

CITY OF NORTH SALT LAKE  
REDEVELOPMENT AGENCY MEETING  
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
JUNE 17, 2025

**FINAL**

Chair Brian Horrocks called the meeting to order at 6:07 p.m.

PRESENT: Chair Brian Horrocks  
Board Member Lisa Watts Baskin  
Board Member Tammy Clayton  
Board Member Suzette Jackson  
Board Member Ted Knowlton

EXCUSED: Board Member Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Wendy Page, City Recorder.

Sherrie Pace, Community Development Director, was not present at the meeting.

OTHERS PRESENT: Conrad Jacobson, Dee Lalliss, residents.

1. OVERVIEW OF REDEVELOPMENT AGENCY PROJECT AREAS

Ken Leetham reported on the project areas including where they were located, overall performance, purpose, end date, and what TIF revenue the City would collect through end of these projects. He presented a map of the redevelopment areas including the Redwood Road CDA, Eaglewood Village CDA, Highway 89 CDA, and the Orbit EDA. He noted that CDA stood for Community Development Area and said that since State law has since changed they would be referred to as project areas. He said the Orbit EDA (Economic Development Area) was formed for the purpose of assisting the Orbit Corporation to bring a line of manufacturing from overseas to the United States. He indicated that Orbit was never able to complete this goal and the EDA expired.

Mr. Leetham reviewed the Eaglewood Village CDA which was created for the purpose of reimbursing the development group for public infrastructure to stimulate additional capital investment. He mentioned adjustments to the land use plan and available acres for commercial

land use. He said the City collected tax increment revenues (property tax) which was paid by all taxing agencies until it expires in 2026. He noted that the RDA's portion of the revenue was placed into the City's Housing Fund, the General Fund for administration, and reimbursement to the development group for infrastructure.

Board Member Baskin questioned who currently owned Eaglewood Village as it had changed hands several times. Ken Leetham stated he was unsure of the current owner but would report back.

Ken Leetham said the Redwood Road CDA was one of the largest project areas at 585.34 acres along the Redwood Road area. He explained it was created to:

- Stimulate private investment
- Infrastructure enhancement
- Expand tax base
- Job creation

Mr. Leetham continued that this CDA was used to attract Lee's Marketplace with a \$1.5 million reimbursement. He said this CDA also included an entrance road into the commercial properties that front Redwood Road (Amazon). He noted that this CDA would expire in 2031 and generated \$1.6 million annually. He continued that funds were appropriated for bond payments related to the Wetlands Park and Hatch Park. He suggested a future work session to discuss future improvements in the Redwood Road area with the remaining \$500,000 in TIF revenue from this CDA.

Board Member Knowlton asked for clarification on where the funds could be spent. Ken Leetham clarified that per the Statute the funds did not need to be spent in the Redwood Road area as long as a benefit or connection to the Redwood Road area could be found. He gave the example of utilizing funds at Hatch Park.

Board Member Jackson questioned the amount that had already been allocated from this CDA. Ken Leetham responded that 35-45% of the revenue was excess revenue and 10% of the revenue was allocated to the Housing Fund, 5% to the General Fund, and 50% to the debt service fund related to bond obligations. He said this CDA was originally estimated to generate \$5 million to \$6 million but would generate closer to \$10 or \$11 million.

Ken Leetham also spoke on the Amazon land use and the creation of jobs in this CDA. He said job creation improved the health and economic wellbeing of the City and the area. He mentioned

that there was also an option to utilize funds for business attraction (hotel, restaurants) through private capital investment.

Board Member Jackson spoke on the \$500,000 annually and any restrictions on beautification, commercial development. Ken Leetham responded that this district was created to stimulate private investment, infrastructure enhancement, expand the tax base, and job creation. He said these CDA funds were available for these uses.

Ken Leetham continued with the Highway 89 CDA which was 127.8 acres. He shared that this CDA was created to:

- Stimulate private investment
- Expand the tax base
- Job creation
- Land assembly, demolition, redevelopment

Mr. Leetham continued that this CDA was used to attract the Town Center project with an obligation of \$2.35 million and generated \$600,000 annually. He explained that redevelopment did not generate TIF revenue at larger rates due to the existing (pre-redevelopment) property values. He said distributions included 10% to the Housing fund, 5% to the General Fund, and an 85% developer reimbursement that would end this year. He noted that this CDA would generate approximately \$450,000 in annual unrestricted TIF revenue until 2034.

Ken Leetham shared that this area would need active transportation, beautification with participation from property owners, streetlighting, signage, sidewalks, and other street level improvements. He said this was also another opportunity to discuss what projects the City would like to see such as business attraction and other investments into the community.

