



**REDEVELOPMENT AGENCY (RDA)
NOTICE & AGENDA
JUNE 16, 2026
6:00 PM**

Notice is given that the City of North Salt Lake Redevelopment Agency (RDA) will hold a meeting on the above noted date in the Council Chambers at City Hall located at 10 East Center Street, North Salt Lake, Utah. Some members may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits.

1. Introduction by Chair Brian Horrocks
2. Public Hearing and Consideration of Resolution RDA 2026-01R: A Resolution Adopting Amendments to the Fiscal Year 2025-2026 Redevelopment Agency Budgets
3. Public Hearing and Consideration of Resolution RDA 2026-02R: A Resolution Adopting the Fiscal Year 2026-2027 Redevelopment Agency Budgets
4. Discussion on Use of Excess Funds in the North Salt Lake Redevelopment Areas
5. Approval of Redevelopment Agency Meeting Minutes of January 20, 2026
6. Adjourn

Redevelopment Agency meetings are open to the public. If you need special accommodation to participate in the meeting, call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live on the City's YouTube channel:
<https://www.youtube.com/@nslutah4909/streams>.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the forgoing agenda for the Redevelopment Agency meeting(s) were posted on the Utah Public Notice Website: <https://www.utah.gov/pmnl/>, City's Website: <https://www.nslcity.gov>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: June 11, 2026

Wendy Page, City Recorder





MEMORANDUM

TO: Redevelopment Agency Board

FROM: Heidi Voordeckers, Finance Director

DATE: June 16, 2026

SUBJECT: Consideration of Resolution RDA 2026-01R: A resolution adopting Amendments to the Fiscal Year 2025-2026 Redevelopment Agency Budgets.

RECOMMENDATION

Staff recommend the City Council approve Resolution RDA 2026-01R amending the Fiscal Year 2025-2026 Redevelopment Agency Budget.

BACKGROUND

Pursuant UCA 17C-1-602, the Redevelopment Agency annual budget may be modified or increased by Board resolution following a public hearing.

SUMMARY

The Redevelopment Agency of North Salt Lake receives an annual distribution of tax increment each Spring based on prior year taxable values. The County typically prepares and distributes estimated collections statements in July, with distributions occurring the following April. These values can change for a number of reasons, such as a change in property characteristics or Board of Equalization Activity (valuation appeals). This results in the need to adjust the final project area budgets before the close of the fiscal year, as described below:

- Eaglewood Village: Decrease collections, developer reimbursement, and general fund transfer for a net impact of \$190.
- Redwood Rd: Increase collections by \$205,340, decrease developer reimbursement by \$83,470, and increase general fund and housing transfers by \$31,060.

- Highway 89: Increase collections by \$38,570 and developer reimbursement and transfers by \$1,770, with an additional transfer of \$200,000 for debt service coverage for the Hatch Park Project. The net impact is a decrease in fund balance of \$163,200.

PROPOSED MOTION

I move the City Council approve Resolution RDA 2026-01R: A resolution amending the Fiscal Year 2025-2026 Redevelopment Agency Budgets.

Attachments: Resolution RDA 2026-01R
Resolution RDA 2026-01R Exhibit A

**REDEVELOPMENT AGENCY OF
THE CITY OF NORTH SALT LAKE**

RESOLUTION RDA 2026-01R

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF
NORTH SALT LAKE APPROVING AND ADOPTING AMENDMENTS TO THE
FISCAL YEAR 2025~2026 RDA BUDGET**

WHEREAS, the Redevelopment Agency of the City of North Salt Lake has considered the adoption of an amendment to increase the 2025~2026 budget for the RDA Fund and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budgets; and

WHEREAS, a public hearing was properly noticed and held on Tuesday, June 16, 2026 for public comment concerning the adoption of said budget; and

WHEREAS, such action is authorized by statute.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of North Salt Lake, Utah that the amendments as set forth in Exhibit "A" which is attached hereto and incorporated herein by this reference, are hereby authorized.

