Community Development and Renewal Agency of Herriman City Minutes

Wednesday, May 13, 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 13, 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 City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding: Chair Lorin Palmer

Trustees 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 7:06 p.m.

2. **Discussion and Action Items**

2.1. Discussion and Consideration of a Resolution to Amend the Project Area Boundary of the Herriman Business Center Commercial Development Area – Blake Thomas, Community Development Director

Community Development Director Blake Thomas presented a proposal to amend the project area boundary of the Herriman Business Center Community Development Area, which was originally established in 2015. The subject of the amendment was a portion of the project area boundary in the vicinity of the new Juniper Crest Road alignment, currently under construction south of Mountain View Corridor.

Director Thomas explained that the original project area boundary was drawn to follow the prior road alignment, which included a right-angle turn. The road has since been redesigned with a curved alignment and is largely constructed with curb and gutter. This change caused the new road to bisect the existing project area boundary, creating a situation in which proposed lots from the Panorama Master Development Agreement land use plan are split between areas inside and outside the project area. Salt Lake County raised concerns during its review of preliminary plats because of this boundary conflict.

Director Thomas relayed that the County recommended removal of the affected property from the project area rather than attempting to modify or add to the boundary, as the latter would require renegotiating interlocal agreements with every participating taxing entity, a process described as lengthy and burdensome. The proposed amendment would remove approximately 12.2 acres from the project area, resolving the lot-split issue and simplifying the platting process. Staff recommended approval of the resolution.

Director Teddy Hodges moved to approve Resolution R2026-01 approving an adopting the amended Community Reinvestment project area plan for the Herriman Business Center Project Area. Director Matt Basham seconded the motion.

The vote is 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.

2.2. Discussion and consideration of a Resolution of the Community Development and Renewal Agency of Herriman City to adopt the biennial tentative budget for the fiscal years beginning July 1, 2026 and ending June 30, 2028, and schedule a public

hearing on May 27, 2026 – Kyle Maurer, Director of Finance and Administrative Services

Director of Finance and Administrative Services Kyle Maurer presented the City Manager's tentative biennial budget for the CDRA, covering fiscal years 2026–2028. For the benefit of the public, Director Maurer briefly described the nature of a CDRA, noting that it is a separate legal entity designed to foster economic development by directing incremental tax revenue from participating taxing entities into defined project areas, with the long-term expectation that economic growth within those areas will ultimately yield greater tax revenue for all entities than inaction would.

Director Maurer presented the budget for each of the five active project areas:

Herriman Town Center CDA: Director Maurer noted that the agency is currently meeting within the boundaries of this CDA, which included the Commons at Herriman Town Center: the future site of a Target and Trader Joe's. The budget reflected an anticipated increase in tax increment payments in coming years, consistent with the tax increment financing agreement entered into with Elevated, the developer of the Commons at HTC. A transfer in from the general fund represents the estimated sales tax component of that agreement. Director Maurer also addressed the projected increase to fund balance, explaining it results from the agency not always reaching its cap on allowable administrative expenses, combined with interest income. He noted that options exist should the fund balance grow too high, including the possibility of paying off agreements ahead of schedule. Director Jared Henderson stated for the record that he did not view a high fund balance as problematic, and Director Maurer expressed agreement, noting the legislature has taken a different view on the matter.

Herriman Business Center CDA: Located in the southeast portion of the city and home to commercial tenants including Lee’s Marketplace, this fund projected a significant 42 percent decrease in tax increment payments. Director Maurer explained that when the board previously amended its agreement with the Sorenson Foundations, the Sorenson Foundations agreed to contribute toward a capital outlay for the slick pond project. Their tax increment was reduced by the amount the agency spends on that project, with $680,000 in capital outlay budgeted accordingly. The fund balance in this CDA was also projected to increase, driven by tax increment received from Salt Lake County outside the scope of the Sorenson Foundations agreement, as well as interest income.

Anthem Town Center CDA: Situated in the northeast portion of the city and anchored by WinCo, this fund has historically carried a negative fund balance. Director Maurer reported that as the agency approached the completion of its developer agreements, the fund is beginning to show a positive balance. He noted that this project area carries a 10 percent affordable housing set-aside

requirement, and projected that the affordable housing fund balance would reach approximately $829,000 by the end of fiscal year 2028.

Innovation District CDA: This project area, home to Bullfrog Spas on 118 South, was presented with flat property tax projections on the assumption that no additional development would occur within the area. Director Maurer reiterated that fund balance accumulating in this area was subject to a participation agreement with Herriman Industrial No. 1, should it ever be triggered by a request from that party, a request which has not yet been received despite outreach from the Economic Development Department. This area also carried an affordable housing requirement, with approximately $137,000 projected in that fund by the end of fiscal year 2028.

Herriman North CDA: This project area, where the Auto Mall is located, functions exclusively as a sales tax increment district. The city has entered into tax incentive agreements with various businesses in the Auto Mall to share in sales tax revenues received. The budget projected a significant increase in transfers-in beginning in fiscal year 2027, corresponding with the anticipated opening of the first dealership currently under construction, at which point the agency expects to begin making payments under those agreements.

Director Basham moved to approve Resolution R2026-02 adopting the tentative biennial budget for the fiscal years beginning July 1, 2026, and ending June 30, 2028, and request to schedule a public hearing on May 27, 2026. Director Terrah Anderson seconded the motion.

The vote is 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. 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 13, 2026. This document constitutes the official minutes for the Community Development and Renewal Agency of Herriman City meeting.

Jackie Nostrom, MMC
City Recorder