

2 The Lindon City Redevelopment Agency held a meeting on **Monday, May 4, 2026**
3 beginning at approximately 6:18 pm in the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Carolyn Lundberg, Chair

6 **PRESENT**

ABSENT

7 Carolyn Lundberg, Chairman
8 Van Broderick, Boardmember
9 Jake Hoyt, Boardmember
10 Steve Stewart, Boardmember
11 Cole Hooley, Boardmember
12 Lincoln Jacobs, Boardmember
13 Brian Haws, City Attorney
14 Chase Adams, Assistant Finance Director
15 Adam Cowie, Executive Secretary
16 Britni Laidler, Recorder

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18 COUNCILMEMBER STEWART MOVED TO RECESS THE MEETING OF
19 THE LINDON CITY COUNCIL AND CONVENE THE MEETING OF THE LINDON
20 CITY REDEVELOPMENT AGENCY AT 8:02 P.M. COUNCILMEMBER
21 BRODERICK SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
22 MOTION CARRIED.

23
24 **1. Call to Order/Roll Call**

25 Chairperson Lundberg	Aye
26 Boardmember Broderick	Aye
27 Boardmember Hooley	Aye
28 Boardmember Jacobs	Aye
29 Boardmember Hoyt	Aye

30
31 **2. Review of Minutes** – The minutes of the RDA meeting of March 16, 2026 were
32 reviewed.

33
34 BOARDMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE
35 LINDON CITY RDA MEETING OF MARCH 16, 2026 AS PRESENTED.
36 BOARDMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS
37 RECORDED AS FOLLOWS:
38 BOARDMEMBER HOOLEY AYE
39 BOARDMEMBER BRODERICK AYE
40 BOARDMEMBER JACOBS AYE
41 BOARDMEMBER HOYT AYE
42 THE MOTION CARRIED UNANIMOUSLY.

43 **CURRENT BUSINESS** –

44
45 **3. Public Hearing: FY2025-26 Budget amendment; Resolution #2026-2-RDA.**

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47 The Board of Directors will receive public comment and review and consider
48 Resolution #2026-2-RDA amending the FY2026 budget for the RDA regarding

transfer and use of remaining fund balances in various RDA's.

2
BOARDMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
4 HEARING. BOARDMEMBER HOYT SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

6
Assistant Finance Director, Chase Adams, presented the budget amendment,
8 emphasizing its primary goal to officially close out three expired RDA districts: the State
Street District, the Westside District, and District No. 3. These districts were originally
10 created between 1982 and 1989 and have since finished collecting tax increments
essential for their purposes, which included economic revitalization and infrastructure
12 enhancements within Lindon City.

14 The focus of the amendment was to efficiently allocate the residual fund balances
from these now-expired districts. The transfer specifics were elucidated as follows:

- 16 • From the State Street District, a transfer of \$21,936 was directed to the Recreation
Fund. This fund is dedicated to supporting recreational initiatives and facilities
18 that benefit Lindon residents.
- 20 • The Westside District's remaining sum of \$21,744 was redirected to the
Affordable Housing Fund, aligning with state mandates requiring that leftover
RDA funds be funneled towards housing initiatives.
- 22 • District No. 3 had a notably larger remaining balance, with approximately
\$97,200 being allocated to the Affordable Housing Fund. Mr. Adams noted that a
24 minor portion of this balance was earmarked to settle outstanding costs related to
landscaping services incurred during the district's active period.

26
Mr. Adams informed the council of the anticipated new legislative requirement,
28 effective the forthcoming Wednesday, that would alter how post-expiry fund distributions
were to be handled, potentially affecting future procedural adjustments in RDAs. He
30 further explained that ongoing RDAs like the 700 North RDA and Lindon Park CRA
would continue their financial contributions to the Affordable Housing Fund, with
32 specified portions of their tax increments set aside for this purpose.

34 Overall, the presentation underscored a strategic effort to finalize financial
obligations while ensuring that the surplus funds from the phased-out districts effectively
36 contribute to the city's broader objectives, particularly in recreation and housing sectors.