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the Redevelopment Agency of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake, and shall take immediate effect.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of North Salt Lake on this 16th day of June 2026.

CITY OF NORTH SALT LAKE
REDEVELOPMENT AGENCY
By:

BRIAN J. HORROCKS
Chair

ATTEST:

WENDY PAGE
Secretary

Board Vote as Recorded:

Board Member Clayton	_____
Board Member Jackson	_____
Board Member Knowlton	_____
Board Member Smoot	_____
Board Member Van Langeveld	_____

EXHIBIT A
RDA BUDGET AMENDMENT HEARING - JUNE 16, 2026

FUND ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	REASON
FUND 20 - EAGLEWOOD PROJECT AREA					
20-5071-31105	RDA INCREMENT-EAGLEWOOD	(858,000)	89,080	(768,920)	PER 4.3.26 DISTRIBUTION
20-5074-47010	DEVELOPER REIMBURSEMENT	815,200	(84,720)	730,480	PER 4.3.26 DISTRIBUTION
20-5078-49110	TRANSFER TO GEN FUND	43,000	(4,550)	38,450	PER 4.3.26 DISTRIBUTION
				190	NET INCREASE/(DECREASE) IN FUND BALANCE
FUND 21 - REDWOOD ROAD PROJECT AREA					
21-5071-31107	RDA INCREMENT - REDWOOD	(1,525,000)	(205,340)	(1,730,340)	PER 4.3.26 DISTRIBUTION
21-5074-47010	DEVELOPER REIMBURSEMENT	225,000	(83,470)	141,530	PER 4.3.26 DISTRIBUTION
21-5078-49110	TRANSFER TO GEN FUND	76,200	10,320	86,520	PER 4.3.26 DISTRIBUTION
21-5078-49127	TRANSFER TO HOUSING FUND	152,300	20,740	173,040	PER 4.3.26 DISTRIBUTION
				257,750	NET INCREASE/(DECREASE) IN FUND BALANCE
FUND 22 - HWY 89 PROJECT AREA					
22-5071-31108	RDA INCREMENT-HWY 89	(590,000)	(38,570)	(628,570)	PER 4.3.26 DISTRIBUTION
22-5074-47010	DEVELOPER REIMBURSEMENT	162,000	(4,020)	157,980	PER 4.3.26 DISTRIBUTION
22-5078-49110	TRANSFER TO GEN FUND	29,500	1,930	31,430	PER 4.3.26 DISTRIBUTION
22-5078-49132	TRANSFER TO DEBT SERVICE	-	200,000	200,000	HATCH PARK DEBT SERVICE COVERAGE.
22-5078-49127	TRANSFER TO HOUSING FUND	59,000	3,860	62,860	PER 4.3.26 DISTRIBUTION
				(163,200)	NET INCREASE/(DECREASE) IN FUND BALANCE
TOTAL ALL FUNDS				94,740	NET INCREASE/(DECREASE) IN FUND BALANCE



MEMORANDUM

TO: Redevelopment Agency Board

FROM: Heidi Voordeckers, Finance Director

DATE: June 16, 2026

SUBJECT: Consideration of Resolution RDA 2026-02R: A resolution adopting the Fiscal Year 2026-2027 Redevelopment Agency Fund Budgets.

RECOMMENDATION

Staff recommend the City Council approve Resolution RDA 2026-02R adopting the Fiscal Year 2026-2027 Redevelopment Agency Budget.

BACKGROUND

Pursuant UCA 17C-1-601.5, each agency shall prepare, hold a public hearing, and adopt an annual budget before June 30 of each year.

SUMMARY

The City currently has three active project areas collecting tax increment which is used to meet existing obligations to developers, the housing fund, and the general fund. Budgeted revenues are unique to each project area, with growth projections based on historical collections.

