



AMERICAN FORK REDEVELOPMENT AGENCY
JUNE 9, 2026
NOTICE AND AGENDA

Notice of Electronic Meeting

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

Notice is hereby given that the American Fork Redevelopment Agency will hold a public hearing in conjunction with a special session on June 09, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 6:50 p.m.:

PUBLIC HEARING

- Receiving public comment on the Redevelopment Agency FY 2027 (July 1, 2026, to June 30, 2027) budget.

SPECIAL SESSION

1. Roll call
2. Review and action on a resolution approving the American Fork Redevelopment Agency fiscal year ending June 30, 2027, Budget.
3. Review and action on approval of the May 12, 2026, meeting minutes.
4. Adjournment

Dated this 4th day of June 2026.

/s/ Terilyn Lurker
Secretary



Department: Finance

Director Approval: *Anna Montoya*

AGENDA ITEM

Review and action on a resolution adopting the American Fork Redevelopment Agency budget for fiscal year ending June 30, 2027.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

State law requires that budgets be approved by June 30, 2026. The Redevelopment Agency's proposed budget is attached to the resolution.

BUDGET IMPACT

See budget.

SUGGESTED MOTION

I move to approve the resolution adopting American Fork Redevelopment Agency budget for fiscal year ending June 30, 2027.

RESOLUTION NO. 2026-RA-__R

**A RESOLUTION ADOPTING THE AMERICAN FORK REDEVELOPMENT AGENCY
FY 2026-2027 BUDGET.**

WHEREAS, American Fork Redevelopment Agency is required by Utah State Law to adopt a balanced budget prior to June 30, 2026; and,

WHEREAS, American Fork Redevelopment Agency held a public hearing on June 9, 2026; and

WHEREAS, American Fork Redevelopment Agency has complied with all legal requirements,

NOW THEREFORE, be it resolved that the attached budget is adopted for fiscal year 2026/2027.

PASSED AND SIGNED THIS 9 DAY OF JUNE, 2026.

APPROVED:

Bradley J. Frost, Chairperson

ATTEST:

Terilyn Lurker, Secretary



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	\$ 4,353	\$ 500	\$ 500
Total Operating and Capital Revenues	5,443	4,353	500	500
TOTAL REVENUES	\$ 5,443	\$ 4,353	\$ 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	4,353	(112,145)	(112,827)
Beginning Fund Balance	107,384	112,827	112,827	117,180
Ending Fund Balance	\$ 112,827	\$ 117,180	\$ 682	\$ 4,353





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	20,055	1,000	15,000
Total Operating and Capital Revenues	84,322	105,362	1,000	15,000
TOTAL REVENUES	\$ 84,322	\$ 105,362	\$ 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	105,362	(370,291)	(473,168)
Beginning Fund Balance	288,349	372,671	372,671	478,033
Ending Fund Balance	\$ 372,671	\$ 478,033	\$ 2,380	\$ 4,865





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	218,182	30,000	100,000
Total Operating and Capital Revenues	571,104	592,692	380,000	100,000
TOTAL REVENUES	\$ 571,104	\$ 592,692	\$ 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	592,692	-	(4,711,000)
Beginning Fund Balance	3,595,559	4,166,663	4,166,663	4,759,355
Ending Fund Balance	\$ 4,166,663	\$ 4,759,355	\$ 4,166,663	\$ 48,355





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	152,265	10,000	80,000
Total Operating and Capital Revenues	1,254,579	1,156,788	1,010,000	1,080,000
TOTAL REVENUES	\$ 1,254,579	\$ 1,156,788	\$ 1,010,000	\$ 1,080,000
EXPENDITURES				
Operating				
Administrative Expenses	\$ 32,367	\$ 39,107	\$ 39,082	\$ 39,082
Administrative Charges	-	-	-	45,946
Total Operating Expenses	32,367	39,107	39,082	85,028
Capital				
Storm Drain Improvements	-	9,492	589,671	2,975,000
Widening of 1500 South	-	-	1,370,352	1,539,671
Widening of 1100 South	19,372	76,160	3,235,000	-
Total Capital Expenditures	19,372	85,652	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	\$ 325,664	\$ 5,434,105	\$ 4,799,699
Egg Farm EDA Fund Net Revenue	1,002,840	831,124	(4,424,105)	(3,719,699)
Beginning Fund Balance	3,489,595	4,492,435	4,492,435	5,323,559
Ending Fund Balance	\$ 4,492,435	\$ 5,323,559	\$ 68,330	\$ 1,603,860





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	1,026,042	500,000	800,000
Total Operating and Capital Revenues	3,166,118	3,062,155	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	\$ 3,423,255	\$ 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	1,332,384	(31,800,982)	(33,508,645)
Beginning Fund Balance	30,199,005	32,381,116	32,381,116	33,713,500
Ending Fund Balance	\$ 32,381,116	\$ 33,713,500	\$ 580,134	\$ 204,855



UNAPPROVED MINUTES

AMERICAN FORK REDEVELOPMENT AGENCY

MAY 12, 2026

MINUTES

Members Present:

Tim Holley	Board Member (participated electronically)
Ryan Hunter	Board Member
Ernie John	Board Member
Clark Taylor	Board Member

Members Absent:

Bradley J. Frost	Chairman
Staci Carroll	Board Member

Staff present:

David Bunker	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:

Members of the American Fork Police Department, Tanner Ballamis and family members, Delton Choates and family members, Kelepi Makai and family members, Issac Paxman, Scott Roudabush, Renee Rhoton

The American Fork Redevelopment Agency met in a special session on May 12, 2026, in the American Fork City Hall, 31 North Church Street, commencing at 6:45 p.m.

SPECIAL SESSION

1. Roll call

Vice Chairperson Taylor welcomed everyone to the meeting. He excused Chairman Frost and Board Member Carroll. He noted Board Member Holley was participating electronically.

1. Appointment of the Vice-Chairperson for 2026.

Board Member Hunter moved to approve Board Member Taylor as Vice-Chairperson for 2026. Board Member John seconded the motion. Voting was as follows:

UNAPPROVED MINUTES

Result:	Approved
Mover:	Board Member Hunter
Secunder:	Board Member John
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

2. Appointment of the Purchasing Agent for 2026.

Board Member Hunter moved to appoint Anna Montoya as Purchasing Agent for 2026.

Board Member John seconded the motion. Voting was as follows:

Result:	Approved
Mover:	Board Member Hunter
Secunder:	Board Member John
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

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

Anna Montoya explained there were four open project areas, two of which are active. The budgets are for road improvements in the Egg Farm EDA and the Patriot Station CRA. She recommended approval.

Board Member Hunter moved to accept the American Fork Redevelopment Agency fiscal year ending June 30, 2027, tentative budget. Board Member John seconded the motion.

Voting was as follows:

Result:	Approved
Mover:	Board Member Hunter
Secunder:	Board Member John
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

4. Review and action on the approval of the June 17, 2025 meeting minutes.

Board Member John moved to approve the June 17, 2025, meeting minutes. Board Member Taylor seconded the motion. Voting was as follows:

UNAPPROVED MINUTES

Result:	Approved
Mover:	Board Member John
Seconder:	Board Member Taylor
Yes:	Tim Holley, Ryan Hunter, Ernie John, Clark Taylor
No:	
Absent:	Staci Carroll

5. Unfinished business

There was no unfinished business.

6. New business

There was no new business.

7. Adjournment

Board Member Hunter moved to adjourn the meeting. Board Member John seconded the motion. All were in favor.

The meeting was adjourned at 6:50 p.m.