



**REDEVELOPMENT AGENCY (RDA)
NOTICE & AGENDA
JANUARY 20, 2026 – 8:00 PM**

Notice is given that the City of North Salt Lake Redevelopment Agency will hold a meeting on Tuesday, January 20, 2026 at 8:00 p.m. or as soon thereafter as possible immediately following the 7:00 p.m. City Council meeting. The RDA meeting will be held in the City Council Chambers at City Hall located at 10 East Center Street, North Salt Lake, Utah. Some members may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits.

1. Introduction by Chair Brian Horrocks
2. Election of Chair and Vice Chair for the Redevelopment Agency for Calendar Year 2026
3. Approval of Redevelopment Agency Meeting Minutes of June 17, 2025
4. Adjourn

Redevelopment Agency meetings are open to the public. If you need special accommodation to participate in the meeting, call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live on the City's YouTube channel:
<https://www.youtube.com/@nslutah4909/streams>.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the forgoing agenda for the Redevelopment Agency meeting(s) were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.gov>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: January 15, 2026

Wendy Page, City Recorder



1 CITY OF NORTH SALT LAKE
2 REDEVELOPMENT AGENCY MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 JUNE 17, 2025

5
6 **DRAFT**
7

8 Chair Brian Horrocks called the meeting to order at 6:07 p.m.
9

10 PRESENT: Chair Brian Horrocks
11 Board Member Lisa Watts Baskin
12 Board Member Tammy Clayton
13 Board Member Suzette Jackson
14 Board Member Ted Knowlton
15

16 EXCUSED: Board Member Alisa Van Langeveld
17

18 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
19 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Craig Black, Police Chief;
20 Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder.
21

22 Sherrie Pace, Community Development Director, was not present at the meeting.
23

24 OTHERS PRESENT: Conrad Jacobson, Dee Lalliss, residents.
25

26 1. OVERVIEW OF REDEVELOPMENT AGENCY PROJECT AREAS
27

28 Ken Leetham reported on the project areas including where they were located, overall
29 performance, purpose, end date, and what TIF revenue the City would collect through end of
30 these projects. He presented a map of the redevelopment areas including the Redwood Road
31 CDA, Eaglewood Village CDA, Highway 89 CDA, and the Orbit EDA. He noted that CDA
32 stood for Community Development Area and said that since State law has since changed they
33 would be referred to as project areas. He said the Orbit EDA (Economic Development Area) was
34 formed for the purpose of assisting the Orbit Corporation to bring a line of manufacturing from
35 overseas to the United States. He indicated that Orbit was never able to complete this goal and
36 the EDA expired.
37

38 Mr. Leetham reviewed the Eaglewood Village CDA which was created for the purpose of
39 reimbursing the development group for public infrastructure to stimulate additional capital
40 investment. He mentioned adjustments to the land use plan and available acres for commercial

41 land use. He said the City collected tax increment revenues (property tax) which was paid by all
42 taxing agencies until it expires in 2026. He noted that the RDA's portion of the revenue was
43 placed into the City's Housing Fund, the General Fund for administration, and reimbursement to
44 the development group for infrastructure.

45
46 Board Member Baskin questioned who currently owned Eaglewood Village as it had changed
47 hands several times. Ken Leetham stated he was unsure of the current owner but would report
48 back.

49
50 Ken Leetham said the Redwood Road CDA was one of the largest project areas at 585.34 acres
51 along the Redwood Road area. He explained it was created to:

- 52
- 53 • Stimulate private investment
 - 54 • Infrastructure enhancement
 - 55 • Expand tax base
 - 56 • Job creation
- 57

58 Mr. Leetham continued that this CDA was used to attract Lee's Marketplace with a \$1.5 million
59 reimbursement. He said this CDA also included an entrance road into the commercial properties
60 that front Redwood Road (Amazon). He noted that this CDA would expire in 2031 and generated
61 \$1.6 million annually. He continued that funds were appropriated for bond payments related to
62 the Wetlands Park and Hatch Park. He suggested a future work session to discuss future
63 improvements in the Redwood Road area with the remaining \$500,000 in TIF revenue from this
64 CDA.

