



BOUNTIFUL CITY REDEVELOPMENT AGENCY

Tuesday, June 9th, 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, immediately following the Bountiful City Council meeting that begins at 7pm and typically lasts over an hour. The public is invited to attend.

AGENDA

1. Welcome
2. Meeting Minutes for July 22, 2025, and February 24, 2026.
 - Review
 - Action
3. Consider for adoption – Fiscal Year 2026 Amended Budget and Fiscal Year 2027 Final Budget with related items – Mr. Tyson Beck
 - Public Hearing on amending the Fiscal Year 2026 Budget
 - Public Hearing on the Fiscal Year 2027 Final Budget
 - Consider approval of Resolution 2026-01 adopting Fiscal Year 2026 amendments and Fiscal Year 2027 final budget
4. Adjourn



City Recorder

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Minutes of the
BOUNTIFUL REDEVELOPMENT AGENCY
Tuesday, July 22, 2025
8:30 pm

Official notice of the Redevelopment Agency Meeting was given by posting an Agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website.

Location: Bountiful City Hall Chambers, 795 South Main Street, Bountiful, Utah

Present:	Chairwoman	Kendalyn Harris
	Board Members	Kate Bradshaw, Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish
	RDA Director	Francisco Astorga
	City Manager	Gary Hill
	Asst City Manager	Galen Rasmussen
	Asst City Engineer	Todd Christensen
	City Attorney	Brad Jeppsen
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	City Engineer	Lloyd Cheney
	RDA Director	Francisco Astorga

WELCOME

Chairwoman Harris opened the meeting at 8:32 pm and welcomed everyone.

CONSIDER APPROVAL OF MINUTES FOR JUNE 24TH, 2025

Board Member Bradshaw made a motion to approve the minutes from June 24th, 2025, and Board Member Child seconded the motion. The motion passed with members Bradshaw, Child, Harris, Higginson, Murri and Price-Huish voting affirmatively.

CONSIDER APPROVAL OF AN EASEMENT TO ENBRIDGE FOR THE GAS SERVICE LINE SERVING 135 SOUTH MAIN STREET – SEE JULY 22, 2025, BOUNTIFUL CITY COUNCIL PACKET AGENDA ITEM NO. 10 WITH ITS CORRESPONDING STAFF REPORT (PAGE 57)

Board Member Higginson made a motion to approve the easement servicing 135 South Main Street, and Board Member Murri seconded the motion. The motion passed with members Bradshaw, Child, Harris, Higginson, Murri and Price-Huish voting affirmatively.

ADJOURN

Board Member Price-Huish made a motion to adjourn the RDA meeting and Board Member Bradshaw seconded the motion. The motion passed with members Bradshaw, Child, Harris, Higginson, Murri and Price-Huish voting affirmatively.

The meeting was adjourned at 8:33 pm.

Chairwoman Kendalyn Harris

City Recorder

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Minutes of the
BOUNTIFUL REDEVELOPMENT AGENCY

Tuesday, February 24, 2026

8:00 pm

Official notice of the Redevelopment Agency Meeting was given by posting an Agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website.

Location: Bountiful City Hall Chambers, 795 South Main Street, Bountiful, Utah

Present:	Chairwoman	Kate Bradshaw
	Board Members	Millie Segura Bahr, Dan Bell, Beth Child, Richard Higginson, Matt Murri
	RDA Director	Tyson Beck
	Planning Director	Francisco Astorga
	City Manager	Gary Hill
	City Engineer	Lloyd Cheney
	City Attorney	Brad Jeppsen
	Recording Secretary	Maranda Hilton

WELCOME

Chairwoman Bradshaw opened the meeting at 8:22 pm.

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

Mr. Francisco Astorga explained that the applicant is requesting a \$500,000 loan for a building that already had both site plan and building permit approvals. The building will be located at Renaissance Towne Center and has not been built yet. This loan would carry the standard 3% interest rate and have a 10-year amortization with a balloon payment at the 5-year mark. The applicant has already satisfied both conditions of approval and if the RDA Board approves the loan, staff will double check everything is in place before issuing the trust note and trust deed.

Board member Bell asked if the \$500,000 RDA loan line item in last year's budget was for this. Mr. Gary Hill explained that the line item from last year's budget was just a guess. He explained that there is \$1.3M available in all.

Board member Child asked who the RDA Director is. Mr. Astorga answered that Mr. Tyson Beck was appointed as the new RDA Director in January and that they have been working together on this loan application.

Board member Higginson made a motion to approve the RDA loan of \$500,000 to Renaissance Lot 11 LLC and Board member Child seconded. The motion passed with Board members Bahr, Bell, Bradshaw, Child, Higginson, and Murri voting "aye."

1 **ADJOURN**

2 Board Member Bell made a motion to adjourn the RDA meeting and Board Member Murri
3 seconded the motion. The motion passed with members Bahr, Bell, Bradshaw, Child, Higginson, and
4 Murri voting “aye.”.

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6 The meeting was adjourned at 8:27 pm.

