



Notice of Electronic Meeting

One or more Board members may be physically absent from this meeting but may participate electronically.

SPECIAL SESSION

Notice is hereby given that the American Fork Redevelopment Agency will meet in a special session on May 12, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 6:45 p.m. The agenda shall be as follows:

1. Roll call
2. Appointment of the Vice-Chairperson for 2026.
3. Appointment of the Purchasing Agent for 2026.
4. Review and action on acceptance of the American Fork Redevelopment Agency fiscal year ending June 30, 2027 Tentative Budget.
5. Review and action on the approval of the June 17, 2025 meeting minutes.
6. Unfinished business
7. New business
8. Adjournment

Dated this 8th day of May 2026.

/s/ Terilyn Lurker
Secretary



**REQUEST FOR BOARD ACTION
REDEVELOPMENT AGENCY
MAY 12, 2026**

Department: Finance

Director Approval: *Anna Montoya*

AGENDA ITEM

Appointment of the Vice-Chairperson for 2026.

BACKGROUND

In January of 2016, the Redevelopment Agency adopted the RDA Strategic plan and recommendation for governance. The by-laws spell out the agency officers and which city staff position would fill that position. The agency officers and personnel are as follows:

Chair	Mayor
Vice-Chair	City Council Member
Secretary	City Recorder
Treasurer	Treasurer
Executive Director	City Administrator
Redevelopment Director	Economic Development Director (City Planner)
Purchasing Agent(s)	Appointed by the RDA Board
Finance Director	Finance Director

The RDA board needs to appoint the Vice Chair for 2025. The Vice Chair for the last several years has been as follows:

2018	Board Member Carroll
2019	Board Member Shelton
2020	Board Member Shelton
2021	Board Member Barnes
2022	Board Member Hunter
2023	Board Member Hunter
2024	Board Member Carroll
2025	Board Member Holley

SUGGESTED MOTION

I move to appoint _____ as Vice-Chairperson of the RDA board for 2026.



REQUEST FOR BOARD ACTION
REDEVELOPMENT AGENCY
MAY 12, 2026

Department: Finance

Director Approval: *Anna Montoya*

AGENDA ITEM

Appointment of the Purchasing Agent for 2026.

BACKGROUND

In January of 2016, the Redevelopment Agency adopted the RDA Strategic plan and recommendation for governance. The by-laws spell out the agency officers and which city staff position would fill that position. The agency officers and personnel are as follows:

Chair	Mayor
Vice-Chair	City Council Member
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Treasurer	Treasurer
Executive Director	City Administrator
Redevelopment Director	Economic Development Director (City Planner)
Purchasing Agent(s)	Appointed by the RDA Board
Finance Director	Finance Director

The RDA board needs to appoint the Purchasing Agent for 2026, and it is recommended that Anna Montoya be appointed as Purchasing Agent.

SUGGESTED MOTION

I move to appoint Anna Montoya as the Purchasing Agent of the RDA for 2026.



**REQUEST FOR BOARD ACTION
REDEVELOPMENT AGENCY
MAY 12, 2026**

Department: Finance

Director Approval: *Anna Montoya*

AGENDA ITEM

Review and action on acceptance of the American Fork Redevelopment Agency fiscal year ending June 30, 2027 Tentative Budget.

SUMMARY RECOMMENDATION

Staff would recommend approval of the tentative FYE June 30, 2027 budget.

BACKGROUND

The agency is required to adopt a budget by June 22, 2026. Attached is the proposed budget.

BUDGET IMPACT

See attached budget for details.

SUGGESTED MOTION

I move to approve the fiscal year ending June 30, 2027, tentative budget and set the public hearing for the final fiscal year ending June 30, 2027, budget for Tuesday, June 9, 2026.



RDA - Downtown Redevelopment Fund

FUND SUMMARY

The Downtown Redevelopment fund is used to enhance and promote the City’s core downtown area and to account for one small business revolving loan issued by the City that is still outstanding.

