Community Development and Renewal Agency of Herriman City Minutes

Wednesday, July 08, 2026
Approved September 8, 2026

The following are the minutes of the Community Development and Renewal Agency of Herriman City meeting. The meeting was held on **Wednesday, July 8, 2026, at 6:30 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding: Chair Lorin Palmer

Directors Present: Terrah Anderson, Matt Basham, Jared Henderson, Teddy Hodges

Staff Present: City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, City Attorney Todd Sheeran, Communications Manager Jonathan LaFollette, Police Chief Cody Stromberg, Assistant to the City Manager Trevor Ram, Community Development Director Blake Thomas, City Planner Michael Maloy, Public Works Director Justun Edwards, Operations Director Monte Johnson, City Engineer Bryce Terry, Building Official Cathryn Nelson.

1. **Call to Order - 6:30 p.m.** (or as soon as possible thereafter)
Chair Lorin Palmer called the meeting to order at 6:42 p.m.

2. **Public Hearing**

2.1. Public hearing and consideration of a Resolution amending the fiscal year 2026 budget – Kyle Maurer, Director of Finance and Administrative Services

Director of Finance and Administrative Services Kyle Maurer presented recommended year-end budget amendments across multiple CDRA funds in connection with the fiscal year 2026 closing process.

Town Center CDA: Director Maurer reported that actual tax increment received was less than initially forecasted, resulting in a requested reduction in budgeted taxes of approximately $35,200. He noted that the Elevated Development project was expected to come online within the next two years, which would increase tax increment. The reduced revenue had a corresponding decrease in participation agreement expenditures, with the budget also reflecting a new participation agreement with Elevated Acquisitions LLC, the developer of The Commons. The net effect was an anticipated decrease in fund balance of approximately $341,000, though the fund was expected to close with a positive balance.

Business Center CDA: Interest income came in higher than budgeted. Director Maurer noted that as a general policy, interest is budgeted conservatively across all funds due to rate volatility. Tax revenue was slightly lower than projected, a variance of approximately $9,700. On the expenditure side, participation agreement payments decreased, while transfers out increased due to the renegotiated Sorenson participation agreement, under which Sorenson agreed to reimburse the City for costs related to water tanks that did not materialize, thereby reducing the tax increment distributed to that participant.

Herriman Anthem CRA: Tax increment came in higher than anticipated, resulting in a corresponding increase in participation agreement payments, which are calculated as a percentage of tax increment collected. Affordable housing fund set-asides also increased proportionally, and the fund was expected to show an overall increase in fund balance.

Innovation CRA: Tax increment exceeded projections, largely attributable to personal property taxes from equipment purchased by Bullfrog at the project premises. Participation and immigration agreement payments increased accordingly, as did affordable housing fund contributions.

Herriman North CRA: Director Maurer reported that a projection made approximately two years prior for sales tax revenue from Mountain View Plaza and adjacent commercial properties: including Garage Grill fronting Herriman Boulevard, did not fully materialize, and an additional $5,000 transfer from the General Fund would be needed to satisfy the sales tax obligation agreement.

Chair Palmer opened the public hearing.

No public comments were received.

Director Teddy Hodges moved to close the public hearing. Director Matt Basham seconded the motion, and all voted aye.

Director Basham moved to approve Resolution No. R2026-04 amending the fiscal year 2026 budget. Director Jared Henderson seconded the motion.

The vote was recorded as follows:

Director Terrah Anderson	*Aye*
Director Jared Henderson	*Aye*
Director Teddy Hodges	*Aye*
Director Matt Basham	*Aye*
Chair Lorin Palmer	*Aye*

The motion passed unanimously.

3. Discussion and Action Items

3.1. Discussion and Consideration of an amendment to the Interlocal Agreement with Salt Lake County for the Herriman Innovation Community Reinvestment Project Area – Blake Thomas, Community Development Director

Blake Community Development Director Blake Thomas presented a proposed amendment to the interlocal agreement with Salt Lake County governing the Herriman Innovation Community Reinvestment Area (CRA). The Innovation CRA was approved in 2019 to fund infrastructure improvements for a business park development in the project area, with the only current occupant being the Bullfrog manufacturing and warehouse facility. All taxing entities within the project area boundary signed interlocal agreements contributing a portion of their tax revenues to fund the infrastructure as outlined in the project area plan.

The proposed amendment addressed a clarification requested by Salt Lake County specifying that the Salt Lake County Library tax levy funds were not included in the County's contribution to the City under the agreement. Director Thomas noted that this exclusion had been the operational understanding from the outset, library levy funds had not been collected as part of the CRA, and that the amendment would have no impact on the project area budget. The amendment served to memorialize the County's original intent, which had not been explicitly captured in the initial interlocal agreement. Director Thomas recommended approval of the amendment.

Director Anderson moved to approve Resolution No. R2026-05 amending the Interlocal Agreement with Salt Lake County for the Herriman Innovation Community Reinvestment Project Area. Director Hodges seconded the motion.

The vote was recorded as follows:

Director Terrah Anderson	*Aye*
Director Jared Henderson	*Aye*
Director Teddy Hodges	*Aye*
Director Matt Basham	*Aye*
Chair Lorin Palmer	*Aye*

The motion passed unanimously.

4. Adjournment

Director Henderson moved to adjourn the Community Development and Renewal Agency of Herriman City meeting at 6:50 p.m. Director Hodges seconded the motion, and all voted aye.

I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on July 8, 2026. This document constitutes the official minutes for the Community Development and Renewal Agency of Herriman City meeting.

Jackie Nostrom, MMC
City Recorder