

RESOLUTION NO. RDA-R-2026-0001

A RESOLUTION BY THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH, TO ACCEPT THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 AND SET A PUBLIC HEARING FOR JUNE 9, 2026, AT 6:10 P.M.

WHEREAS on May 12, 2026, the Executive Director submitted the tentative budget for review of the Redevelopment Agency of the City of Orem; and

WHEREAS the Board of Directors of the Redevelopment Agency of the City of Orem considered the Fiscal Year 2026-2027 tentative budget on May 12, 2026; and

WHEREAS the Board of Directors of the Redevelopment Agency of the City of Orem, Utah, desires to accept the Fiscal Year 2026-2027 tentative budget as required by State law; and

WHEREAS the Board of Directors of the Redevelopment Agency of the City of Orem, Utah desires to make the tentative budget available for public review and comment at least ten days prior to the final budget adoption public hearing; and

WHEREAS the Board of Directors of the Redevelopment Agency of the City of Orem, Utah, desires to set a public hearing for June 9, 2026, at 6:10 p.m. to receive additional public input on the budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The Board of Directors of the Redevelopment Agency of the City of Orem, Utah, hereby accepts the Fiscal Year 2026-2027 tentative budget, which is attached as Exhibit "A."
2. The Board of Directors of the Redevelopment Agency of the City of Orem, Utah, will conduct a public hearing and adopt a final budget on June 9, 2026, at 6:10 p.m.
3. All ordinances, resolutions, or policies in conflict herewith are repealed.
4. This resolution shall take effect immediately upon passage.



PASSED AND APPROVED this 12<sup>th</sup> day of May 2026.

*Karen McCandless*

REDEVELOPMENT AGENCY OF  
THE CITY OF OREM, by  
Karen A. McCandless, Chair

ATTEST:

*Teresa McKittrick*  
Teresa McKittrick, Secretary



BOARD MEMBERS

AYE      NAY      ABSTAIN

Mayor Karen A. McCandless  
Jenn Gale  
Chris Killpack  
Jeff Lambson  
Quinn Mecham  
LaNae Millett  
Crystal Muhlestein

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**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM**

**TENTATIVE BUDGET**

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**FISCAL YEAR 2026-2027**



City of Orem  
56 North State Street  
Orem, Utah 84057  
[www.orem.gov](http://www.orem.gov)

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

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**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**REDEVELOPMENT AGENCY FUND**

The Redevelopment Agency of the City of Orem (RDA) is a separate legal entity from the City of Orem that has the statutory ability to provide redevelopment services within the City. These redevelopment services include improving, rehabilitating, and redeveloping areas within the City. The City Council acts as the governing authority for the Redevelopment Agency.

**REVENUES**

Revenues for the Redevelopment Agency Fund are primarily derived from property taxes collected by Utah County and remitted to the City.

<b>REVENUE DESCRIPTION</b>	<b>ACTUAL FY '23-'24</b>	<b>ACTUAL FY '24-'25</b>	<b>ESTIMATED ACTUAL FY '25-'26</b>	<b>TENTATIVE BUDGET FY '26-'27</b>
Haircut - Project Area #90-08	\$ 103,594	\$ -	\$ -	\$ -
Tax Increment - University Place CDA	1,352,294	2,025,071	1,846,331	2,000,000
Interest Earnings	266,401	239,626	220,000	-
Miscellaneous Revenue	13,200	14,300	13,200	-
Appropriations of Surplus	-	-	-	65,000
<b>FUND TOTALS</b>	<b><u>\$ 1,735,489</u></b>	<b><u>\$ 2,278,997</u></b>	<b><u>\$ 2,079,531</u></b>	<b><u>\$ 2,065,000</u></b>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

