



Community Development and Renewal Agency of Herriman City Agenda

Wednesday, May 13, 2026

NOTICE IS HEREBY GIVEN that the Herriman City Council shall assemble for a meeting in the City Council Chambers, located at
5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH

1. **Call to Order - 7:00 p.m. (or as soon as possible thereafter)**
2. **Discussion and Action Items**
 - 2.1. Discussion and Consideration of a Resolution to Amend the Project Area Boundary of the Herriman Business Center Commercial Development Area – Blake Thomas, Community Development Director
 - 2.2. Discussion and consideration of a Resolution of the Community Development and Renewal Agency of Herriman City to adopt the biennial tentative budget for the fiscal years beginning July 1, 2026 and ending June 30, 2028, and schedule a public hearing on May 27, 2026 – Kyle Maurer, Director of Finance and Administrative Services
3. **Adjournment**

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 or info@herriman.org and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members may participate electronically via telephone, Skype, or other electronic means during this meeting.

I, Angela Hansen, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City's website at www.herriman.org

Posted and Dated this 7th day of May 2026

Angela Hansen
Deputy City Recorder



STAFF REPORT

DATE: April 29, 2026

TO: The Community Development and Renewal Agency of Herriman Board

FROM: Blake Thomas, Community Development Director

SUBJECT: Consideration of an Resolution to Amend the Project Area Boundary of the Herriman Business Center CDA

RECOMMENDATION:

Staff recommends that the RDA board approve the resolution to amend the project area boundary of the Herriman Business Center CDA.

ISSUE BEFORE THE BOARD:

Should the RDA board approve a resolution to amend the project area boundary of the Herriman Business Center CDA?

BACKGROUND/SUMMARY:

The Herriman Business Center CDA was established in April 2015. The intent of the CDA is to generate funding to pay for infrastructure costs which will promote a mixed use development in the CDA. A Project Area Plan was prepared and adopted by the Herriman City Council, which included several goals as follows: 1) Provide for strengthening of the tax base and economic health of the entire community, 2) Encourage economic use of and new construction upon the real property located within the project area, 3) Promote and market the project area for community development that would be complementary to existing businesses and industries or would enhance the economic base of the city through diversification, 4) Provide for the construction of public streets, utilities, and other public infrastructure.

The project area encompasses 277.5 acres, of which, there are 86.5 acres of commercial use, 78.5 acres of residential use, 102 acres of educational and recreational uses, 10 acres for service uses, and 4 acres for transit-related use.

The tax increment funding (TIF) generated in the Herriman Business Center CDA from all entities other than Salt Lake County, is being used to reimburse Rosecrest Communities for costs incurred to construct infrastructure per a participation reimbursement agreement that was approved by the CDRA Board on December 11, 2024. The Salt Lake County portion of the funds are being used by Herriman City to pay for infrastructure costs necessitated by development of the project area.

DISCUSSION:

The Panorama Development Project (Panorama) is preparing to record their first subdivision and desire to amend the Herriman Business Center CDA boundary to allow for the subdivision to proceed in accordance with the approved Land Use Plan in the project Master Development Agreement. The proposed subdivision will create a parcel that is partially included in the CDA boundary. Salt Lake County will not allow this because they are not able to accurately assess and levy the appropriate taxes on the parcel whereas it is only partially within the CDA boundary. The proposed boundary amendment will remove all property located south of Juniper Crest Road from the CDA boundary. This change will not require any amendments or coordination with the taxing entities included in the CDA because property is only being removed from the CDA boundary.

If the board chooses to adopt the updated project area plan, staff will work with the Salt Lake County recorder, assessor, and auditor to ensure the changes are accurately reflected in the property tax assessment for 2026.

ALTERNATIVES:

Alternatives available to the RDA Board for this item are provided below:

Alternative	Pro's	Con's
1. Approve the boundary adjustment as presented. [Recommended]	Allows the Panorama development to proceed without delay.	Removes taxable area from the CDA and reduces the amount of tax increment generated by the CDA.
2. Approve the amendment with changes	Allows for a consideration that may have not been discussed or analyzed yet.	If property is added to the CDA, a heavy workload is created so that negotiations to amend existing agreements with other taxing entities may begin. There is no assurance that other taxing entities will choose to participate.
3. Deny approval of the boundary adjustment	None identified	Requires the master developer to modify their land use plan and could potentially require an MDA amendment. There are potential legal challenges that

		could result if this alternative is chosen.
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FISCAL IMPACT:

Overall, the removal of taxable property from the CDA boundary will result in less revenue collected by the City.