DEPARTMENT BUDGET

Description	Actual 2024-25	Estimated 2025-26	Approved 2025-26	Proposed 2026-27
REVENUES				
Operating and Capital Revenues				
Interest Revenue	\$ 5,443	\$ -	\$ 500	\$ 500
Total Operating and Capital Revenues	5,443	-	500	500
TOTAL REVENUES	\$ 5,443	\$ -	\$ 500	\$ 500
EXPENDITURES				
Operating				
Professional & Technical	\$ -	\$ -	\$ 112,645	\$ 113,327
Total Operating Expenses	-	-	112,645	113,327
TOTAL EXPENDITURES	\$ -	\$ -	\$ 112,645	\$ 113,327
Downtown Redevelopment Net Revenue	5,443	-	(112,145)	(112,827)
Beginning Fund Balance	107,384	112,827	112,827	112,827
Ending Fund Balance	\$ 112,827	\$ 112,827	\$ 682	\$ -





RDA-East Side Redevelopment Agency Fund

FUND SUMMARY

The East Side RDA fund (also known as the East Main RDA fund) was created to account for the revenues and expenditures for the East Main RDA project area created December 1992. The goal of the East Main RDA project area is to incentivize the commercial and industrial development of several blocks along Main Street in American Fork where conditions of blight were determined to be present. The fund will continue to receive “haircut” monies until 2025.

DEPARTMENT BUDGET

Description	Actual 2024-25	Estimated 2025-26	Approved 2025-26	Proposed 2026-27
REVENUES				
Operating and Capital Revenues				
Property Tax-Tax Increment	\$ 68,399	\$ 85,307	\$ -	\$ -
Interest Earnings	15,923	15,190	1,000	15,000
Total Operating and Capital Revenues	84,322	100,497	1,000	15,000
TOTAL REVENUES	\$ 84,322	\$ 100,497	\$ 1,000	\$ 15,000
EXPENDITURES				
Operating				
Redevelopment Improvements	\$ -	\$ -	\$ 371,291	\$ 488,168
Total Operating Expenses	-	-	371,291	488,168
TOTAL EXPENDITURES	\$ -	\$ -	\$ 371,291	\$ 488,168
East Side RDA Fund Net Revenue	84,322	100,497	(370,291)	(473,168)
Beginning Fund Balance	288,349	372,671	372,671	473,168
Ending Fund Balance	\$ 372,671	\$ 473,168	\$ 2,380	\$ -





RDA-Business Park Redevelopment Fund

FUND SUMMARY

The Business Park RDA fund (also known as the North Valley RDA fund) was created to account for the revenues and expenditures of the North Valley RDA Project Area created September 1987. The goal of the North Valley RDA project area is to incentivize the commercial and industrial development along I-15 in American Fork. The fund will receive tax increment revenue through fiscal year 2019, and haircut monies through fiscal year 2026.

DEPARTMENT BUDGET

Description	Actual 2024-25	Estimated 2025-26	Approved 2025-26	Proposed 2026-27
REVENUES				
Operating and Capital Revenues				
Property Tax-Tax Increment	\$ 379,785	\$ 374,510	\$ 350,000	\$ -
Interest Earnings	191,319	169,827	30,000	100,000
Total Operating and Capital Revenues	571,104	544,337	380,000	100,000
TOTAL REVENUES	\$ 571,104	\$ 544,337	\$ 380,000	\$ 100,000
EXPENDITURES				
Operating				
Redevelopment Improvements	\$ -	\$ -	\$ 380,000	\$ 4,811,000
Total Operating Expenditures	-	-	380,000	4,811,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ 380,000	\$ 4,811,000
Business Park RDA Fund Net Revenue	571,104	544,337	-	(4,711,000)
Beginning Fund Balance	3,595,559	4,166,663	4,166,663	4,711,000
Ending Fund Balance	\$ 4,166,663	\$ 4,711,000	\$ 4,166,663	\$ -





EDA-Egg Farm Economic Development Area

FUND SUMMARY

The Egg Farm EDA Fund was created to account for the revenues and expenditures of the Egg Farm EDA project area created in September 2000. The goal of the Egg Farm EDA project area is to incentivize the commercial and industrial development of a former chicken farm in American Fork City. The fund will receive tax increment revenue through fiscal year 2028, depending on when minimum tax increment levels are reached. It is important to note that 20 percent of tax increment received must go towards affordable housing projects in the state of Utah.