Expenditures include transfers to housing of \$249,900, transfers for administrative costs to the general fund of \$164,010, contributions of \$600,000 to the Debt Service on the Hatch Park Project, and \$886,950 in developer agreements, and \$19,000 for the annual Placer AI subscription.

The Agency will receive estimated increment revenue calculations from the County next month and may make additional budget adjustments as necessary.

PROPOSED MOTION

I move the City Council approve Resolution RDA 2026-02R: A resolution adopting the Fiscal Year 2026-2027 Redevelopment Agency Budgets.

Attachments: Resolution RDA 2026-02R
Resolution RDA 2026-02R Exhibit A

REDEVELOPMENT AGENCY OF THE CITY OF NORTH SALT LAKE

RESOLUTION RDA 2026-02R

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF NORTH SALT LAKE ADOPTING THE FISCAL YEAR 2026-2027 RDA BUDGETS

WHEREAS, the Redevelopment Agency of the City of North Salt Lake has considered the adoption of its 2026-2027 Redevelopment Funds Budgets and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budgets; and

WHEREAS, the Fiscal Year 2026-2027 Redevelopment Agency Budget was made available for public inspection at the City Offices and on the City website; and

WHEREAS, a public hearing was properly noticed and held on Tuesday June 16, 2026 for public comment concerning the adoption of said budget; and

WHEREAS, such action is authorized by statute.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of North Salt Lake, Utah that the following budgets totaling \$2,298,660 are hereby adopted for the 2026-2027 fiscal year:

FUND	BUDGETED REVENUE	BUDGETED EXPENSE	(USE OF)/ CONTRIBUTION TO FUND BALANCE
20 - EAGLEWOOD VILLAGE PROJECT AREA	\$781,200	\$781,000	\$200
21 - REDWOOD ROAD PROJECT AREA	1,997,425	1,200,900	796,525
22 - HWY 89 PROJECT AREA	656,715	297,760	358,955
25 - REDEVELOPMENT AGENCY	20,000	19,000	1,000
TOTAL ALL FUNDS	\$3,455,340	\$2,298,660	\$1,156,680

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the Redevelopment Agency of the City of North Salt Lake, shall be recorded in the official records and shall take effect on July 1, 2026.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of North Salt Lake on this 16th day of June 2026.

CITY OF NORTH SALT LAKE
REDEVELOPMENT AGENCY
By:

BRIAN J. HORROCKS
Chair

ATTEST:

WENDY PAGE
Secretary

Board Vote as Recorded:

Board Member Clayton	_____
Board Member Jackson	_____
Board Member Knowlton	_____
Board Member Smoot	_____
Board Member Van Langeveld	_____

REDEVELOPMENT AGENCY - 25
REVENUE AND EXPENDITURES
ACTUAL, BUDGET, PROJECTED AND RECOMMENDED

	Actual FY 2025	Budget FY 2026	Projected FY 2026	Final Budget FY 2027
Revenues				
Taxes	\$ 2,839,100	\$ 2,973,000	\$ 3,127,970	\$ 3,280,140
Intergovernmental revenues	-	-	-	-
Interest	256,500	176,200	171,200	175,200
Total Revenues	3,095,600	3,149,200	3,299,170	3,455,340
Expenditures				
Community	\$ 1,304,800	\$ 1,223,700	\$ 1,043,340	\$ 908,450
Principal	305,000	315,000	315,000	325,000
Interest	69,900	60,800	60,750	51,300
Parks, recreation and public property	1,711,200	2,038,800	527,150	-
Total Expenditures	3,390,900	3,638,300	1,946,240	1,284,750
Excess (Deficiency) of Revenues Over (Under) Expenditures	(295,300)	(489,100)	1,352,930	2,170,590
Other Financing Sources (Uses)				
Proceeds from borrowing	-	-	-	-
Transfer In	-	-	-	-
Transfer out	(1,089,800)	(760,000)	(992,390)	(1,013,910)
Total Other Financing Sources (Uses)	(1,089,800)	(760,000)	(992,390)	(1,013,910)
Net Change in Fund Balance	\$(1,385,100)	\$(1,249,100)	\$ 360,540	\$ 1,156,680
Fund Balance, Beginning	6,416,272	5,031,172	5,031,172	5,391,712
Fund Balance, Ending	\$ 5,031,172	\$ 3,782,072	\$ 5,391,712	\$ 6,548,392