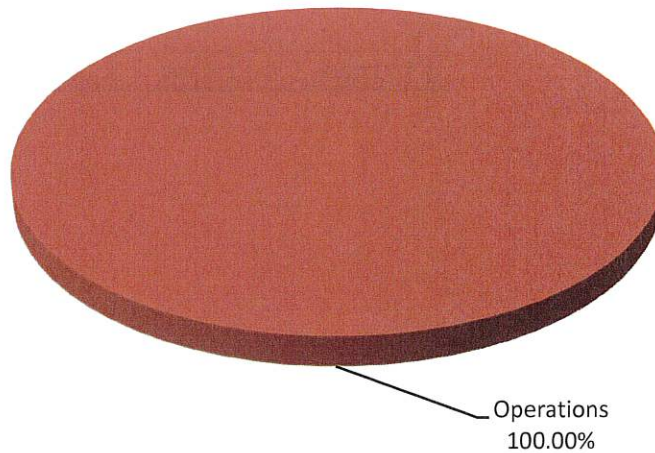
**REDEVELOPMENT AGENCY FUND**

**BUDGET SUMMARY**

REDEVELOPMENT AGENCY FUND	FY 2026 - 2027			
	<u>PERSONNEL</u>	<u>OPERATIONS</u>	<u>CAPITAL</u>	<u>TOTAL</u>
Project Area #85-03B	\$ -	\$ 65,000	\$ -	\$ 65,000
University Place CDA	-	2,000,000	-	2,000,000
<b>TOTALS</b>	<b>\$ -</b>	<b>\$ 2,065,000</b>	<b>\$ -</b>	<b>\$ 2,065,000</b>

REDEVELOPMENT AGENCY FUND

Expenditures by Category



**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

**FISCAL YEAR 2026-2027**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #85-01**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002. This area no longer has any remaining active project participation agreements.

This project area's normal tax increment expired in calendar year 2014 and its additional tax increment (haircut) expired in calendar year 2021.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 500	\$ 4,700	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
<b>PROJECT AREA TOTALS</b>	<b><u>\$ 500</u></b>	<b><u>\$ 4,700</u></b>	<b><u>\$ 4,200</u></b>	<b><u>\$ -</u></b>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**Project 85-01: Orem Business Park**

Date Created:	March 26, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1990-91
Calendar Year Ending December 31, 2021 Taxable Value:	\$159,256,255
Base Year Taxable Value:	\$1,472,221
Marginal Value:	\$157,784,034
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



**Non-educational "Additional Tax Increment" Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

**FISCAL YEAR 2026-2027**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #85-02**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ -	\$ 4,200	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
<b>PROJECT AREA TOTALS</b>	<b>\$ -</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ -</b>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**Project 85-02: Timpanogos Research and Technology Park**

Date Created:	May 14, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$93,383,743
Base Year Taxable Value:	\$7,333,972
Marginal Value:	\$86,049,771
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



**Non-educational “Additional Tax Increment” Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**REDEVELOPMENT AGENCY FUND  
EXPENDITURES**

**PROJECT AREA #85-03A**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ -	\$ 4,100	\$ 4,100	\$ -
Miscellaneous Expenses	-	-	-	-
Capital Projects	-	-	49,765	-
Contributions to Other Funds	-	-	-	-
<b>PROJECT AREA TOTALS</b>	<u>\$ -</u>	<u>\$ 4,100</u>	<u>\$ 53,865</u>	<u>\$ -</u>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**Project 85-03A: 1300 South, 200 East to 800 East (Various Properties)**

Date Created:	December 3, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$159,607,815
Base Year Taxable Value:	\$30,552,708
Marginal Value:	\$129,055,107
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



**Non-educational “Additional Tax Increment” Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #85-03B**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ -	\$ 4,200	\$ 5,875	\$ 15,000
Capital Projects	-	-	-	-
Contributions to Other Funds	-	50,000	50,000	50,000
<b>PROJECT AREA TOTALS</b>	<b><u>\$ -</u></b>	<b><u>\$ 54,200</u></b>	<b><u>\$ 55,875</u></b>	<b><u>\$ 65,000</u></b>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**Project 85-03B: 1300 South, 200 East to 1500 West (Various Properties)**