DEPARTMENT BUDGET

Description	Actual 2024-25	Estimated 2025-26	Approved 2025-26	Proposed 2026-27
REVENUES				
Operating and Capital Revenues				
Property Tax-Tax Increment	\$ 1,108,831	\$ 1,004,523	\$ 1,000,000	\$ 1,000,000
Interest Earnings	145,748	105,849	10,000	80,000
Total Operating and Capital Revenues	1,254,579	1,110,372	1,010,000	1,080,000
TOTAL REVENUES	\$ 1,254,579	\$ 1,110,372	\$ 1,010,000	\$ 1,080,000
EXPENDITURES				
Operating				
Administrative Expenses	\$ 32,367	\$ 39,082	\$ 39,082	\$ 39,082
Administrative Charges	-	-	-	45,946
Total Operating Expenses	32,367	39,082	39,082	85,028
Capital				
Storm Drain Improvements	-	8,023	589,671	2,975,000
Widening of 1500 South	-	-	1,370,352	1,539,671
Widening of 1100 South	19,372	16,521	3,235,000	-
Total Capital Expenditures	19,372	24,544	5,195,023	4,514,671
Transfers Out				
Transfer to Culinary Water Fund	200,000	200,905	200,000	200,000
Total Transfers Out	200,000	200,905	200,000	200,000
TOTAL EXPENDITURES	\$ 251,739	\$ 264,531	\$ 5,434,105	\$ 4,799,699
Egg Farm EDA Fund Net Revenue	1,002,840	845,841	(4,424,105)	(3,719,699)
Beginning Fund Balance	3,489,595	4,492,435	4,492,435	5,338,276
Ending Fund Balance	\$ 4,492,435	\$ 5,338,276	\$ 68,330	\$ 1,618,577





CRA-Patriot Station Community Reinvestment Area

FUND SUMMARY

The Patriot Station CRA Project Area Plan was drafted in October 2018 to define the method and means of transit oriented development (TOD) around the vicinity of the American Fork FrontRunner Station. Future development within the Project Area includes proposed high and medium density multi-family housing and the creation of space for offices and commercial businesses, including numerous infrastructure and improvements to capture the vision and density of the anticipated transit oriented development.

DEPARTMENT BUDGET

Description	Actual 2024-25	Estimated 2025-26	Approved 2025-26	Proposed 2026-27
REVENUES				
Operating and Capital Revenues				
Property Tax-Tax Increment	\$ 1,578,026	\$ 2,036,113	\$ 1,625,366	\$ 2,890,868
Interest Earnings	1,588,092	821,187	500,000	800,000
Total Operating and Capital Revenues	3,166,118	2,857,300	2,125,366	3,690,868
Transfers In				
Transfer From General Fund	949,497	361,100	-	-
Total Transfers In	949,497	361,100	-	-
TOTAL REVENUES	\$ 4,115,615	\$ 3,218,400	\$ 2,125,366	\$ 3,690,868
EXPENDITURES				
Operating				
Administrative Expenses	\$ -	\$ -	\$ 81,268	\$ 388,519
Low/Moderate Income Housing	-	-	325,073	1,574,096
Total Operating Expenses	-	-	406,341	1,962,615
Capital				
200 South Improvements	(79,096)	78,271	31,507,407	33,086,768
Total Capital Expenditures	(79,096)	78,271	31,507,407	33,086,768
Debt Service				
Principal	700,000	735,000	735,000	770,000
Interest	1,310,600	1,275,600	1,275,600	1,238,850
Trustee Fees	2,000	2,000	2,000	2,000
Total Debt Service Expenditures	2,012,600	2,012,600	2,012,600	2,010,850
Transfers Out				
Transfer to General Fund	-	-	-	139,280
Total Transfers Out	-	-	-	139,280
TOTAL EXPENDITURES	\$ 1,933,504	\$ 2,090,871	\$ 33,926,348	\$ 37,199,513
Patriot Station CRA Fund Net Revenue	2,182,111	1,127,529	(31,800,982)	(33,508,645)
Beginning Fund Balance	30,199,005	32,381,116	32,381,116	33,508,645
Ending Fund Balance	\$ 32,381,116	\$ 33,508,645	\$ 580,134	\$ -