65
66 Board Member Knowlton asked for clarification on where the funds could be spent. Ken
67 Leetham clarified that per the Statute the funds did not need to be spent in the Redwood Road
68 area as long as a benefit or connection to the Redwood Road area could be found. He gave the
69 example of utilizing funds at Hatch Park.

70
71 Board Member Jackson questioned the amount that had already been allocated from this CDA.
72 Ken Leetham responded that 35-45% of the revenue was excess revenue and 10% of the revenue
73 was allocated to the Housing Fund, 5% to the General Fund, and 50% to the debt service fund
74 related to bond obligations. He said this CDA was originally estimated to generate \$5 million to
75 \$6 million but would generate closer to \$10 or \$11 million.

76
77 Ken Leetham also spoke on the Amazon land use and the creation of jobs in this CDA. He said
78 job creation improved the health and economic wellbeing of the City and the area. He mentioned

79 that there was also an option to utilize funds for business attraction (hotel, restaurants) through
80 private capital investment.

81

82 Board Member Jackson spoke on the \$500,000 annually and any restrictions on beautification,
83 commercial development. Ken Leetham responded that this district was created to stimulate
84 private investment, infrastructure enhancement, expand the tax base, and job creation. He said
85 these CDA funds were available for these uses.

86

87 Ken Leetham continued with the Highway 89 CDA which was 127.8 acres. He shared that this
88 CDA was created to:

89

- 90 • Stimulate private investment
- 91 • Expand the tax base
- 92 • Job creation
- 93 • Land assembly, demolition, redevelopment

94

95 Mr. Leetham continued that this CDA was used to attract the Town Center project with an
96 obligation of \$2.35 million and generated \$600,000 annually. He explained that redevelopment
97 did not generate TIF revenue at larger rates due to the existing (pre-redevelopment) property
98 values. He said distributions included 10% to the Housing fund, 5% to the General Fund, and an
99 85% developer reimbursement that would end this year. He noted that this CDA would generate
100 approximately \$450,000 in annual unrestricted TIF revenue until 2034.

101

102 Ken Leetham shared that this area would need active transportation, beautification with
103 participation from property owners, streetlighting, signage, sidewalks, and other street level
104 improvements. He said this was also another opportunity to discuss what projects the City would
105 like to see such as business attraction and other investments into the community.

106

107 Board Member Horrocks spoke on the criteria to use funds for Hatch Park redevelopment and if
108 this process could be used for Eagleridge Drive beautification. He also asked if the CDA funds
109 could be used to incentivize a stalled project near this area and if the payback would generate
110 enough to cover that cost. Ken Leetham replied that funds could potentially be used for
111 Eagleridge Drive beautification. He said there were several years of TIF collection remaining
112 which might balance out using CDA funds to incentivize project completion.

113

114 Board Member Jackson mentioned the I-15 redevelopment and wondered if there was a need to
115 wait to stimulate commercial development and beautification in that area. Ken Leetham
116 responded that commercial and aesthetic beautification of that area could occur now. He said the
117 physical disruption in the City due to the I-15 reconstruction would be the interchange. He

118 continued that those properties were being used for gravel mining activities at this time and
119 could be redeveloped in the future. He mentioned these funds could also be utilized for entry
120 signage.

121
122 Ken Leetham reported on meeting with representatives of Placer AI who utilized general cellular
123 phone data to track where people traveled, worked, and lived. He said this company had
124 economic development tools which the City could utilize with RDA funds at \$20,000 per year.
125 He explained that analysis included restaurants, hotels, or other land uses through demand
126 models.

127
128 Board Member Baskin mentioned the possibility of a hotel on the southeast side of the City. Ken
129 Leetham said staff had met with several interested parties in Eaglewood Village and the I-15
130 interchange areas.