Date Created:	December 12, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$167,181,572
Base Year Taxable Value:	\$6,854,457
Marginal Value:	\$160,327,115
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



**Non-educational "Additional Tax Increment" Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #85-04**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 3,300	\$ 4,200	\$ 4,200	\$ -
Capital Projects	-	-	102,624	-
Contributions to Other Funds	-	-	-	-
<b>PROJECT AREA TOTALS</b>	<b><u>\$ 3,300</u></b>	<b><u>\$ 4,200</u></b>	<b><u>\$ 106,824</u></b>	<b><u>\$ -</u></b>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**Project 85-04: State Street, 400 South to 800 South (Various Properties)**

Date Created:	September 30, 1986
Base Year for Computing Tax Increment:	1986
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$70,947,173
Base Year Taxable Value:	\$18,801,179
Marginal Value:	\$52,145,994
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



**Non-educational "Additional Tax Increment" Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

**FISCAL YEAR 2026-2027**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #87-10**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2014 and its additional tax increment (haircut) expired in calendar year 2021.

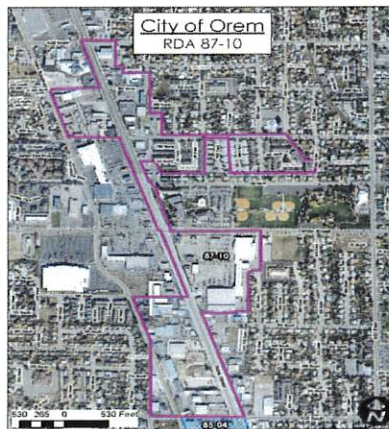
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 4,500	\$ 4,200	\$ 8,700	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
<b>PROJECT AREA TOTALS</b>	<b><u>\$ 4,500</u></b>	<b><u>\$ 4,200</u></b>	<b><u>\$ 8,700</u></b>	<b><u>\$ -</u></b>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**Project 87-10: State Street, 400 North to 400 South (Various Properties)**

Date Created:	February 2, 1988
Base Year for Computing Tax Increment:	1988
Initial Tax Increment Request:	Fiscal Year 1990-91
Calendar Year Ending December 31, 2021 Taxable Value:	\$132,699,613
Base Year Taxable Value:	\$32,815,215
Marginal Value:	\$99,884,398
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



**Non-educational “Additional Tax Increment” Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

**FISCAL YEAR 2026-2027**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #90-08**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expires in calendar year 2020 and its additional tax increment (haircut) expires in calendar year 2023.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 18,300	\$ 4,200	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	315,000	-	-	-
<b>PROJECT AREA TOTALS</b>	<b><u>\$ 908,208</u></b>	<b><u>\$ 319,200</u></b>	<b><u>\$ 4,200</u></b>	<b><u>\$ -</u></b>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**Project 90-08: 500 North to 1200 North between 100 West & State Street (Various Properties)**

Date Created:	May 1, 1990
Base Year for Computing Tax Increment:	1990
Initial Tax Increment Request:	Fiscal Year 1992-93
Calendar Year Ending December 31, 2022 Taxable Value:	\$59,195,225
Base Year Taxable Value:	\$11,172,447
Marginal Value:	\$48,147,248
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



**Non-educational “Additional Tax Increment” Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

**FISCAL YEAR 2026-2027**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**UNIVERSITY PLACE CDA**

Expenditures in the University Place Community Development Area (CDA) are intended to improve, revitalize, repurpose and/or expand development within the CDA. This includes residential, retail, hotel, and professional office development.

This project area's normal tax increment expires in calendar year 2037.