Chairwoman Kate Bradshaw

City Recorder

PENDING

Redevelopment Agency Staff Report



Subject: Adoption of Fiscal Year 2027 RDA Budget &
Amendment of Fiscal Year 2026 Budget
Author: Tyson Beck, Assistant City Manager/RDA Director
Date: June 9, 2026

Background

Each year the Redevelopment Agency (RDA) Board of Bountiful City must adopt a budget for the upcoming fiscal year (FY). Staff has prepared a final budget for FY 2027 (July 1, 2026 to June 30, 2027) for the RDA of Bountiful City.

Analysis

The RDA budget is segregated into two tracking units, Fund 72 and Fund 73.

Fund 72 is the RDA's revolving loan fund and administers redevelopment loans. These are low-interest loans intended to provide gap financing for redevelopment projects that otherwise would not proceed. Revenues for the fund include principal and interest payments from loans and transfers from fund balance. Expenditures are almost exclusively in the form of new loans. Since this fund has adequate balance to cover loans for the coming year, no new funds are budgeted for Fund 72 this year. This budget is projected to use \$258,819 of Fund 72's reserve balance.

Fund 73 is the RDA's administration and operation fund for the city's varied redevelopment programs and projects. Revenues are primarily from property tax increment. This year's budget anticipates collecting roughly \$960,000 in taxes. The remainder of the revenue is from rental income, interest earnings, and fund balance. Expenditures in this fund include personnel, operating costs (materials, supplies, and services) and redevelopment projects. A total of \$50,000 has been budgeted for operating redevelopment projects for the coming year with revenues coming from tax increment revenues. Capital redevelopment projects total \$225,000 and include a roof replacement for the BDAC building and design-work for Main Street projects. This budget is projected to add \$690,022 to Fund 73's reserve balance.

Fiscal year 2026 also requires a budget amendment related to the remodel of the 135 South Main building as the construction project was delayed forcing FY 2025 anticipated costs into FY26.

Department Review

The RDA budget has been prepared by the RDA Director and City Manager. This budget has been reviewed by the RDA budget committee.

Significant Impacts

Authorization of FY 2027 operating and capital budgets for the RDA.

Recommendation

The RDA Board should hold a public hearing and adopt RDA Resolution 2026-01 approving the proposed FY 2027 RDA Budget found in the consolidated budget document and the FY 2026 RDA budget amendment.

Attachments

- RDA Resolution 2026-01
- RDA FY 2026 budget amendment

**Budget Amendment Requests
Fiscal Year 2026**

As of: 6/4/2026

ORD. 2026-06

EXHIBIT A

SPECIAL REVENUE FUNDS

Redevelopment Agency (RDA) Fund			Original Adopted	Amendment	Budget After	Reasons for Amendment
Department	Account Number	Account Description	Budget	Request	Amendment	
<u>Budgeted Expenditure Increases:</u>						
RDA	737300 - 472100	Buildings	\$ 750,000	\$ 523,000	\$ 1,273,000	The remodel project for the 135 South Main Street building (Lucky Slice) was delayed in fiscal year 2025 causing those project expenditures to be paid out in fiscal year 2026 even though they were budgeted in the prior year.
Total Expense amendments (RDA Fund)			\$ 750,000	\$ 523,000	\$ 1,273,000	
<u>Budget Balancing Source:</u>						
RDA	N/A	Use of Fund Balance	\$ -	\$ 523,000	\$ 523,000	Revenue source to balance with budget amendment requests.
Total Budget Revenue amendments (RDA Fund)			\$ -	\$ 523,000	\$ 523,000	



Bountiful Redevelopment Agency

Board Chair
Kate Bradshaw

Board Trustees
Millie Segura-Bahr
Dan Bell
Beth Child
Richard Higginson
Matt Murri

RDA Director
Tyson Beck

Bountiful City Redevelopment Agency Resolution No. 2026-01

A resolution (1) amending the budget of the Bountiful City Redevelopment Agency (RDA) for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026; and (2) adopting a final budget for the RDA for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027.

WHEREAS, the Bountiful RDA has held a public hearing on the 9th day of June 2026; and

WHEREAS, the Bountiful RDA has caused a notice of Public Hearing to be published as required by law, in advance of the public hearing date; and

WHEREAS, the Bountiful RDA has caused a copy of the proposed budget document to be available for public inspection during regular hours in the office of the Bountiful RDA, 795 South Main, Bountiful, Utah, and on the Bountiful City website (www.bountifulutah.gov) for a period of at least three (3) days before the commencement of the public hearing; and

WHEREAS, the Bountiful RDA has considered all written and oral statements made at the public hearing objecting and supporting the RDA Budget based upon the evidence and testimony received at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Bountiful RDA that the 2026 Bountiful RDA Budget is hereby amended and the 2027 Bountiful RDA Budget is approved as set forth in the Bountiful City, Utah Operating & Capital Budget document provided.

Adopted by the Bountiful RDA Board, this 9th day of June, 2026.

Kate Bradshaw, Board Chair

ATTEST:

Sophia Ward, Bountiful City Recorder