

**BOUNTIFUL CITY
REDEVELOPMENT AGENCY AGENDA
TUESDAY, FEBRUARY 24, 2026
IMMEDIATELY FOLLOWING CITY COUNCIL MEETING**



Notice is hereby given that the Board of Directors of the Bountiful City Redevelopment Agency will hold a meeting in the Council Chambers, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

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1. Welcome
 2. Consideration of an RDA Loan – Renaissance Lot 11 Mixed-Use Development, located at 1795 South Renaissance Towne Drive, Renaissance Lot 11 LLC, applicant; Brian Knowlton, representative
 - Review
 - Action
 3. Adjourn

Redevelopment Agency Staff Report



Subject: RDA Loan Request – RTC Lot 11
Located at 1795 Renaissance Town Centre Drive

Author: Francisco Astorga, AICP, Planning + Economic Development Director

Date: February 24, 2026

Background

Brian Knowlton / Renaissance Lot 11 LLC has submitted a request for an Economic Development and Business Enhancement Revolving Loan from the Bountiful City Redevelopment Agency (RDA) in the amount of \$500,000. The purpose of this loan is to support financing for the construction of a new mixed-use development on Renaissance Lot 11, including ground-floor commercial space and upper-story residential units. The project is intended to further build out the Renaissance area consistent with the [adopted development plan](#), activate street frontage, expand housing options, and generate additional tax increment within the redevelopment project area.

The project includes two ground-floor commercial units totaling approximately 4,600 square feet and three upper-story residential units on Floors 3 and 4, ranging from approximately 2,114 to 2,520 square feet. Floors plans are found [here](#).



RDA loans are intended to incentivize private investment, stimulate economic growth within redevelopment project areas, and support high-quality development that advances community goals. The RDA's loan program is administered under State Code, and Agency priorities include promoting mixed-use development, catalyzing private investment, and strengthening areas within the RDA boundary.

The applicant is requesting a loan with the following key terms:

- Loan Amount: \$500,000
- Interest Rate: 3% fixed
- Amortization: 10 years (principal and interest payments)
- Balloon Payment: 5-year maturity
- Security: RDA second-position trust deed

As a second-position lien holder, the RDA's security interest will be subordinate to the primary lender, Deseret First Credit Union. Final lien documentation and repayment structure will be confirmed prior to loan disbursement.

Analysis

Staff reviewed the amortization/balloon structure to evaluate financial impacts to both the RDA and the borrower:

Standard 10-Year Amortization and 5-Year Balloon	
Monthly Payment	~ \$4,828
Principal Paid Before Balloon	~ \$227,000
Balloon Balance	~ \$273,000
Total Interest Paid	~ \$58,400

This structure provides a balanced approach for both the Agency and the borrower:

Benefit to the RDA: The 5-year balloon preserves the revolving nature of the loan fund by returning capital within a reasonable timeframe, allowing the RDA to redeploy funds to future redevelopment projects. The 10-year amortization ensures meaningful principal reduction prior to maturity, lowering outstanding exposure and maintaining consistency with prior RDA precedent.

Benefit to the Borrower: The 10-year amortization spreads payments over a longer period, resulting in a manageable monthly payment while still reducing principal at a steady pace. The 5-year balloon provides flexibility to refinance once the project is stabilized and operating, allowing time to establish occupancy, rental income, and market value prior to refinancing.

The structure therefore balances capital recycling objectives of the RDA with project stabilization and refinancing flexibility for the applicant.

Based on a total estimated project cost of approximately \$2,775,000:

- RDA Loan-to-Cost: $\approx 18\%$
 - \$500,000 RDA loan \div \$2,775,000 total project cost
- Combined Loan-to-Cost (DFCU + RDA): $\approx 77\%$
 - Approximately \$2,136,750 total debt financing
- Equity Contribution: $\approx 23\%$
 - Approximately \$638,250 borrower equity

These leverage ratios reflect a moderate RDA participation level with a meaningful borrower equity contribution, supporting overall project feasibility while maintaining responsible Agency risk exposure.

Department Review

This report was prepared by the Planning and Economic Development Director and reviewed by the RDA Director and City Manager.

Significant Impacts

Authorizing the loan would provide needed capital to complete the mixed-use development on Renaissance Lot 11. RDA participation would help close the financing gap and support timely delivery; without it, project completion and associated tax increment generation could be delayed.

