

**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.

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 _____, 2026.

Cynthia Nelson, Executive Secretary