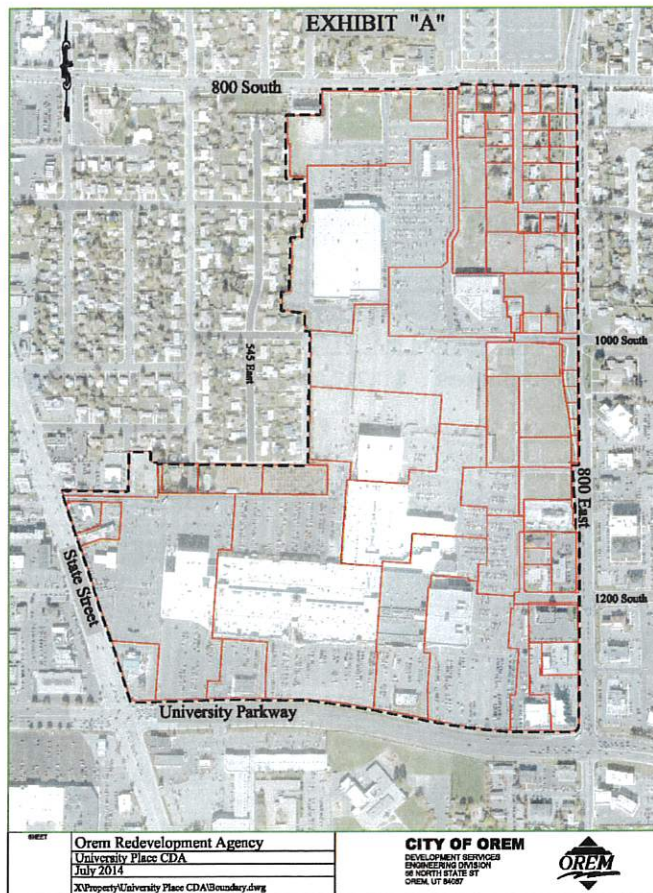
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
University Place CDA Incentive Agreement	\$ 1,217,065	\$ 1,822,564	\$ 1,661,698	\$ 1,800,000
Professional & Technical Services	-	4,200	4,200	-
Future Projects	-	-	92,317	100,000
Cont To - Fund 10 - Overhead	67,615	101,254	92,317	100,000
Contributions to Other Funds	67,615	101,254	92,317	100,000
<b>PROJECT AREA TOTALS</b>	<b><u>\$ 1,284,680</u></b>	<b><u>\$ 1,928,018</u></b>	<b><u>\$ 1,850,532</u></b>	<b><u>\$ 2,000,000</u></b>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**University Place CDA: Approximately 800 South to 1300 South (University Parkway) between  
800 East & State Street (Various Properties)**

Date Created:	September 23, 2014
Base Year for Computing Tax Increment:	2013
Initial Tax Increment Request:	Fiscal Year 2018-2019
Calendar Year Ending December 31, 2022 Taxable Value:	\$375,307,863
Base Year Taxable Value:	\$129,187,998
Marginal Value:	\$246,119,865
Calendar Year 2025 Increment Percentage (All Non-ASD):	75%
Calendar Year 2025 Increment Percentage (Alpine School District):	65%



**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2026:	\$2,050,000
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**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**REDEVELOPMENT AGENCY FUND  
ACTIVE PARTICIPATION AGREEMENTS**

<b>Agreement Number</b>	<b>Project Area</b>	<b>Name</b>	<b>Description</b>	<b>Terms</b>
RDA-A-2015-0001	UP CDA	University Mall Shopping Center L.C.	90% of Available Tax Increment Received (Subject to Benchmarks & Caps/Maximums)	20 Years Starts: Fiscal Year 2018-2019 Ends: Fiscal Year 2037-2038