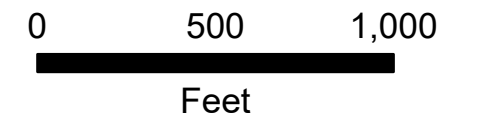
ATTACHMENTS



1. Exhibit A-Existing Herriman Business Center CDA Map
2. Exhibit B-Proposed CDA Boundary Amendment Map
3. Exhibit C-Remainder CDA Parcel Survey Exhibit

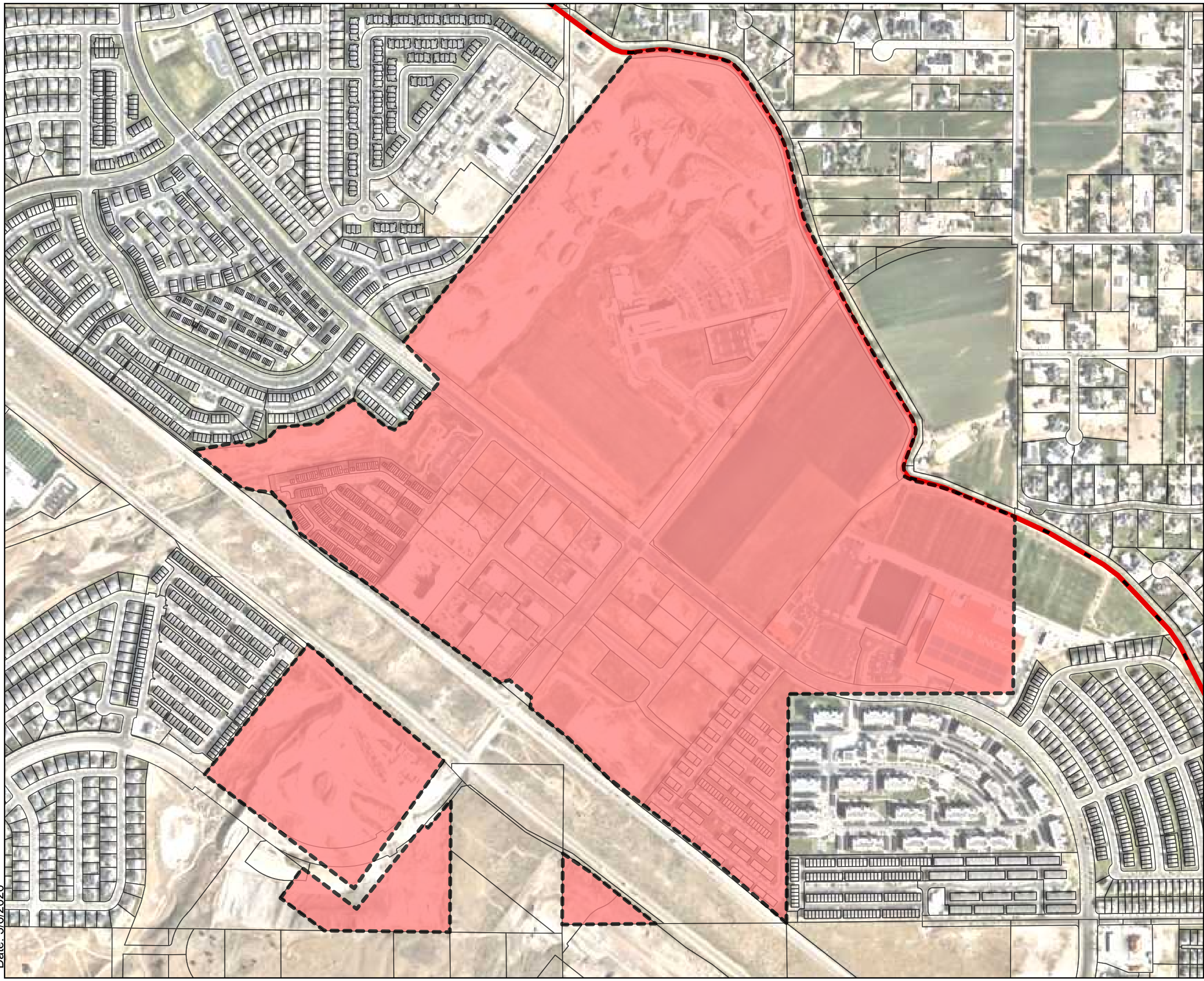


EXHIBIT A

HERRIMAN BUSINESS CENTER CDA MAP



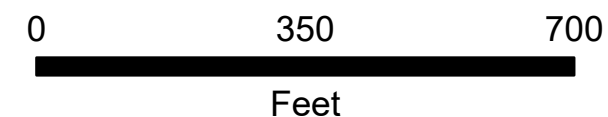
	Herriman City Boundary
	Herriman Business Center CDA