Recommendation

Staff recommends that the RDA Board approve the loan request by Brian Knowlton / Renaissance Lot 11 LLC for the Renaissance Lot 11 mixed-use project with the following parameters:

1. **Loan Amount:** \$500,000
2. **Amortization Period:** 10 years
3. **Balloon Payment (Maturity):** 5 years
4. **Interest Rate:** 3% fixed
5. **Payment Schedule:** Monthly principal and interest
6. **Security:** RDA second-position trust deed
7. **Other:** The loan may be repaid early, in whole or in part, without premium or penalty. This offer sunsets March 24, 2026, is not assignable, and may not be extended. Final loan documents shall be subject to review and approval by the City Attorney prior to disbursement.

Approval is subject to the following Conditions of Approval, to be satisfied prior to loan disbursement:

1. Submission of a summary of the primary loan terms, including loan amount, interest rate, amortization, and maturity, reflecting the RDA's second-position status.
2. Submission of an updated Sources & Uses Statement reflecting the revised \$500,000 RDA commitment.

Attachments

1. Draft Amortization Schedule

Renaissance Lot 11 LLC - Brian Knowlton

\$500,000 Original Balance
 3.00% Rate (Annual/Fixed)
 60 Loan Period (Months)
 1-Mar-26 Loan Origination Date
 1-Apr-26 1st Payment Date
 1-Mar-31 Ballon Payment (Maturity Date)
 \$4,828.04 Monthly Payment

Pmt #	Due Date	P&I Payment	Principal	Interest	New Balance
	March 1, 2026				\$500,000.00
1	April 1, 2026	\$ 4,828.04	\$ 3,578.04	\$ 1,250.00	\$496,421.96
2	May 1, 2026	\$ 4,828.04	\$ 3,586.99	\$ 1,241.05	\$492,834.97
3	June 1, 2026	\$ 4,828.04	\$ 3,595.95	\$ 1,232.09	\$489,239.02
4	July 1, 2026	\$ 4,828.04	\$ 3,604.94	\$ 1,223.10	\$485,634.08
5	August 1, 2026	\$ 4,828.04	\$ 3,613.95	\$ 1,214.09	\$482,020.13
6	September 1, 2026	\$ 4,828.04	\$ 3,622.99	\$ 1,205.05	\$478,397.14
7	October 1, 2026	\$ 4,828.04	\$ 3,632.05	\$ 1,195.99	\$474,765.09
8	November 1, 2026	\$ 4,828.04	\$ 3,641.13	\$ 1,186.91	\$471,123.96
9	December 1, 2026	\$ 4,828.04	\$ 3,650.23	\$ 1,177.81	\$467,473.73
10	January 1, 2027	\$ 4,828.04	\$ 3,659.36	\$ 1,168.68	\$463,814.37
11	February 1, 2027	\$ 4,828.04	\$ 3,668.50	\$ 1,159.54	\$460,145.87
12	March 1, 2027	\$ 4,828.04	\$ 3,677.68	\$ 1,150.36	\$456,468.19
13	April 1, 2027	\$ 4,828.04	\$ 3,686.87	\$ 1,141.17	\$452,781.32
14	May 1, 2027	\$ 4,828.04	\$ 3,696.09	\$ 1,131.95	\$449,085.23
15	June 1, 2027	\$ 4,828.04	\$ 3,705.33	\$ 1,122.71	\$445,379.90
16	July 1, 2027	\$ 4,828.04	\$ 3,714.59	\$ 1,113.45	\$441,665.31
17	August 1, 2027	\$ 4,828.04	\$ 3,723.88	\$ 1,104.16	\$437,941.43
18	September 1, 2027	\$ 4,828.04	\$ 3,733.19	\$ 1,094.85	\$434,208.24
19	October 1, 2027	\$ 4,828.04	\$ 3,742.52	\$ 1,085.52	\$430,465.72
20	November 1, 2027	\$ 4,828.04	\$ 3,751.88	\$ 1,076.16	\$426,713.84
21	December 1, 2027	\$ 4,828.04	\$ 3,761.26	\$ 1,066.78	\$422,952.58
22	January 1, 2028	\$ 4,828.04	\$ 3,770.66	\$ 1,057.38	\$419,181.92
23	February 1, 2028	\$ 4,828.04	\$ 3,780.09	\$ 1,047.95	\$415,401.83
24	March 1, 2028	\$ 4,828.04	\$ 3,789.54	\$ 1,038.50	\$411,612.29
25	April 1, 2028	\$ 4,828.04	\$ 3,799.01	\$ 1,029.03	\$407,813.28
26	May 1, 2028	\$ 4,828.04	\$ 3,808.51	\$ 1,019.53	\$404,004.77
27	June 1, 2028	\$ 4,828.04	\$ 3,818.03	\$ 1,010.01	\$400,186.74
28	July 1, 2028	\$ 4,828.04	\$ 3,827.57	\$ 1,000.47	\$396,359.17
29	August 1, 2028	\$ 4,828.04	\$ 3,837.14	\$ 990.90	\$392,522.03
30	September 1, 2028	\$ 4,828.04	\$ 3,846.73	\$ 981.31	\$388,675.30
31	October 1, 2028	\$ 4,828.04	\$ 3,856.35	\$ 971.69	\$384,818.95
32	November 1, 2028	\$ 4,828.04	\$ 3,865.99	\$ 962.05	\$380,952.96
33	December 1, 2028	\$ 4,828.04	\$ 3,875.66	\$ 952.38	\$377,077.30
34	January 1, 2029	\$ 4,828.04	\$ 3,885.35	\$ 942.69	\$373,191.95
35	February 1, 2029	\$ 4,828.04	\$ 3,895.06	\$ 932.98	\$369,296.89
36	March 1, 2029	\$ 4,828.04	\$ 3,904.80	\$ 923.24	\$365,392.09
37	April 1, 2029	\$ 4,828.04	\$ 3,914.56	\$ 913.48	\$361,477.53
38	May 1, 2029	\$ 4,828.04	\$ 3,924.35	\$ 903.69	\$357,553.18