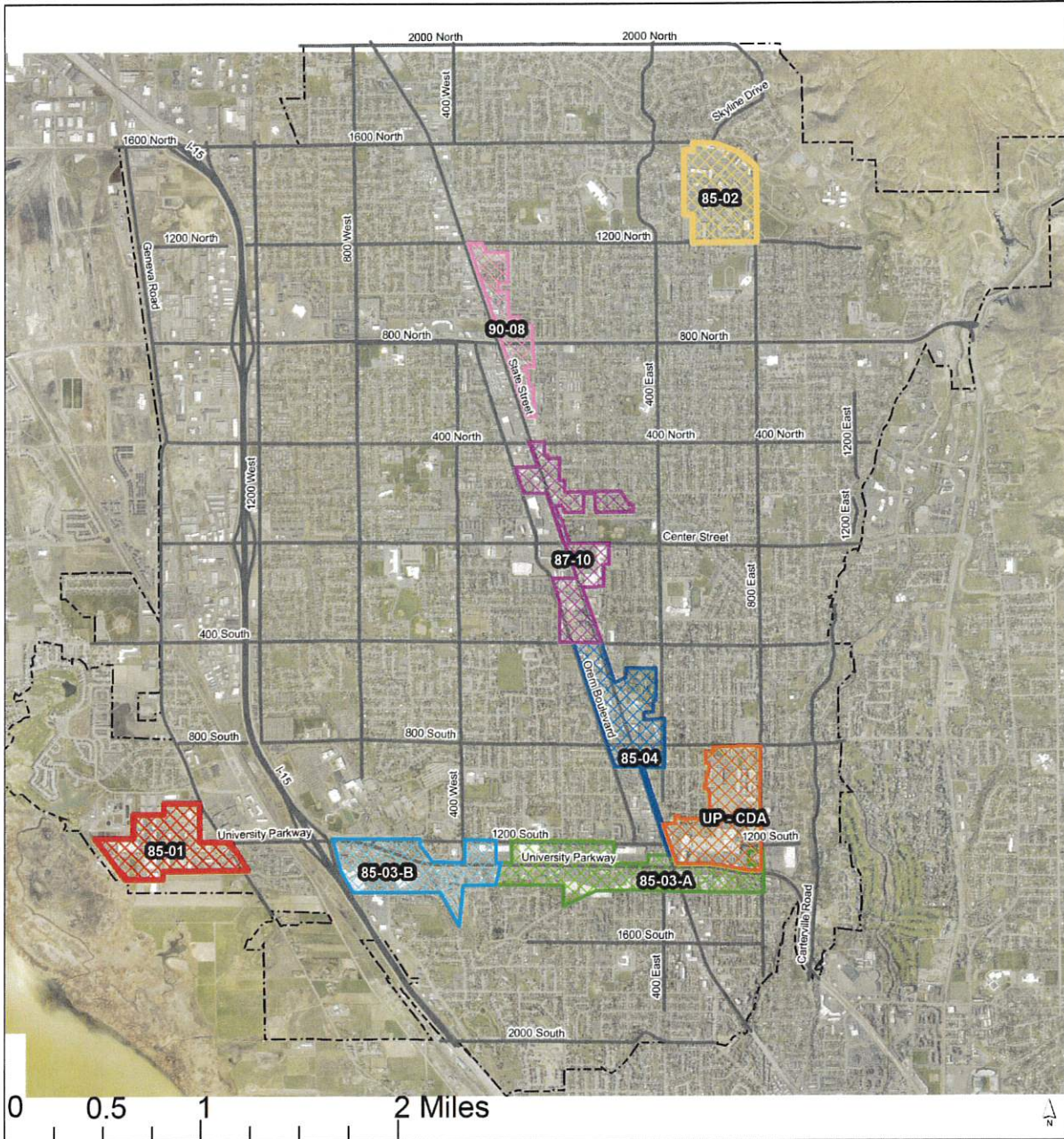
**RELATED OUTSTANDING DEBT**

NONE

REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
TENTATIVE BUDGET

FISCAL YEAR 2026-2027

CITY OF OREM  
RDA MAP





City of Orem  
56 North State Street  
Orem, Utah 84057  
[www.orem.gov](http://www.orem.gov)