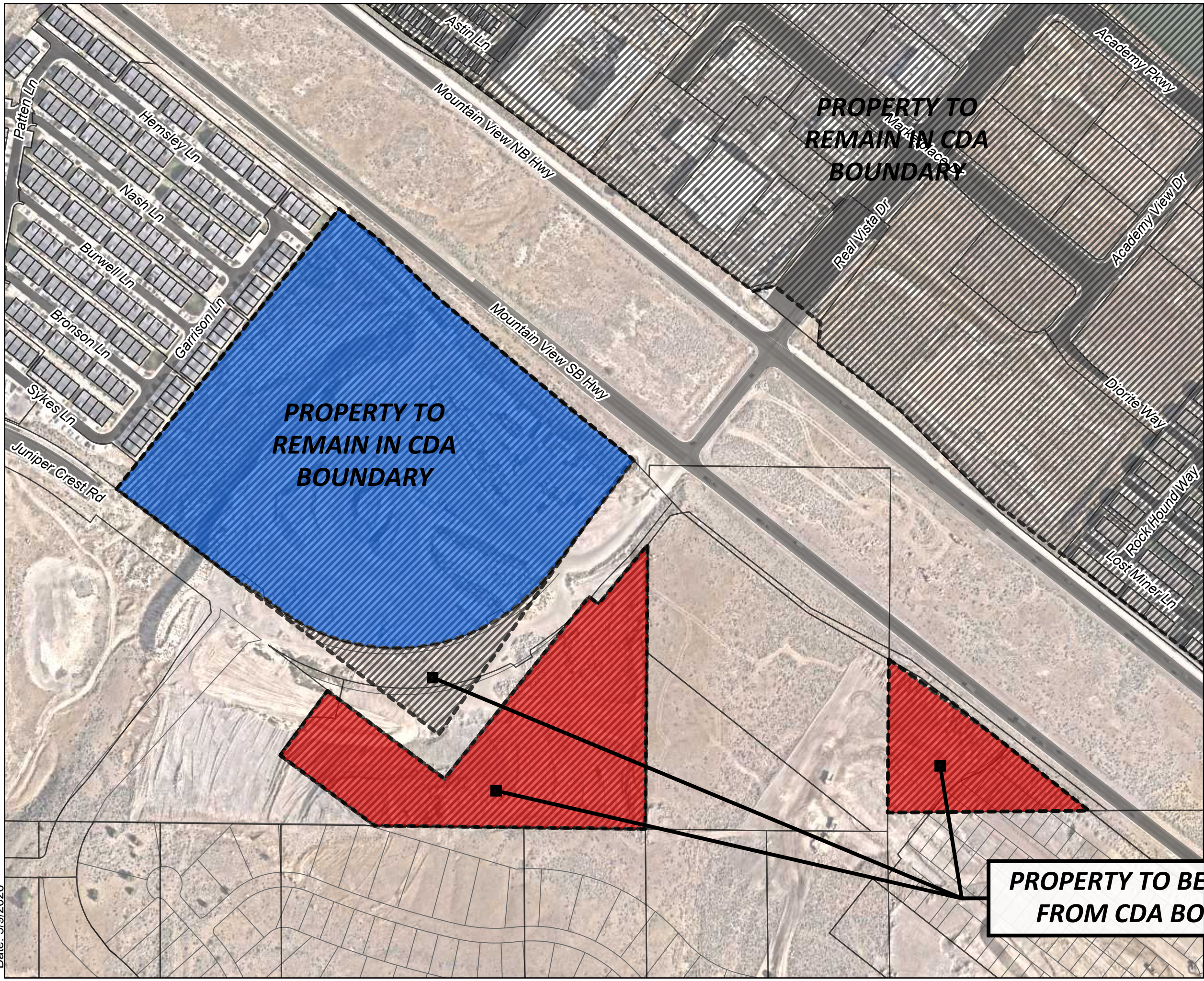
MARCH 6, 2026

HERRIMAN BUSINESS CENTER

PROPOSED BOUNDARY CHANGES