UNAPPROVED MINUTES

AMERICAN FORK REDEVELOPMENT AGENCY

JUNE 17, 2025

MEETING MINUTES

Members Present:

Bradley J. Frost	Chairman
Staci Carroll	Board Member
Ryan Hunter	Board Member
Tim Holley	Board Member
Ernie John	Board Member
Clark Taylor	Board Member

Staff Present:

David Bunker	City Administrator
Camden Bird	Assistant City Administrator
Terilyn Lurker	City Recorder
Derric Rykert	Community Services Director
Patrick O'Brien	Development Services Director
Anna Montoya	Finance Officer
Aaron Brems	Fire Chief
George Schade	IT Director
Heather Schriever	Legal Counsel
Cameron Paul	Police Chief
Sam Kelly	PW Director

Also present: Christina Tuiaki, Josh Walker, Seth Stewart, Reggie Walker, and eight additional attendees.

The American Fork Redevelopment Agency met in a special session on June 17, 2025, in the American Fork City Hall, 31 North Church Street, commencing at 6:06 p.m.

SPECIAL SESSION

1. Roll call.

The roll call was taken by Chairman Frost. Board Member Holley was participating electronically.

2. Review and action on a resolution approving the American Fork Redevelopment Agency fiscal year ending June 30, 2026, budget.

Anna Montoya gave a brief overview of the Redevelopment Agency. She stated there are four RDAs, with two of them being active. The two active project areas are the Egg Farm EDA and the Patriot Station CRA. The Egg Farm EDA budget includes road and storm drain improvements and the Patriot Station CRA has road improvements on 200 South.

UNAPPROVED MINUTES

Board Member Hunter moved to adopt Resolution No. 2025-RA-01R approving the American Fork Redevelopment Agency fiscal year ending June 30, 2026, budget. Board Member Taylor seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ryan Hunter, Board Member
SECONDER:	Clark Taylor, Board Member
YES:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor

3. Review and action on the acceptance of the 2025 Redevelopment Agency Annual report.
Chairman Frost stated there was a learning curve to redevelopment agencies, and he would be happy to meet with anyone to give an overview.

Board Member Hunter moved to accept the 2025 Redevelopment Agency Annual report. Board Member John seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ryan Hunter, Board Member
SECONDER:	Ernie John, Board Member
YES:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor

4. Review and action on approval of the May 13, 2025, meeting minutes.
Board Member Carroll moved to approve the May 13, 2025, meeting minutes. Board Member Taylor seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Stacie Carroll, Board Member
SECONDER:	Clark Taylor, Board Member
YES:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor

5. Review and action on approval of the June 10, 2025, public hearing minutes.
Board Member John moved to approve the June 10, 2025, public hearing minutes. Board Member Hunter seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ernie John, Board Member
SECONDER:	Ryan Hunter, Board Member
YES:	Staci Carroll, Tim Holley, Ryan Hunter, Ernie John, Clark Taylor

6. Unfinished business.
There was no unfinished business to discuss.

7. New business.
There was no new business to discuss.

8. Adjournment
Board Member Taylor motioned to adjourn the meeting. Board Member Hunter seconded the motion. Voting was unanimous.

The meeting ended at 6:12 p.m.