38 Director Florence noted that current state law requires remaining funds from expired
RDAs to flow to the Affordable Housing Fund, though he noted this statutory
40 requirement was changing effective the following Wednesday. He also noted that the
active 700 North RDA and Lindon Park CRA would continue, with 5 percent and 10
42 percent of their respective tax increments allocated to affordable housing, bringing the
Affordable Housing Fund balance to an anticipated \$189,693 by fiscal year end. No
44 public comment was received.

46 Chairman Lundberg called for any public comments. Hearing none he called for a
motion to close the public hearing.

48
BOARDMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC

HEARING. BOARDMEMBER HOYT SECONDED THE MOTION. ALL PRESENT
2 VOTED IN FAVOR. THE MOTION CARRIED.

4 Chairman Lundberg called for any further comments or discussion from the
board. Hearing no further comments, he called for a motion.

6
8 BOARDMEMBER HOYT MOVED TO APPROVE RESOLUTION #2026-2-
RDA AS PRESENTED BOARDMEMBER BRODERICK SECONDED. THE VOTE
WAS RECORDED AS FOLLOWS:

10 BOARDMEMBER HOOLEY AYE
BOARDMEMBER BRODERICK AYE
12 BOARDMEMBER JACOBS AYE
BOARDMEMBER HOYT AYE

14 THE MOTION CARRIED UNANIMOUSLY.

- 16 **4. Review & Action: Resolutions to dissolve expired RDA's (Westside; State Street
#1; Lindon City Redevelopment Project Area #3).** The Board of Directors will
18 review and consider Resolutions #2026-03-RDA, #2026-04-RDA, and #2026-05-
RDA to officially dissolve expired RDA projects within Lindon City.

20
22 Director Florence explained that the expiring districts, created between 1982 and
1989, have outlived their intended timelines. Specifically, the State Street District effectively
24 addressed blight issues and improved the commercial viability of the area, leading to
enhanced economic activity and betterment of public amenities. The Westside District
26 played a significant role in facilitating industrial growth, particularly benefitting Schaffer
Industries by fostering an environment conducive to business expansion and development,
which in turn contributed to economic stability in the area.

28
30 Additionally, Director Florence highlighted the successful use of economic
development tools like the Community Reinvestment Area (CRA) arrangement, exemplified
32 by the collaboration with Kia. This particular project was designed as a five-year initiative.
However, because of the unexpectedly high performance and rapid achievement of
34 economic targets, it was projected to be completed in approximately three and a half years,
significantly ahead of schedule. This efficient closure not only reflects the effectiveness of
36 strategic partnerships but also the robustness of Lindon's economic strategies in tapping into
commercial opportunities that yield quick and tangible benefits for the community.

38 Chairman Lundberg called for any further comments or discussion from the board.
Hearing no further comments, he called for a motion.

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42 BOARDMEMBER HOYT MOVED TO APPROVE RESOLUTIONS 2026-03-
RDA, 2026-04-RDA, AND 2026-05-RDA AS PRESENTED. BOARDMEMBER JACOBS
SECONDED. THE VOTE WAS RECORDED AS FOLLOWS:

44 BOARDMEMBER HOOLEY AYE
BOARDMEMBER BRODERICK AYE
46 BOARDMEMBER JACOBS AYE
BOARDMEMBER HOYT AYE

48 THE MOTION CARRIED UNANIMOUSLY.

2 **ADJOURN -**

4 BOARDMEMBER BRODERICK MOVED TO ADJOURN THE MEETING OF
6 THE LINDON CITY RDA AND RE-CONVENE THE MEETING OF THE LINDON
8 CITY COUNCIL AT 8:17 P.M. BOARDMEMBER JACOBS SECONDED THE
10 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

12 Approved – May 18 , 2026

14 _____
Adam Cowie, Executive Secretary

16 _____
18 Carolyn O. Lundberg,
Chairman