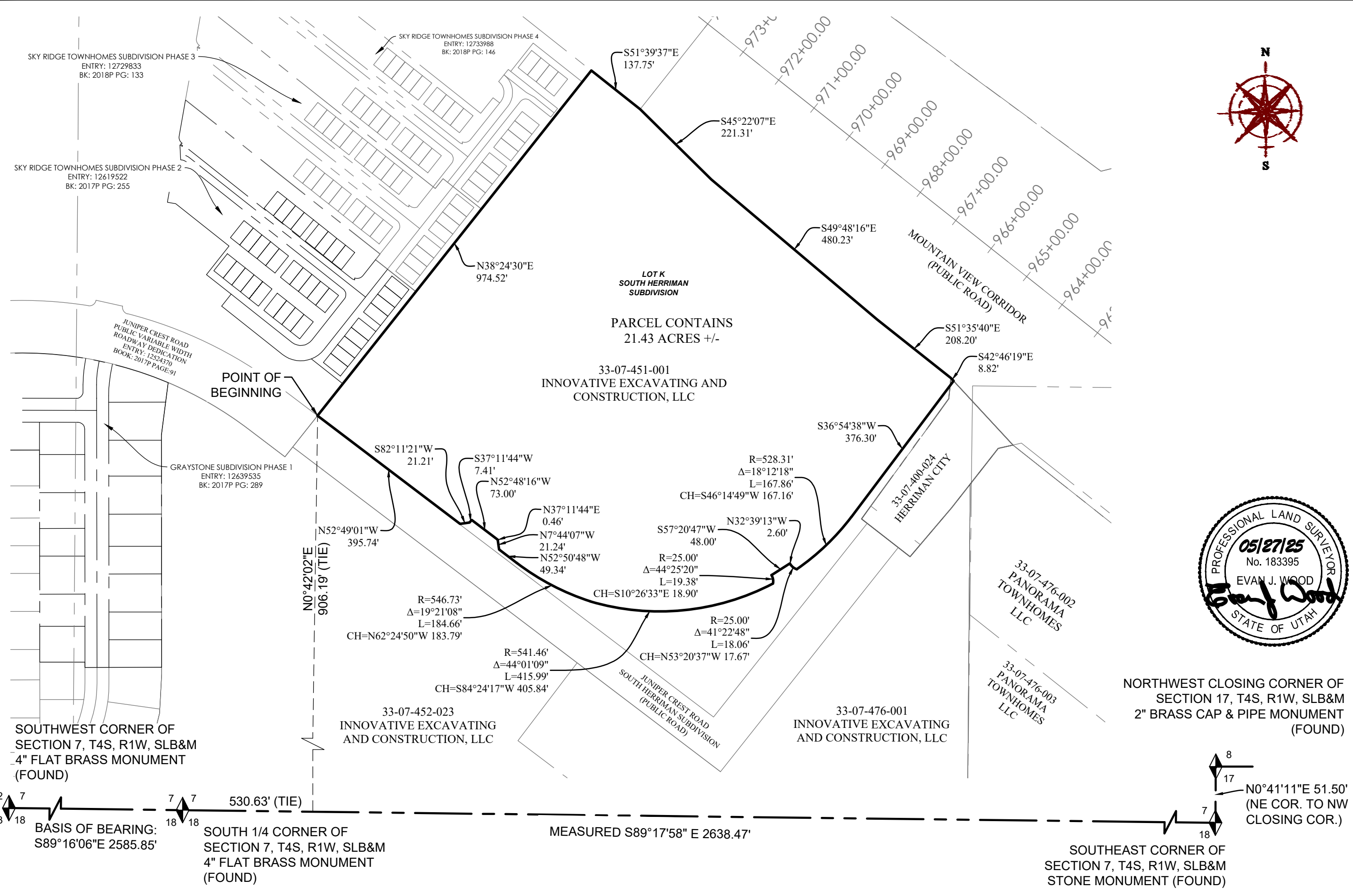
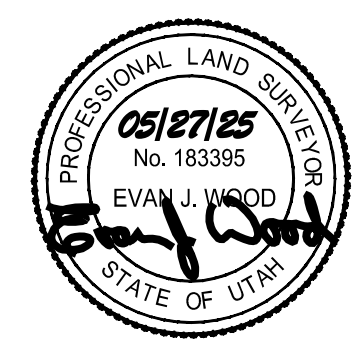


