



**NOTICE OF MEETING
OF THE PLEASANT GROVE CITY
REDEVELOPMENT AGENCY (RDA)**

Notice is hereby given that the Pleasant Grove City Redevelopment Agency (RDA) will hold a public meeting on MONDAY, June 22, 2026 in the Community Room 108 S 100 E, Pleasant Grove, Utah, immediately following the City Council meeting. This is a public meeting and anyone interested is invited to attend.

AGENDA

1. Convene as the Pleasant Grove City Redevelopment Agency.
2. Consider for adoption Resolution (2026-02RDA) approving and adopting the Pleasant Grove City Redevelopment Agency (RDA) Fiscal Year 2026/2027 Final Budget. *Presenter: Director Roy*
3. To consider approval of the May 5, 2026 & June 2, 2026 meeting minutes.
4. Adjourn.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within the Pleasant Grove City limits (City Hall, Library, and Community Room). Agenda also posted on State (<http://pmn.utah.gov>) and City websites (www.pgcityutah.gov)

Posted by: /s/ Wendy Thorpe, City Recorder

Date: June 19, 2026

Time: 1:00 p.m.

*NOTE: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting. Members may participate electronically.

RESOLUTION NO. 2026-02RDA

A RESOLUTION OF THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (RDA) ADOPTING A FINAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027 AND PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, as required by law, a tentative budget was submitted to the Pleasant Grove Redevelopment Agency (RDA) by the first meeting in May 2026 and

WHEREAS, it is the intent and desire of Pleasant Grove Redevelopment Agency (RDA) to comply with all applicable State and local laws regarding budgetary procedures; and

WHEREAS, the tentative budget was prepared in accordance with the *Uniform Fiscal Procedures Act*; and;

WHEREAS, on May 5, 2026 the Pleasant Grove City Redevelopment Agency (RDA) held a public meeting to review, consider, and revise the tentative budget according to the needs and benefit of the Agency; and

WHEREAS, according to the *Uniform Fiscal Procedures Act* a public hearing must be held to receive public comment on the Agency's budget, which was held on June 2, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Pleasant Grove City Redevelopment Agency (RDA) does adopt the Final 2026-2027 Fiscal Year budget, attached hereto as Exhibit "A".

PASSED AND ADOPTED BY THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY, this 22nd day of June 2026.

Eric Jensen, Chair

ATTEST:

(SEAL)

Wendy Thorpe, Secretary

Motion: Board Member _____

Second: Board Member _____

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
Chair Eric Jensen	_____	_____	_____
Dianna Andersen	_____	_____	_____
Steve Rogers	_____	_____	_____
Dustin Phillips	_____	_____	_____
Cyd LeMone	_____	_____	_____
Todd Williams	_____	_____	_____

Pleasant Grove Redevelopment Agency

Special Revenue Fund

	Actual- 2025	Beginning FY 2026 Budget	Amended FY 2026 Budget	Estimated Actual Expenditures	Adopted FY 2027 Budget
Revenues					
Gateway Project					
Property Tax Revenue	-	-	-	-	-
Tax Increment Revenue	1,398,041	600,000	600,000	1,400,000	1,400,000
Grove Tower					
Tax Increment Revenue CDA1	207,725	210,000	210,000	210,000	210,000
Tax Increment Revenue CDA2	140,666	150,000	150,000	150,000	150,000
1300 West CDA					
Tax Increment Revenue	457,090	515,000	515,000	515,000	515,000
Miscellaneous Revenue	-	-	-	-	-
Total Revenues	2,203,522	1,475,000	1,475,000	2,275,000	2,275,000
Expenditures					
Gateway Project					
Operating Expenditures		600,000	600,000	600,000	1,400,000
Professional Services		-	-	-	-
Grove Tower					
Operating Expenditures	304,842	360,000	360,000	310,000	360,000
1300 West CDA					
Operating Expenditures	434,235	515,000	515,000	440,000	515,000
Other Operating Expenitures	4,750	-	-	5,000	-
Total Expenditures	743,827	1,475,000	1,475,000	1,350,000	2,275,000
Transfers in/(Out)					
Transfer to General Fund	-	-	-	-	-
Total Transfers	-	-	-	-	-
Contribution to/(Use of) FB	1,459,695	-	-	925,000	-
Beginning Fund Balance	4,761,339	6,221,033	6,221,033	6,221,033	7,146,033
Ending Fund Balance	6,221,033	6,221,033	6,221,033	7,146,033	7,146,033

**Pleasant Grove City
Redevelopment Agency
Meeting Minutes
May 05, 2026**

Chair: Eric Jensen

Board Members: Steve Rogers
Cyd LeMone
Todd Williams
Dustin Phillips

Staff Present: Scott Darrington, City Administrator
Daniel Cárdenas, Community Development Director
Deon Giles, Parks Director
Wendy Thorpe, City Recorder
Keldon Brown, Police Chief
Denise Roy, Finance Director
Drew Engemann, Fire Chief
Megan Zollinger, Recreation Director
David Paekard, Human Resource Director
Sheri Britsch, Library & Arts Director
Soad Sing, Administrative Intern

Excused: Dianna Andersen, Board Member
Sierra Pierson, Assistant to the City Administrator
Tina Petersen, City Attorney
Neal Winterton, Public Works Director

The Redevelopment Agency and staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

1. CONVENE AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (RDA).

Chair Jensen called the meeting to order at 8:23 p.m.