131
132 2. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION RDA 2025-01R: A
133 RESOLUTION ADOPTING AMENDMENTS TO THE FISCAL YEAR 2024-2025
134 REDEVELOPMENT AGENCY BUDGETS
135

136 Heidi Voordeckers reported that this budget amendment would recognize revenues received (tax
137 increment from project areas). She shared an exhibit noting the different project areas including
138 Eaglewood, Redwood Road, and Highway 89 and the proposed and actual budget. She noted the
139 obligations including the percentages to the Housing Fund and General Fund. She said this
140 budget amendment also showed the contribution to the Hatch Park debt service in the amount of
141 \$340,000. She explained that impact fees were lower than anticipated which required an
142 increased project area contribution to the debt at this time.

143
144 Board Member Baskin mentioned Fund 20-Eaglewood Project Area and the RDA Increment
145 Eaglewood and incorporating the exhibit into the vote. She questioned if the \$64,750 budget
146 adjustment should be in parenthesis because it was a loss. Heidi Voordeckers replied that
147 revenues were always shown as negative or in parenthesis. She explained that it appeared this
148 way because the City was collecting less than budgeted for this project area. She noted that this
149 information was accurate.

150
151 **Chair Horrocks opened the public hearing at 6:43 p.m.**

152
153 There were no comments.

154
155 **Chair Horrocks closed the public hearing at 6:44 p.m.**

156

157 **Board Member Jackson moved that the Board approve Resolution RDA 2025-01R: a**
158 **resolution adopting amendments to the fiscal year 2024-2025 Redevelopment Agency**
159 **budgets. Board Member Clayton seconded the motion. The motion was approved by Board**
160 **Members Baskin, Clayton, Horrocks, Jackson, and Knowlton.** Board Member Van
161 Langeveld was excused.

162

163 3. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION RDA 2025-02R: A
164 RESOLUTION ADOPTING THE FISCAL YEAR 2025-2026 REDEVELOPMENT
165 AGENCY FUNDS BUDGETS

166

167 Heidi Voordeckers shared the RDA budget for 2025-2026 with revenues, expenditures, actual
168 budget, and projected. She noted this was the same budget that was presented during the 2025
169 annual budget meeting with the addition of the Placer AI investment as an operating expenditure.
170 She said the total expenditures of \$2,042,700 would be utilized for the community line item with
171 60% utilized for development agreements (Eaglewood Village, Kimball property), 40% for
172 improvements (debt on Foxboro Wetlands), and \$443,250 for beautification projects. She
173 continued that the transfers out would go to the Housing Fund, General Fund, and Hatch Park
174 debt services.

175

176 Board Member Knowlton questioned the current amount in the Housing Fund. Heidi
177 Voordeckers answered that it was approximately \$1 million.

178

179 **Chair Horrocks opened the public hearing at 6:48 p.m.**

180

181 There were no comments.

182

183 **Chair Horrocks closed the public hearing at 6:49 p.m.**

184

185

186 **Board Member Baskin moved that the Board approve Resolution RDA 2025-02R: a**
187 **resolution adopting the fiscal year 2025-2026 Redevelopment Agency funds budgets. Board**
188 **Member Knowlton seconded the motion. The motion was approved by Board Members**
189 **Baskin, Clayton, Horrocks, Jackson, and Knowlton.** Board Member Van Langeveld was
190 excused.

191

192 4. APPROVAL OF REDEVELOPMENT AGENCY MEETING MINUTES OF JANUARY
193 21, 2025

194

195 The Redevelopment Agency meeting minutes of January 21, 2025 were reviewed and approved.

196 **Board Member Baskin moved to approve the minutes of the RDA meeting from January**
197 **21, 2025. Board Member Knowlton seconded the motion. The motion was approved by**
198 **Board Members Baskin, Clayton, Horrocks, Jackson, and Knowlton.** Board Member Van
199 Langeveld was excused.

200

201 5. ADJOURN

202

203 Chair Horrocks adjourned the meeting at 6:50 p.m.

204

205 *The foregoing was approved by the Board of the City of North Salt Lake Redevelopment Agency*
206 *on January 20, 2026 by unanimous vote of all members present.*

207

208

209

210 _____
Chair

_____ *Recorder*