-  Herriman Business Center CDA
-  Modify Boundary
-  Remove from CDA



PROPERTY TO BE REMOVED FROM CDA BOUNDARY

INNOVATIVE REMAINDER PARCEL
 LOCATION: SOUTHEAST 1/4 OF SECTION 7, T4S, R1W, SLB&M



NORTHWEST CLOSING CORNER OF SECTION 17, T4S, R1W, SLB&M
 2" BRASS CAP & PIPE MONUMENT (FOUND)

SOUTHWEST CORNER OF SECTION 7, T4S, R1W, SLB&M
 4" FLAT BRASS MONUMENT (FOUND)

SOUTH 1/4 CORNER OF SECTION 7, T4S, R1W, SLB&M
 4" FLAT BRASS MONUMENT (FOUND)

SOUTHEAST CORNER OF SECTION 7, T4S, R1W, SLB&M
 STONE MONUMENT (FOUND)

Date Created:	05-27-25
Scale:	NTS
Drawn:	EE
Job:	20-0294
Sheet:	1 OF 1

**LEGAL DESCRIPTION
PREPARED FOR
Butterfield Property DAI
Herriman City, UTAH
May 27, 2025
20-0294
EE**

INNOVATIVE REMAINDER PARCEL DESCRIPTION

A parcel of land being a part of in Lot K, of "SOUTH HERRIMAN", according to the official plat there of recorded May 7, 2013 in Book 2013P at Page 77 in the Salt Lake County Recorder's Office, also being located in the Southeast Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S89°16'06"E 2,585.85' between the Southwest Corner and the South 1/4 Corner of Section 7), located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point, S89°17'58"E 530.63 feet along the section line and N0°42'02"E 906.19 feet from the South 1/4 corner of section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence N38°24'30"E 974.52 feet; thence S51°39'37"E 137.75 feet; thence S45°22'07"E 221.31 feet; thence S49°48'16"E 480.23 feet; thence S51°35'40"E 208.20 feet; thence S42°46'19"E 8.82 feet; thence S36°54'38"W 376.30 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 528.31 feet (radius bears: N52°51'20"W) a distance of 167.86 feet through a central angle of 18°12'18" Chord: S46°14'49"W 167.16 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 25.00 feet (radius bears: N15°57'59"E) a distance of 18.06 feet through a central angle of 41°22'48" Chord: N53°20'37"W 17.67 feet; thence N32°39'13"W 2.60 feet; thence S57°20'47"W 48.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 25.00 feet (radius bears: S57°20'47"W) a distance of 19.38 feet through a central angle of 44°25'20" Chord: S10°26'33"E 18.90 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 541.46 feet (radius bears: N27°36'17"W) a distance of 415.99 feet through a central angle of 44°01'09" Chord: S84°24'17"W 405.84 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 546.73 feet (radius bears: N17°54'35"E) a distance of 184.66 feet through a central angle of 19°21'08" Chord: N62°24'50"W 183.79 feet; thence N52°50'48"W 49.34 feet; thence N07°44'07"W 21.24 feet; thence N37°11'44"E 0.46 feet; thence N52°48'16"W 73.00 feet; thence S37°11'44"W 7.41 feet; thence S82°11'21"W 21.21 feet; thence N52°49'01"W 395.74 feet to the point of beginning.

Contains: 21.43 acres+/-





DATE: May 04, 2026

TO: The Community Development and Renewal Agency Board

FROM: Kyle Maurer – Director of Finance and Administrative Services

SUBJECT: Discussion and consideration of a Resolution of the Community Development and Renewal Agency of Herriman City to adopt the biennial tentative budget for the fiscal years beginning July 1, 2026, and ending June 30, 2028, and schedule a public hearing on May 27, 2026.

RECOMMENDATION:

Staff recommends approval of the Resolution

ISSUE BEFORE BOARD:

Should the Board adopt the tentative budget as presented?

ALIGNMENT WITH STRATEGIC PLAN:

LV 7 – Ensure fiscal sustainability within all City functions

BACKGROUND/SUMMARY:

As part of the fiscal years 2027 and 2028 budget approval process, staff will be presenting a tentative budget for the Community Development and Renewal Agency. Staff will update the Board on revenue estimates and provide a brief overview of the expenditures, highlights, and budgetary changes.

