

PERRY CITY REDEVELOPMENT AGENCY MEETING  
PERRY CITY OFFICES  
May 14, 2026

6:42 PM

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OFFICIALS PRESENT: Mayor Kevin Jeppsen, Board Member Toby Wright, Board Member Blake Ostler, and Board Member Ashley Young and Board Member Dave Walker

OFFICIALS ABSENT: Board Member Nathan Tueller

CITY STAFF PRESENT: City Administrator Bob Barnhill, Finance Director/RDA Secretary Shanna Johnson, Chief Scott Hancey and Deputy Recorder Misty Moesser

OTHERS PRESENT: Brian Moser

**ITEM 1: Call to Order**

Mayor Jeppsen called the meeting to order.

**ITEM 2: Presentation**

**A. Fiscal Year 2026-2027 Budget for the Perry City Redevelopment Agency**

RDA Secretary Shanna Johnson presented the proposed Fiscal Year 2026-2027 budget for the Perry City Redevelopment Agency, which draws its revenues from tax increment generated within the Point Perry Community Development Area (CDA).

**Revenues** were summarized as follows: projected property tax increment of \$54,060; sales tax increment of \$167,975; and beginning fund balance of \$260,193 carried forward. Total revenues available to the RDA were presented at \$482,228.

**Expenditures** include CDA administration fees paid to LRB (the agency's consulting firm, which assists with the annual report and budget oversight) in the amount of \$4,392, and a state database usage fee of \$500. The remaining balance of \$217,143 is proposed to be contributed back to Perry City to cover the remainder of a bond payment shortfall, that was originally paid on behalf of a developer, reimbursing the City's general fund for those expenditures. After this fiscal year, Ms. Johnson explained, only property tax increment would remain eligible for reimbursement to the City, making this the final year in which the full increment can be applied toward the bond obligation.

Ms. Johnson further clarified that the county and city property tax increment contributions are set to conclude in 2030, after which no new increment will be collected under the existing agreements. The school district elected not to extend its participation when previously asked; the county and city agreed to extend through 2030. Following the term's conclusion, remaining fund balances—currently projected at \$260,193, plus future sales tax increment collections in the two remaining years—would be reserved for improvements within the development area.

The board engaged in a substantive discussion regarding the long-term direction of the RDA. Board Member Walker asked about available options going forward, including whether dissolution was possible. City Administrator Bob Barnhill explained that the RDA could be dissolved, kept active, or allowed to become dormant after the term expires. A dormant RDA

could potentially be reinvigorated in the future if a developer brought a proposal requiring incentives or infrastructure investment. The board asked for clarification on the flow of tax increment funds, noting his prior understanding that revenues came directly from businesses rather than through the taxing entities. Ms. Johnson clarified that the property tax increment represents the taxes collected from the businesses or owners based on the increase in assessed value over the pre-development baseline, with the county and city electing to direct that increment to the RDA rather than retaining it themselves.

The board further inquired whether the RDA agreement could be modified to exclude sales tax increment going forward, which would allow those revenues to flow directly to Perry City rather than into the RDA. Board Member Walker expressed interest in obtaining case studies or examples from LRB of other cities that have maintained RDAs in anticipation of future commercial development, noting that without a concrete plan, he would prefer to see the funds returned to the City. Ms. Johnson agreed to follow up with LRB on both points.

The board, with City Administrator Bob Barnhill discussed the potential use of RDA funds to fill wetlands on City-owned property in the area south of Tractor Supply, which Perry City still holds at approximately 35 to 40 acres. The discussion centered on whether such investment would increase the property's development readiness and attract buyers, with Barnhill framing it as an investment in City-owned land rather than a subsidy to a private party.

Board Member Walker raised the long-term question of access to the Point Perry area, noting that improved connectivity from residential neighborhoods via the Davis Street underpass or a future west corridor connection through UDOT could increase the commercial viability of the area. The Mayor concurred, noting that connections via 2950 South and Willard Bay Road could benefit existing and future retail, and that further pursuit of a west corridor project—involving Willard, Perry, and Brigham City—would require county-level coordination.

### **Item 3: Action Item**

#### **A. Motion Acknowledging Receipt of the Tentative Fiscal Year 2026-2027 Budget for Perry City Redevelopment Agency**

**MOTION:** Board Member Walker made a motion to acknowledge receipt of the Tentative Fiscal Year 2026-2027 Budget for the Perry City Redevelopment Agency. Board Member Young seconded the motion.

**ROLL CALL:** Board Member Young, Yes  
Board Member Ostler, Yes  
Board Member Wright, Yes  
Board Member Walker, Yes  
Board Member Tueller, Absent

**Motion Approved.** 4Yes, 0 No

### **ITEM 4: Adjournment**

#### **A. Motion to Adjourn**

**MOTION:** Board Member Wright made a motion to adjourn the meeting.

**Motion Approved.** All Board Members were in favor.

The meeting adjourned at 7:06 PM.

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Shanna Johnson, City Recorder

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Kevin Jeppsen, Mayor

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Misty Moesser, Deputy Recorder