural Drawings: The architectural drawings for the partial concept include floor plans, elevations, and sections. The drawings show the details of the buildings and how they will be constructed.

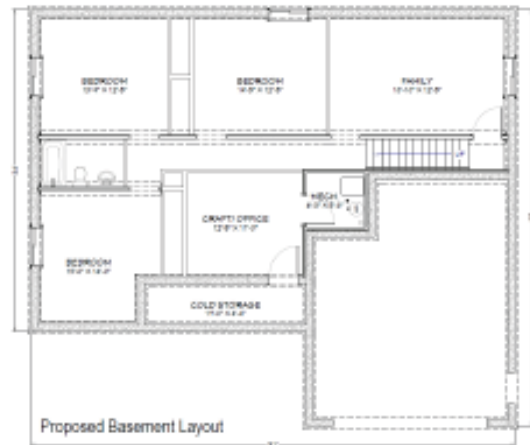
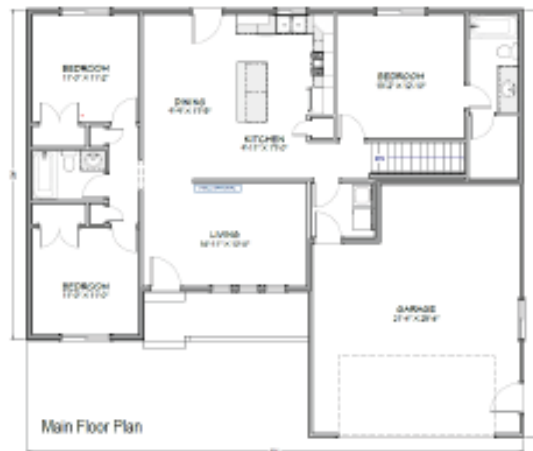
Construction Schedule: The construction schedule for the partial concept shows the timeline for the project. The schedule includes the start and end dates for each phase of the project.

Cost Estimate: The cost estimate for the partial concept shows the total cost of the project. The estimate includes the cost of land, construction, and other expenses.





- Main Floor: 1344 sqft
- Finished sqft: 1344
- 3 Bedroom
- 2 Bath



CAMDEN



- Main Floor: 1400 sqft
- Finished sqft: 1400
- 3 Bedroom
- 2 Bath

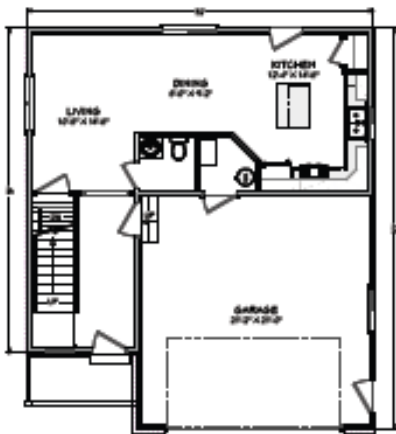


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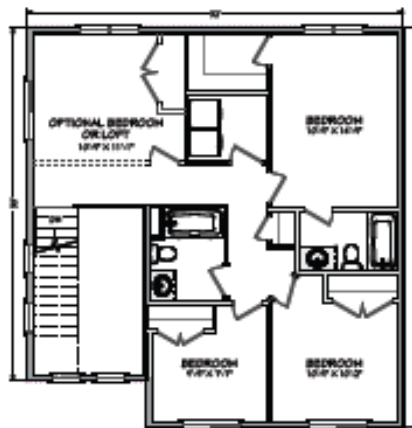


- Main Floor: 644 sqft
- Second Floor: 855 sqft
- Finished sqft: 1499
- 3 or 4 Bedroom
- 2-1/2 Bath
- Narrow Lot Compatible

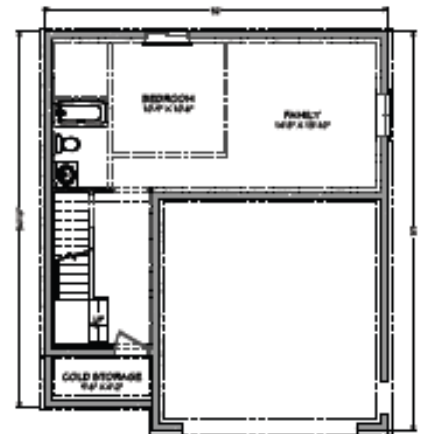
Main Floor



Second Floor



Proposed Basement



Neighborhood
Nonprofit Housing Corporation

OAKS II

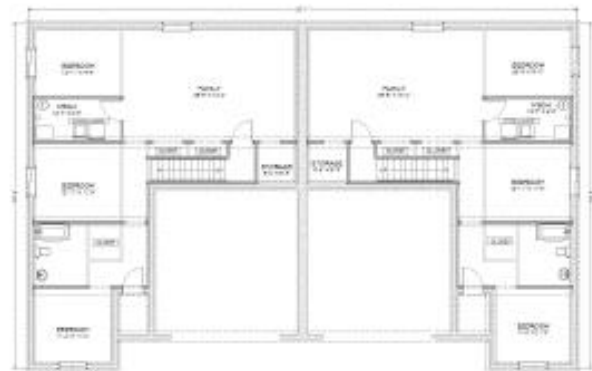


- Main Floor: 1379 sqft
- Finished sqft: 1379
- 3 Bedroom
- 2 Bath

Main Floor



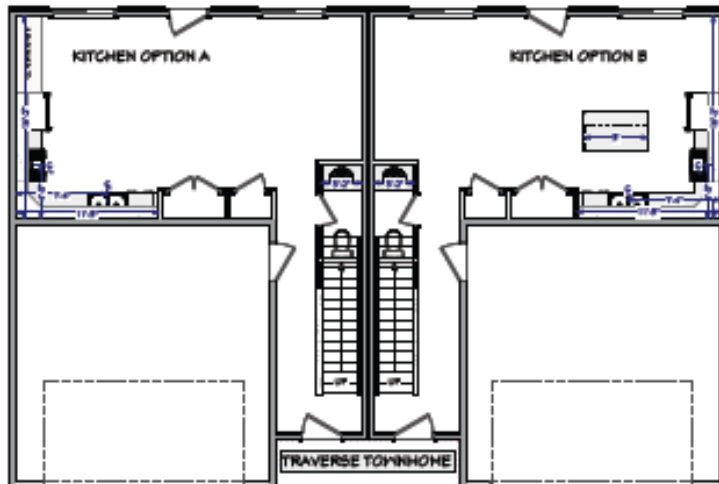
Proposed Finished Basement



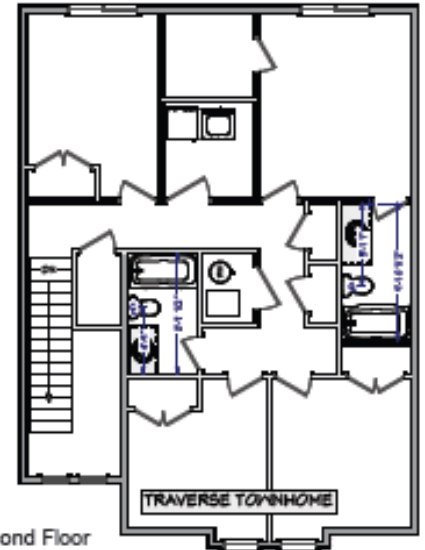
TWIN PEAKS



- Main Floor: 617 sqft
- Second Floor: 1079 sqft
- Finished sqft: 1696
- 4 Bedroom
- 2-1/2 Bath



Main Floor



Second Floor



TRAVERSE