DISCUSSION:

The tentative budget provides a starting point to discuss the fiscal years 2027 and 2028 operating budgets before final approval in June.

ALTERNATIVES:

The Board may choose not to accept the tentative budget as presented.

FISCAL IMPACT:

Fiscal impacts are outlined in the attached budgets.

ATTACHMENTS:

Tentative budgets
Resolution



TENTATIVE BUDGET

FISCAL YEARS ENDING JUNE 30, 2027 AND JUNE 30, 2028

2027

2028



COMMUNITY DEVELOPMENT AND RENEWAL
AGENCY OF HERRIMAN CITY¹²

Herriman Towne Center CDA

FUND DESCRIPTION

The Herriman Towne Center CDA was created in 2010 as a means to finance infrastructure improvements made within the Towne Center CDA project area. Special Assessment Area (SAA) bonds were issued to finance the upfront costs of infrastructure installation, with tax increment generated by the project area used to pay the yearly debt service obligations. In 2023 the City entered into a participation agreement with HTC Communities LLC (one of the original developers) to reimburse for other infrastructure costs not included in the SAA Bond. The project area will continue until tax year 2035.

	FY2025 (Actual)	FY2026 Estimated	FY2027 CM Recommended	% Difference- FY2027 to FY2026	FY2028 CM Recommended	% Difference- FY2028 to FY2027
Revenue						
Towne Center CDA						
Taxes	3,706,136	4,096,520	4,051,140	-1%	4,358,430	8%
Miscellaneous	118,097	126,020	90,000	-29%	90,000	0%
Transfers In	-	-	46,370	0%	194,760	320%
Towne Center CDA Total	3,824,233	4,222,540	4,187,510	-1%	4,643,190	11%
Revenue Total	3,824,233	4,222,540	4,187,510	-1%	4,643,190	11%
Expenditures						
Towne Center CDA						
Tax Increment Payments	1,828,773	1,879,920	2,211,900	18%	2,656,150	20%
Debt Service	1,758,579	1,761,150	1,764,360	0%	1,764,150	0%
Administrative	74,009	80,980	82,500	2%	85,380	3%
Increase to Fund Balance	-	500,490	128,750	-74%	137,510	7%
Capital Outlay	56,756	-	-	0%	-	0%
Towne Center CDA Total	3,718,117	4,222,540	4,187,510	-1%	4,643,190	11%
Expenditures Total	3,718,117	4,222,540	4,187,510	-1%	4,643,190	11%

Significant Budgetary Changes

- Tax Increment Payments include participation agreements with HTC Communities LLC and EPC Herriman LLC (Commons at Herriman Towne Center).

Fund Balance Available (Unrestricted)					
	FY2024 (ACFR)	FY2025 (Actual)	FY2026 (Budget)	FY2027 (Budget)	FY2028 (Budget)
Beginning Balance	\$ 6,338,779	\$ 2,739,129	\$ 2,845,245	\$ 3,075,735	\$ 3,204,485
Addition (Use of)	(3,599,650)	106,116	230,490	128,750	137,510
Ending Balance	\$ 2,739,129	\$ 2,845,245	\$ 3,075,735	\$ 3,204,485	\$ 3,341,995

Herriman Business Center CDA

FUND DESCRIPTION

The Herriman Business Center CDA was created in 2018 as a means to finance infrastructure improvements made within the Herriman Business Center CDA project area. The CDA is obligated through a tax participation agreement to pay the Sorenson Legacy Foundation and Sorenson Impact Foundation all tax increment collected (excluding Salt Lake County), limited to project costs submitted. The project area will continue until tax year 2040.

	FY2025 (Actual)	FY2026 Estimated	FY2027 CM Recommended	% Difference- FY2027 to FY2026	FY2028 CM Recommended	% Difference- FY2028 to FY2027
Revenue						
Business Center CDA						
Taxes	1,631,748	1,737,440	1,834,670	6%	1,889,710	3%
Miscellaneous	61,314	26,030	40,000	54%	40,000	0%
Revenue Total	1,693,062	1,763,470	1,874,670	6%	1,929,710	3%
Expenditures						
Business Center CDA						
Tax Increment Payments	1,353,877	1,447,760	841,269	-42%	1,566,900	86%
Administrative	23,954	26,290	29,140	11%	30,000	3%
Capital Outlay	-	-	680,000	0%	-	-100%
Increase to Fund Balance	-	289,420	324,261	12%	332,810	3%
Business Center CDA Total	1,377,831	1,763,470	1,874,670	6%	1,929,710	3%
Expenditures Total	1,377,831	1,763,470	1,874,670	6%	1,929,710	3%

