# Community Development and Renewal Agency of Herriman City Minutes

**Wednesday, May 27, 2026**
**Approved September 3, 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 7:00 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

**Councilmembers 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, 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 - 7:00 p.m.** (or as soon as possible thereafter)
Chair Lorin Palmer called the meeting to order at 8:11 p.m.

2. **Public Hearing**

**2.1. Public hearing to receive public comment on the tentative fiscal years 2027 and 2028 Community Development and Renewal Agency of Herriman City (CDRA) tentative budget** – Kyle Maurer, Director of Finance and Administrative Services

Director of Finance and Administrative Services Kyle Maurer opened his presentation by noting that a thorough budget overview had been provided two weeks prior and that his remarks that evening would focus on highlighting expenditures and financial obligations within each of the CDRA's project areas.

Town Center Project Area. Director Maurer noted that City Hall is located within the Town Center project area. Two participation agreements are currently active in this area. The first is with HTC Communities, established to repay infrastructure investments. The second, issued the prior year, is with Elevated, the developer of the Commons at Herriman Town Center. Director Maurer explained that under the Elevated agreement, the developer receives any remaining funds after debt service obligations and HTC Communities payments are satisfied. He further noted that once debt service obligations are relieved, a greater share of funding will flow to Elevated per their agreement, subject to a cap, and that the agreement is also combined with a sales tax incentive agreement.

Business Center Project Area. Director Maurer noted a long-term agreement exists with the Sorenson Foundation. He noted that the reimbursement amount appears lower than expected because the Sorenson Foundation agreed to participate in funding pond and lift station improvements near the SLCC campus, which reduced their normal increment payment to approximately $680,000.

Town Center. Director Maurer explained that the newer agreements in Town Center generally operate by having taxing entities remit 100 percent of their tax increment to the CDRA, which then provides a designated portion back as a rebate. He noted this structure simplified administration for Salt Lake County and the State Tax Commission. The area carried mitigation payment obligations to the Jordan School District and Salt Lake County. Additionally, an agreement with Anthem Center provided reimbursement for infrastructure improvements, subject to a cap. Director Maurer highlighted an affordable housing set-aside within this project area, with anticipated contributions of approximately $128,000 in FY2027 and $136,000 in FY2028. The projected housing fund balance at the end of FY2028 would be approximately $829,000.

Innovation District Project Area. Director Maurer identified the area as the Bullfrog district. Similar mitigation payments to Jordan School District and Salt Lake County were in place. An agreement with Herriman Industrial Number 1 existed for infrastructure reimbursement, though Director Maurer noted this agreement has not yet been triggered and no reimbursement has been

requested. The Innovation District carried a set-aside of approximately $20,000 per year, with a projected fund balance of approximately $137,000 at the end of FY2028.

Auto Mall Project Area. Director Maurer described this as the CDRA's newest project area, covering the auto mall and retail corridor along 12600 South. He noted a key distinction: this area generated no property tax increment and was funded solely through sales tax, meaning only the City was participating. Active sales tax participation agreements are in place with Butterfield Commercial LLC, covering commercial pads fronting Herriman Boulevard, Copper View Plaza, and the Garden Plats. A sales tax incentive agreement also exists with the first auto dealership in the area, and the FY2027 budget assumes that dealership will open during the year.

Chair Palmer opened the public hearing.

No public comment was received.

*Director Jared Henderson moved to close the public hearing. Director Teddy Hodges seconded the motion and all voted aye.*

**3. Adjournment**

*Director Henderson moved to adjourn the Community Development and Renewal Agency of Herriman City meeting at 7:18 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 May 27, 2026. This document constitutes the official minutes for the Community Development and Renewal Agency of Herriman City meeting.*

*Jackie Nostrom, MMC*
*City Recorder*