39	June 1, 2029	\$ 4,828.04	\$ 3,934.16	\$ 893.88	\$353,619.02	
40	July 1, 2029	\$ 4,828.04	\$ 3,943.99	\$ 884.05	\$349,675.03	
41	August 1, 2029	\$ 4,828.04	\$ 3,953.85	\$ 874.19	\$345,721.18	
42	September 1, 2029	\$ 4,828.04	\$ 3,963.74	\$ 864.30	\$341,757.44	
43	October 1, 2029	\$ 4,828.04	\$ 3,973.65	\$ 854.39	\$337,783.79	
44	November 1, 2029	\$ 4,828.04	\$ 3,983.58	\$ 844.46	\$333,800.21	
45	December 1, 2029	\$ 4,828.04	\$ 3,993.54	\$ 834.50	\$329,806.67	
46	January 1, 2030	\$ 4,828.04	\$ 4,003.52	\$ 824.52	\$325,803.15	
47	February 1, 2030	\$ 4,828.04	\$ 4,013.53	\$ 814.51	\$321,789.62	
48	March 1, 2030	\$ 4,828.04	\$ 4,023.57	\$ 804.47	\$317,766.05	
49	April 1, 2030	\$ 4,828.04	\$ 4,033.62	\$ 794.42	\$313,732.43	
50	May 1, 2030	\$ 4,828.04	\$ 4,043.71	\$ 784.33	\$309,688.72	
51	June 1, 2030	\$ 4,828.04	\$ 4,053.82	\$ 774.22	\$305,634.90	
52	July 1, 2030	\$ 4,828.04	\$ 4,063.95	\$ 764.09	\$301,570.95	
53	August 1, 2030	\$ 4,828.04	\$ 4,074.11	\$ 753.93	\$297,496.84	
54	September 1, 2030	\$ 4,828.04	\$ 4,084.30	\$ 743.74	\$293,412.54	
55	October 1, 2030	\$ 4,828.04	\$ 4,094.51	\$ 733.53	\$289,318.03	
56	November 1, 2030	\$ 4,828.04	\$ 4,104.74	\$ 723.30	\$285,213.29	
57	December 1, 2030	\$ 4,828.04	\$ 4,115.01	\$ 713.03	\$281,098.28	
58	January 1, 2031	\$ 4,828.04	\$ 4,125.29	\$ 702.75	\$276,972.99	
59	February 1, 2031	\$ 4,828.04	\$ 4,135.61	\$ 692.43	\$272,837.38	
60	March 1, 2031	\$ 273,519.47	\$ 272,837.38	\$ 682.09	\$0.00	Ballon Payment
			\$ 500,000.00	\$ 58,373.83		