Fund Balance Available (Unrestricted)					
	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)	FY2027 (Budget)	FY2028 (Budget)
Beginning Balance	\$ 6,338,779	\$ 2,739,129	\$ 2,845,245	\$ 3,075,735	\$ 3,204,485
Addition (Use of)	(3,599,650)	106,116	230,490	128,750	137,510
Ending Balance	\$ 2,739,129	\$ 2,845,245	\$ 3,075,735	\$ 3,204,485	\$ 3,341,995

Significant Budgetary Changes

- Fiscal year 2027 Capital Outlay is the SLCC Ponds Phase I project.
- Dramatic fiscal year 2027 decrease and fiscal year 2028 increase is due to the SLCC Ponds capital project. Per the Agency's interlocal agreement with the Sorenson Foundations, this project will be deducted from their allowable tax increment payment.

Herriman Anthem CRA

FUND DESCRIPTION

The Herriman Anthem CRA was created in 2017 as a means to finance infrastructure improvements made within the Herriman Anthem CRA project area and to incentivize the development of a WinCo grocery store in the project area. The CRA is obligated through a tax participation agreement to pay the Anthem Center LLC 73.33% of tax increment funds received (after deducting certain project area expenditures), limited to infrastructure expenses incurred. The Renewal Agency has also entered into other tax increment participation agreements for other infrastructure costs and retail incentives. The project area will continue until tax year 2040.

	FY2025 (Actual)	FY2026 Estimated	FY2027 CM Recommended	% Difference- FY2027 to FY2026	FY2028 CM Recommended	% Difference- FY2028 to FY2027
Revenue						
Anthem CRA						
Taxes	1,530,596	1,524,690	1,769,470	16%	1,822,560	3%
Miscellaneous	29,148	6,360	15,000	136%	15,000	0%
Anthem CRA Total	1,559,744	1,531,050	1,784,470	17%	1,837,560	3%
Revenue Total	1,559,744	1,531,050	1,784,470	17%	1,837,560	3%
Expenditures						
Anthem CRA						
Tax Increment Payments	1,275,805	1,161,540	1,332,620	15%	1,372,610	3%
Administrative	19,737	23,950	24,710	3%	25,500	3%
Affordable Housing	-	110,700	128,480	16%	136,300	6%
Increase to Fund Balance	-	234,860	298,660	27%	303,150	2%
Anthem CRA Total	1,295,542	1,531,050	1,784,470	17%	1,837,560	3%
Expenditures Total	1,295,542	1,531,050	1,784,470	17%	1,837,560	3%

Fund Balance Available (Unrestricted)					
	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)	FY2027 (Budget)	FY2028 (Budget)
Beginning Balance	\$ 69,686	\$ 190,725	\$ 454,928	\$ 689,788	\$ 988,448
Addition (Use of)	121,039	264,203	234,860	298,660	303,150
Ending Balance	\$ 190,725	\$ 454,928	\$ 689,788	\$ 988,448	\$ 1,291,598

Herriman Innovation CRA

FUND DESCRIPTION

The Herriman Innovation CRA was created in 2019 as a means to finance infrastructure improvements associated with a business park on the west side of the City. The CRA is obligated through a tax participation agreement to pay Herriman Industrial # 1 87.1% of tax increment funds received (after deducting certain project area expenditures) up to \$1,280,441. Additionally, an interlocal agreement with South Valley Sewer District requires a \$3,000,000 contribution for a sanitary sewer line to be constructed in the project area. Additionally, the CRA must set aside 10% of tax increment received for affordable housing. The project area will continue until tax year 2037.

