

REDEVELOPMENT AGENCY
of the
CITY OF OREM
May 12, 2026

CONDUCTING
BOARD OF DIRECTORS

Mayor Karen McCandless
Karen McCandless, Crystal Muhlestein, Jeff Lambson,
Jenn Gale, LaNae Millett, Chris Killpack, Quinn Mecham
Brenn Bybee, City Manager; Ryan Clark, Assistant City
Manager; Keri Rugg, Deputy City Manager; Steve Earl,
City Attorney; Chris Tschirki, Public Works Director;
Bryce Merrell, Library and Recreation Director; Brandon
Nelson, Finance Director; Marc Sanderson, Fire Chief; BJ
Robinson, Police Chief; Gary McGinn, Community
Development Director; Peter Wolfley, Communications
Manager, PIO; Teresa McKitrick, City Recorder

APPOINTED STAFF

RDA CONSENT ITEMS

Meeting Minutes Approval - December 9, 2025

Mr. Lambson moved to approve meeting minutes from December 9, 2025, **seconded** by Mr. Killpack. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

RDA SCHEDULED ITEMS

RESOLUTION - Redevelopment Agency of the City of Orem (RDA) Fiscal Year 2026-2027 Tentative Budget - *Presenter: Brandon C. Nelson, CPA, Chief Financial Officer*

Mr. Nelson presented the Redevelopment Agency (RDA) fiscal year 2026–2027 tentative budget, outlining a highly consolidated financial footprint. Nelson explained that while the city still manages a few financial remnants from legacy, phased-out RDA districts, there is virtually no new revenue flowing into those old accounts. Consequently, the city's active redevelopment portfolio is almost entirely occupied by the University Place Community Development Area (CDA).

Under the terms of the binding municipal CDA agreement, Orem rebates exactly 90% of the incremental property tax revenue generated by the University Place developments directly back to the project area. Nelson reviewed the recent payout metrics, noting that the city issued a rebate of nearly \$1.7 million during the previous fiscal cycle and projects that figure to climb to \$1.8 million for the 2026–2027 fiscal year. The remaining 10% of the collected property

tax increment is divided equally into two internal components: 1) Future Projects (5%): Sequestered within the redevelopment ledger to fund upcoming public infrastructure improvements within the district. 2) Administrative Fees (5%): Transferred directly into the General Fund as an overhead fee to compensate the city council, management, and staff for legal and financial administration.

The small remainder of the budget, itemized under the project area totals line, accounts for the residual winding-down costs of the old, defunct RDA sectors. Following the brief overview, Mayor McCandless noted that the item was a legislative briefing rather than a formal public hearing and called for a motion.

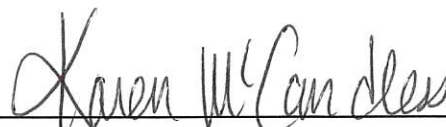
Mr. Killpack moved to accept, by resolution, The Redevelopment Agency Fiscal Year 2026-2027 Tentative Budget and to set a public hearing to adopt the final budget on June 9, 2026, at 6:1- PM, **seconded** by Ms. Gale. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

ADJOURN TO A MEETING OF THE OREM SPECIAL SERVICE LIGHTING DISTRICT (SSLD)

Ms. Muhlestein moved to adjourn to a meeting of the Orem Special Service Lighting District, **seconded** by Ms. Gale. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

(These minutes were created with the help of AI)

PASSED and APPROVED on this 26th day of June 2026.



Karen McCandless, Chair

ATTEST:



Teresa McKittrick, Secretary



<u>BOARD MEMBERS</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor Karen McCandless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Crystal Muhlestein



Jeff Lambson



Jenn Gale



LaNae Millett



Quinn Mecham