Chair Horrocks spoke on the criteria to use funds for Hatch Park redevelopment and if this process could be used for Eagleridge Drive beautification. He also asked if the CDA funds could be used to incentivize a stalled project near this area and if the payback would generate enough to cover that cost. Ken Leetham replied that funds could potentially be used for Eagleridge Drive beautification. He said there were several years of TIF collection remaining which might balance out using CDA funds to incentivize project completion.

Board Member Jackson mentioned the I-15 redevelopment and wondered if there was a need to wait to stimulate commercial development and beautification in that area. Ken Leetham responded that commercial and aesthetic beautification of that area could occur now. He said the physical disruption in the City due to the I-15 reconstruction would be the interchange. He

continued that those properties were being used for gravel mining activities at this time and could be redeveloped in the future. He mentioned these funds could also be utilized for entry signage.

Ken Leetham reported on meeting with representatives of Placer AI who utilized general cellular phone data to track where people traveled, worked, and lived. He said this company had economic development tools which the City could utilize with RDA funds at \$20,000 per year. He explained that analysis included restaurants, hotels, or other land uses through demand models.

Board Member Baskin mentioned the possibility of a hotel on the southeast side of the City. Ken Leetham said staff had met with several interested parties in Eaglewood Village and the I-15 interchange areas.

2. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION RDA 2025-01R: A RESOLUTION ADOPTING AMENDMENTS TO THE FISCAL YEAR 2024-2025 REDEVELOPMENT AGENCY BUDGETS

Heidi Voordeckers reported that this budget amendment would recognize revenues received (tax increment from project areas). She shared an exhibit noting the different project areas including Eaglewood, Redwood Road, and Highway 89 and the proposed and actual budget. She noted the obligations including the percentages to the Housing Fund and General Fund. She said this budget amendment also showed the contribution to the Hatch Park debt service in the amount of \$340,000. She explained that impact fees were lower than anticipated which required an increased project area contribution to the debt at this time.

Board Member Baskin mentioned Fund 20-Eaglewood Project Area and the RDA Increment Eaglewood and incorporating the exhibit into the vote. She questioned if the \$64,750 budget adjustment should be in parenthesis because it was a loss. Heidi Voordeckers replied that revenues were always shown as negative or in parenthesis. She explained that it appeared this way because the City was collecting less than budgeted for this project area. She noted that this information was accurate.

**Chair Horrocks opened the public hearing at 6:43 p.m.**

There were no comments.

**Chair Horrocks closed the public hearing at 6:44 p.m.**

**Board Member Jackson moved that the Board approve Resolution RDA 2025-01R: a resolution adopting amendments to the fiscal year 2024-2025 Redevelopment Agency budgets. Board Member Clayton seconded the motion. The motion was approved by Board Members Baskin, Clayton, Horrocks, Jackson, and Knowlton.** Board Member Van Langeveld was excused.

3. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION RDA 2025-02R: A RESOLUTION ADOPTING THE FISCAL YEAR 2025-2026 REDEVELOPMENT AGENCY FUNDS BUDGETS

Heidi Voordeckers shared the RDA budget for 2025-2026 with revenues, expenditures, actual budget, and projected. She noted this was the same budget that was presented during the 2025 annual budget meeting with the addition of the Placer AI investment as an operating expenditure. She said the total expenditures of \$2,042,700 would be utilized for the community line item with 60% utilized for development agreements (Eaglewood Village, Kimball property), 40% for improvements (debt on Foxboro Wetlands), and \$443,250 for beautification projects. She continued that the transfers out would go to the Housing Fund, General Fund, and Hatch Park debt services.

Board Member Knowlton questioned the current amount in the Housing Fund. Heidi Voordeckers answered that it was approximately \$1 million.

**Chair Horrocks opened the public hearing at 6:48 p.m.**

There were no comments.

**Chair Horrocks closed the public hearing at 6:49 p.m.**

**Board Member Baskin moved that the Board approve Resolution RDA 2025-02R: a resolution adopting the fiscal year 2025-2026 Redevelopment Agency funds budgets. Board Member Knowlton seconded the motion. The motion was approved by Board Members Baskin, Clayton, Horrocks, Jackson, and Knowlton.** Board Member Van Langeveld was excused.

4. APPROVAL OF REDEVELOPMENT AGENCY MEETING MINUTES OF JANUARY 21, 2025

The Redevelopment Agency meeting minutes of January 21, 2025 were reviewed and approved.

**Board Member Baskin moved to approve the minutes of the RDA meeting from January 21, 2025. Board Member Knowlton seconded the motion. The motion was approved by Board Members Baskin, Clayton, Horrocks, Jackson, and Knowlton. Board Member Van Langeveld was excused.**

5. ADJOURN

Chair Horrocks adjourned the meeting at 6:50 p.m.

*The foregoing was approved by the Board of the City of North Salt Lake Redevelopment Agency on January 20, 2026 by unanimous vote of all members present.*

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Recorder