	FY2025 (Actual)	FY2026 Estimated	FY2027 CM Recommended	% Difference- FY2027 to FY2026	FY2028 CM Recommended	% Difference- FY2028 to FY2027
Revenue						
Innovation CRA						
Taxes	411,632	349,130	349,130	0%	349,130	0%
Miscellaneous	30,304	23,430	20,000	-15%	20,000	0%
Innovation CRA Total	441,936	372,560	369,130	-1%	369,130	0%
Revenue Total	441,936	372,560	369,130	-1%	369,130	0%
Expenditures						
Innovation CRA						
Tax Increment Payments	166,515	141,270	141,270	0%	141,270	0%
Administrative	10,112	12,950	13,330	3%	13,720	3%
Affordable Housing	-	20,790	20,790	0%	20,790	0%
Increase to Fund Balance	-	197,550	193,740	-2%	193,790	0%
Innovation CRA Total	176,627	372,560	369,130	-1%	369,570	0%
Expenditures Total	176,627	372,560	369,130	-1%	369,570	0%

Fund Balance Available (Unrestricted)*					
	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)	FY2027 (Budget)	FY2028 (Budget)
Beginning Balance	\$ 253,434	\$ 477,576	\$ 742,885	\$ 940,435	\$ 1,134,175
Addition (Use of)	224,142	265,309	197,550	193,740	193,790
Ending Balance	\$ 477,576	\$ 742,885	\$ 940,435	\$ 1,134,175	\$ 1,327,965

*The Innovation District has long-term contracts that will consume any available fund balance if fulfilled.

Significant Budgetary Changes

- Herriman Industrial # 1 increment payment is not included the budget, as a formal request has not been made and the Renewal Agency cannot make payment until this is received.

Renewal Agency—Herriman North CRA

FUND DESCRIPTION

The Herriman North CRA was created in 2019 as a means to incentivize the creation of an Automall within the City of Herriman. The project area includes 117.3 acres of land and includes Mountain View Corridor to the east and 12600 South (Herriman Boulevard) to the south.

The project area only has one participant—The City of Herriman. An interlocal agreement was entered into between the Renewal Agency and the City of Herriman to contribute 70 percent of sales tax revenues generated in the area to the Renewal Agency to satisfy participation agreements signed by multiple businesses. Currently, only one agreement is active for retail businesses located along Herriman Boulevard. However, the first automotive dealership is expected to open in fiscal year 2027.

	FY2025 (Actual)	FY2026 Estimated	FY2027 CM Recommended	% Difference- FY2027 to FY2026	FY2028 CM Recommended	% Difference- FY2028 to FY2027
Revenue						
Herriman North CRA						
Transfers In	13,910	25,000	70,000	180%	70,000	0%
Herriman North CRA Total	13,910	25,000	70,000	180%	70,000	0%
Revenue Total	13,910	25,000	70,000	180%	70,000	0%
Expenditures						
Herriman North CRA						
Tax Increment Payments	13,910	25,000	70,000	180%	70,000	0%
Herriman North CRA Total	13,910	25,000	70,000	180%	70,000	0%
Expenditures Total	13,910	25,000	70,000	180%	70,000	0%

Significant Budgetary Changes

Tax increment payments are anticipated to increase with the opening of the first dealership in the Automall project area.

Community Development and Renewal Agency of Herriman City

5355 W Herriman Main St

Herriman, UT 84096-5836

www.herriman.gov

THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
OF HERRIMAN

RESOLUTION NO. R2026-

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF HERRIMAN
ADOPTING THE TENTATIVE BIENNIAL BUDGET FOR THE FISCAL YEARS BEGINNING JULY 1, 2026, AND
ENDING JUNE 30, 2028, AND REQUEST TO SCHEDULE A PUBLIC HEARING ON MAY 27, 2026, FOR
FORMAL ADOPTION ON JUNE 10, 2026**

WHEREAS, State law requires the filing of a tentative budget for each Redevelopment Agency located within the State of Utah; and

WHEREAS, the tentative budget complies with the requirements set out in UAC 10-6-111; and

WHEREAS, the budget shall be reviewed, considered, and tentatively adopted by the governing body and may be amended or revised in such a manner as is considered advisable prior to the adoption of the final budget.

NOW, THEREFORE, BE IT RESOLVED by the Community Development and Renewal Agency of Herriman City, State of Utah, as follows:

SECTION ONE: That the Community Development and Renewal Agency of Herriman City adopts the following tentative budgets for the fiscal years beginning July 1, 2026, and ending June 30, 2028, as shown on the forms accompanying this Resolution.

SECTION TWO: A public hearing be scheduled on May 27, 2026, for formal adoption June 10, 2026.

SECTION THREE: That this Resolution shall become effective immediately upon the passage thereof.

PASSED AND ADOPTED by the governing body of the Agency this 13th Day of May, 2026.

**COMMUNITY DEVELOPMENT AND RENEWAL
AGENCY OF HERRIMAN**

By: _____
Chairman

Secretary