**2. CONSIDER FOR ADOPTION A RESOLUTION (2026-01RDA) ADOPTING THE REDEVELOPMENT AGENCY (RDA) TENTATIVE BUDGET FOR FY2026-2027.
*Presenter: Director Roy***

Director Roy reported that the City has three tax-increment areas: the Gateway project, Grove Tower, and 1300 West. Property tax revenues are remitted to the City and then remitted back to

those entities based on the tax-increment agreement. Adopting the budget would give Director Roy authority to remit the monies back to each entity.

ACTION: Board Member Rogers moved to ADOPT Resolution 2026-01RDA – Adopting the Local Building Authority Tentative Budget for FY2026-2027. Board Member LeMone seconded the motion. Board Member Vote: Steve Rogers–Yes, Dustin Phillips–Yes, Cyd LeMone–Yes, Todd Williams–Yes. The motion passed unanimously.

3 REVIEW AND APPROVE THE JUNE 24, 2025 MEETING MINUTES

ACTION: Board Member Rogers moved to APPROVE the June 24, 2025, RDA Meeting Minutes. Board Member LeMone seconded the motion. Board Member Vote: Steve Rogers–Yes, Cyd LeMone–Yes, Todd Williams–Yes. Board Member Phillips abstained. The motion passed.

4. ADJOURN AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (RDA)

ACTION: At 8:27 p.m. Board Member Phillips moved to ADJOURN the RDA Meeting and CONVENE as the Local Building Authority of Pleasant Grove City. Board Member LeMone seconded the motion. The motion passed unanimously.

The minutes for the May 5, 2026 Pleasant Grove Redevelopment Agency (RDA) were approved by the Board on June 22, 2026.

Wendy Thorpe, CMC
Secretary
(Exhibits are in the Recorder's Office)

**Pleasant Grove City
Redevelopment Agency
Meeting Minutes
June 2, 2026**

Chair: Eric Jensen

Board Members: Steve Rogers
Dianna Andersen
Cyd LeMone
Todd Williams
Dustin Phillips

Staff Present: Scott Darrington, City Administrator
Daniel Cárdenas, Community Development Director
Deon Giles, Parks Director
Wendy Thorpe, City Recorder
Keldon Brown, Police Chief
Denise Roy, Finance Director
Drew Engemann, Fire Chief
Megan Zollinger, Recreation Director
David Packard, Human Resource Director
Sheri Britsch, Library & Arts Director
Soad Sing, Administrative Intern
Sierra Pierson, Assistant to the City Administrator
Tina Petersen, City Attorney
Neal Winterton, Public Works Director

The Redevelopment Agency and staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

1. CONVENE AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (RDA)

Chair Jensen called the meeting to order at 9:07 p.m.

2. PUBLIC HEARING TO CONSIDER FOR ADOPTION A RESOLUTION (2026-02RDA) ADOPTING THE REDEVELOPMENT AGENCY (RDA) BUDGET FOR FY2026-2027. Presenter: Director Roy

Director Roy explained that there is no vote being taken, but there will be a public hearing on the Fiscal Year 2026-2027 budget during the Redevelopment Agency (RDA) portion of the meeting. Chair Jensen opened the public hearing.

John Johannesmeyer asked for additional information about the RDA. Administrator Darrington explained that the purpose of an RDA is for cities to be able to work with businesses so they can come to the community. As an example, when doTERRA came to Pleasant Grove, there was an agreement entered into. As their tax was generated, a portion of the tax would be rebated back to them. The idea is to encourage a business to come to the community and to generate jobs in the community. In the past, there used to be sales tax brought to the community as well, but the State Legislature has since stated that RDAs cannot be used for sales tax retail stores. He shared information about the agreements that are in place and further outlined the purpose of an RDA.

Administrator Darrington next shared information about the Local Building Authority ("LBA"), which creates opportunities for a community to be able to build and own a facility. For instance, the LBA owns The Ruth Theater. The LBA Board is the City Council. The agreement with The Ruth Theater is that rent will be paid each year and that the rent is then used for the bond payment. If a resident is interested in learning more about an RDA or LBA, it is possible to have a discussion.

Mr. Johannesmeyer thanked Administrator Darrington for the clarification. He believed a lot of other people in the community would be interested in the information that had been provided. He asked about what will happen with the Ruth Theater in the future. Administrator Darrington explained that the Ruth Theater will own the building once the bond has been paid off. It was suggested that there be a sit-down discussion with Mr. Johannesmeyer outside of the meeting.

There were no further comments. The public hearing was closed.

4. ADJOURN AS THE PLEASANT GROVE CITY REDEVELOPMENT AGENCY (RDA)

ACTION: At 9:14 p.m., Board Member Williams moved to ADJOURN the Pleasant Grove Redevelopment Agency (RDA) Meeting and CONVENE as the Pleasant Grove Local Building Authority (LBA). Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting "Yes."

The Pleasant Grove Redevelopment Agency (RDA) Minutes of June 2, 2026, were approved by the City Council on June 22, 2026.

Wendy Thorpe, CMC
Secretary
(Exhibits are in the Recorder's Office)