

REDEVELOPMENT AGENCY
of the
CITY OF OREM
December 9, 2025

CONDUCTING

Mayor David Young

BOARD OF DIRECTORS

David Young, David Spencer, Jeff Lambson, Chris Killpack, and LaNae Millett (ZOOM Tom Macdonald and Jenn Gale)

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager; Steve Earl, City Attorney; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Derek Spencer, Fire Division Chief; BJ Robinson, Police Chief; Bryce Merrill, Library and Recreation Director; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Teresa McKitrick, City Recorder

RDA CONSENT ITEMS

Approval of RDA Meeting Minutes for June 10, 2025

Mr. Macdonald moved to approve the RDA minutes for June 1, 2025, **seconded** by Ms. Gale. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, Chris Killpack and Jenn Gale. The motion **passed**.

RDA SCHEDULED ITEMS

RESOLUTION - Approving a Third Amendment to the Participation Agreement with University Shopping Center, L.C. *Presenter: Ryan Clark, Assistant City Manager*

Mr. Clark presented the Third Amendment to the RDA Participation Agreement, framing it as the binding legal mechanism to "memorialize" the neighborhood protections negotiated earlier in the evening. He explained that while the 2024 version of the agreement envisioned a different building orientation, this update officially codifies the new Home Depot layout and replaces the previous site exhibits. City Attorney Earl clarified that this contract provides the city's ultimate leverage; the 12-foot wall height, specific building setbacks, and the land conveyance are now mandatory milestones the developer must meet to qualify for tax increment financing. In a final refinement of the land transfer, Mr. Woodbury agreed to drop the "right of

first refusal" buy-back option to avoid legal complications for the homeowners. Instead, the land will be conveyed to the neighbors with a simple deed restriction ensuring it remains permanent green space. The Council concluded by authorizing the Mayor to sign the finalized agreement once the legal language is updated to reflect these specific concessions.

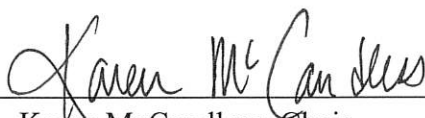
Mr. Killpack moved that the Redevelopment Agency of the City of Orem authorizes and approves the Third Amendment to the participation agreement and authorizes the chair of the governing board of the Redevelopment agency of the City of Orem to execute the third amendment to the participation agreement on behalf of the agency subject to that third amendment and the exhibit being modified to reflect that there will be a 12 foot wall constructed by university mall and approximately 7 feet of the existing landscaping being conveyed to the two adjoining neighbors, **seconded** by Ms. Millett. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, Chris Killpack and Jenn Gale. The motion **passed**.

ADJOURN

Ms. Millett moved to adjourn, **seconded** by Mr. Lambson. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, Chris Killpack and Jenn Gale. The motion **passed**.

(These minutes were created with the help of AI)

PASSED and APPROVED on this 12th day of May 2026.



Karen McCandless, Chair

ATTEST:



Teresa McKittrick, City Recorder



<u>BOARD MEMBER</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor Karen McCandless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Crystal Muhlestein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quinn Mecham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
