



REDEVELOPMENT AGENCY OF BOUNTIFUL CITY AGENDA

**Tuesday, June 24, 2025
Immediately following City Council meeting**

NOTICE IS HEREBY GIVEN that the Board of Directors of the Bountiful City Redevelopment Agency (RDA) will hold a meeting at Bountiful City Hall, 795 South Main Street, Bountiful, Utah, at the time and date given above. The public is invited to attend. Persons who require special accommodations by contacting the Bountiful Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

AGENDA

1. Welcome
2. Meeting Minutes for May 13, 2025
 - Review
 - Action
3. **PUBLIC HEARING:** Consider adopting the RDA Resolution 2025-01 approving the proposed Fiscal Year (FY) 2026 RDA Budget.
 - Review
 - Public Hearing
 - Action
4. Adjourn

Minutes of the
BOUNTIFUL REDEVELOPMENT AGENCY

Tuesday, May 13, 2025

7:30 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
	City Manager	Gary Hill
	Asst City Manager	Galen Rasmussen
	City Engineer	Lloyd Cheney
	City Attorney	Brad Jeppsen
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	RDA Director	Francisco Astorga

WELCOME

Chairwoman Harris opened the meeting at 8:12 pm and welcomed everyone.

CONSIDER APPROVAL OF MINUTES FOR APRIL 22, 2025

Board Member Bradshaw made a motion to approve the minutes from April 22, 2025, and Board Member Price-Huish seconded the motion. The motion passed with members Bradshaw, Child, Harris, Higginson, Murri and Price-Huish voting affirmatively.

CONSIDER APPROVAL OF THE LEASE AGREEMENT BETWEEN BOUNTIFUL CITY AND LUCKY SLICE LLC FOR THE PROPERTY AT 135 SOUTH MAIN STREET – CITY ATTORNEY BRAD JEPSEN

Mr. Brad Jeppsen explained that the City has entered into a lease agreement with Lucky Slice LLC for the property at 135 South Main Street and is asking the RDA to ratify the lease agreement, because the Bountiful City RDA owns the property.

Board Member Bradshaw made a motion to approve the lease agreement with Lucky Slice LLC and Board Member Higginson seconded the motion. The motion passed with members Bradshaw, Child, Harris, Higginson, Murri and Price-Huish voting affirmatively.

Board Member Higginson said any future use of this space must be named “Kendalyn’s Cafe”, and thanked the Mayor for getting this project done and making the connections that will help create more vibrancy on Main Street.

1 **ADJOURN**

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

5
6 The meeting was adjourned at 8:16 pm.

Chairwoman Kendalyn Harris

City Recorder

RDA Staff Report

Subject: Adoption of Fiscal Year 2026 RDA Budget
Author: Francisco Astorga, RDA Director
Date: June 24, 2025



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 2026 (July 1, 2025 to June 30, 2026) for the RDA of Bountiful City.

Analysis

The RDA budget includes Fund 72 – Loan Program and Fund 73 – Administration and Operations.

Fund 72 – The Loan Fund administers the city’s revolving loan program. 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.

Fund 73 – The Administration and Operations Fund is used to administer the RDA programs and projects. Revenues are primarily from tax increment. This year’s budget anticipates collecting roughly \$950,000 in new tax increment. 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 special projects. A total of \$50,000 has been budgeted for special projects for the coming year with revenues coming from a combination of Undesignated Fund Balance and new tax increment revenues. Capital projects of the RDA in fiscal year 2026 include various improvements in the downtown area totaling \$850,000 as found on the prepared consolidated budget document.

Department Review

The RDA budget has been prepared by the RDA Director and reviewed by the City Manager and RDA Board (City Council) budget committee.

Significant Impacts

None.

Recommendation

The RDA Board should hold a public hearing and adopt RDA Resolution 2025-01 approving the proposed Fiscal Year 2026 RDA Budget found in the consolidated budget document.

Attachments

- RDA Resolution 2025-01

**RESOLUTION OF THE BOUNTIFUL REDEVELOPMENT AGENCY
APPROVING THE 2025-2026 FISCAL YEAR BUDGET**

WHEREAS, the Bountiful Redevelopment Agency has held a public hearing on the 24th day of June 2025; and

WHEREAS, the Bountiful Redevelopment Agency 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 Redevelopment Agency has caused a copy of the proposed budget document to be available for public inspection during regular hours in the office of the Bountiful Redevelopment Agency, 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 Redevelopment Agency has considered all written and oral statements made at the public hearing objecting and supporting the Redevelopment Agency 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 Redevelopment Agency that the 2025-2026 Bountiful Redevelopment Agency Budget is hereby approved as set forth in the City of Bountiful, Utah Operating & Capital Budget document provided under separate cover and separately presented.

Approved and adopted this 24th day of June 2025.

Kendalyn Harris, Chairwoman
Bountiful Redevelopment Agency

Attest: Francisco Astorga, Director
Bountiful Redevelopment Agency