MEMORANDUM

TO: North Salt Lake Redevelopment Agency

FROM: Ken Leetham, City Manager

DATE: June 16, 2026

SUBJECT: Discussion of excess funds in the North Salt Lake Redevelopment Project Areas

The City has three remaining active Community Development Areas (CDAs): Eaglewood Village, Redwood Road and US89. Each of these areas is unique and was created for different reasons and at different time. The purpose of this item is to provide an overview of the status of each of the project areas and to specifically discuss the possible uses of excess funds within the Redwood Road CDA. We can also discuss projects within the other CDAs since the agenda does not limit us to the Redwood Road CDA only.

1 CITY OF NORTH SALT LAKE
2 REDEVELOPMENT AGENCY MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 JANUARY 20, 2026

5
6 DRAFT
7

8 Chair Brian Horrocks called the meeting to order at 9:40 p.m.
9

10 PRESENT: Chair Brian Horrocks
11 Board Member Tammy Clayton
12 Board Member Suzette Jackson
13 Board Member Ted Knowlton
14 Board Member Heidi Smoot
15 Board Member Alisa Van Langeveld
16

17 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi
18 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community
19 Development Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Todd Godfrey,
20 City Attorney; Wendy Page, City Recorder.
21

22 OTHERS PRESENT: Dee Lalliss, Ryan Holbrook, residents.
23

24 1. INTRODUCTION BY CHAIR BRIAN HORROCKS
25

26 Chair Horrocks provided Ken Leetham with the opportunity to explain the next agenda item.
27

28 Ken Leetham spoke on the necessity to elect a chair and vice chair for the Redevelopment
29 Agency for 2026 and approval of the June 17, 2025 minutes. He noted that the chair and vice
30 chair were typically the Mayor and Pro Tem Mayor. He continued that the RDA did not meet
31 often but would be meeting this year to review the Redwood Road CDA and associated funds.
32

33 2. ELECTION OF CHAIR AND VICE CHAIR FOR THE REDEVELOPMENT AGENCY
34 FOR CALENDAR YEAR 2026
35

36 The Board Members were in favor of continuing the tradition of Mayor as Chair and Pro Tem as
37 Vice Chair for the RDA.
38

39 **Board Member Van Langeveld moved that the Board elect Brian Horrocks as Chair and**
40 **Ted Knowlton as Vice Chair of the City's Redevelopment Agency for the year 2026. Board**

Member Clayton seconded the motion. The motion was approved by Board Members Clayton, Horrocks, Jackson, Knowlton, Smoot, and Van Langeveld.

3. APPROVAL OF REDEVELOPMENT AGENCY MEETING MINUTES

The Redevelopment Agency meeting minutes of June 17, 2025 were reviewed and approved.

Chair Horrocks wondered if consistency in the minutes was necessary as the minutes referred to him as both Chair and Board Member Horrocks.

Todd Godfrey replied it would be good if there was consistency and the minutes should be amended from "Board Member Horrocks" to "Chair Horrocks."

Board Member Van Langeveld moved that the Board approve meeting minutes from the RDA meeting on June 17, 2025 as amended. Board Member Jackson seconded the motion. The motion was approved by Board Members Clayton, Horrocks, Jackson, Knowlton, Smoot, and Van Langeveld.

4. ADJOURN

Chair Horrocks adjourned the meeting at 9:44 p.m.

The foregoing was approved by the Board of the City of North Salt Lake Redevelopment Agency on June 16, 2026 by unanimous vote of all members present.

Chair

Recorder