Community Development and Renewal Agency of Herriman City Minutes

Wednesday, June 10, 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, May 27, 2026, at 6:00 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

Board Members Present: Terrah Anderson, Matt Basham, Jared Henderson

Board Members Absent: 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, Interim 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, UFA Assistant Chief Anthony Widdison, Operations Director Monte Johnson, City Engineer Bryce Terry.

1. **Call to Order - 6:00 p.m.** (or as soon as possible thereafter)
Chair Lorin Palmer called the meeting to order at 6:22 p.m.

2. **Discussion and Action Items**

2.1. Discussion and consideration of a Resolution of the Community Development and Renewal Agency of Herriman City adopting a final budget for the fiscal beginning July 1, 2026 and ending June 30, 2028 – Kyle Maurer, Director of Finance and Administrative Services

Director of Finance and Administrative Services Kyle Maurer presented the proposed biennial budget covering fiscal years 2027 and 2028. He noted at the outset that the budgets did not contain any significant changes, and proceeded to highlight the key elements of each project area.

Director Maurer explained that the primary development activity in the Town Center area centered on the 13400 South and Mountain View Corridor project, specifically the Commons at Herriman Town Center. Taxable value from this development was anticipated to begin appearing on the tax rolls in fiscal year 2028. He also noted that tax increment agreements with the developer, Elevated, had commenced in fiscal year 2026, and that the corresponding payment amounts would increase in step with new taxable value as development within the project area progressed.

Director Maurer projected modest tax growth in the Business Center CRA area. He acknowledged awareness of a large apartment complex expected to come online in the near term, but noted that the precise timing of when those values would appear on the tax rolls remained uncertain, and that the budget was therefore approached conservatively. He identified one primary incentive agreement in this district, with the Sorenson Companies, related to infrastructure installation. He drew the Board's attention to a capital outlay of $680,000 earmarked for pond construction around, but not on, the SLCC campus. He explained that this expenditure was tied to a reimbursement agreement under which the developer's taxable increment obligation would be reduced, which accounts for a projected 42 percent decline in that line item in fiscal year 2027.

Director Maurer highlighted a projected 16 percent increase in property tax revenue for fiscal year 2027 for the Anthem CRA, characterizing it as a catch-up from prior years. He explained that the fiscal year 2026 budget had been developed in fiscal year 2024, and that more development had occurred within the project area than originally anticipated. He further noted that the tax increment payments to the developer, representing infrastructure repayment, were also projected to increase by a comparable amount, consistent with the growth in assessed value.

There is only one project within the Innovation CRA area, and Director Maurer indicated that property tax revenue was projected to remain flat. He noted that an existing tax incentive agreement had not yet been triggered, as the developer had not yet made a request to activate it, but that he continued to budget for those potential payments given that the agreement remained active.

Director Maurer described the Herriman North CRA project area, which encompasses the auto mall development, as one of the more exciting areas from an economic development standpoint. He indicated that the first auto retailer was anticipated to open within the coming year. He clarified that this is a sales-tax-only project area, meaning no tax increment is being collected and all property taxes flow in full to the schools and other taxing entities. Funding for anticipated incentive payments in this area is sourced through a transfer from the General Fund.

Director Terrah Anderson moved to approve Resolution No. R2026-03 adopting the final biennial budget for the fiscal years beginning July 1, 2026, and ending June 30, 2028. Director Matt Basham seconded the motion.

The vote was recorded as follows:
Director Terrah Anderson Aye
Director Jared Henderson Aye
Director Teddy Hodges Absent
Director Matt Basham Aye
Chair Lorin Palmer Aye
The motion passed unanimously with Director Teddy Hodges being absent.

3. Adjournment

Director Basham moved to adjourn the Community Development and Renewal Agency of Herriman City meeting at 6:27 p.m. Director Anderson 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 June 10, 2026. This document constitutes the official minutes for the Community Development and Renewal Agency of Herriman City meeting.

Jackie Nostrom, MMC
City Recorder