

KAYSVILLE CITY
REDEVELOPMENT AGENCY BOARD MEETING
May 7, 2026

Minutes of a Kaysville City Redevelopment Agency Board Meeting held on May 7, 2026, at 6:56 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

Board Members present: Chairperson Tamara Tran, John Adams, Mike Blackham, Abbigayle Hunt, Nate Jackson and Joshua McBride

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Parks and Recreation Director Cole Stephens, Deputy Finance Director Parker Godwin, Police Chief Sol Oberg, Assistant Police Chief Seth Ellington, Lt. Preston Benoit, Fire Chief Paul Erickson, Information Systems Director Ryan Judd, Information Systems Assistant Ardi Harsono, Gavin Nelson, Jill Mayer, John Mayer, William Mayer, Jill Dredge, Doug Dredge, Matt Felt, Jessica Felt, Liz Platt, Trevor Johnson, Cameron Mckinnon, Cameron Cessna, Dan Udy, Karen Erickson, Linda Francis, Bode Schimmer, Jason Hayes, Natalie Barlow, Teresa Peterson, Avery Peterson, Spencer Peterson, Ady Peterson, Greg Peterson, Heather Wadman

OPENING

Chairperson Tran called the meeting to order and welcomed those in attendance.

ADOPTION OF THE FISCAL YEAR 2027 TENTATIVE KAYSVILLE REDEVELOPMENT AGENCY BUDGET AND SETTING A PUBLIC HEARING

City Manager Jaysen Christensen explained that the Redevelopment Agency Fund was established in connection with the Flint Street District and the Smith's Marketplace redevelopment project. He stated that the agency receives approximately \$130,000 annually in tax increment financing revenues generated by the project. He noted that the redevelopment project area was created in 2014 and is scheduled to terminate in 2028. Mr. Christensen reported that RDA revenues have accumulated over time because relatively little of the funding has been spent, resulting in a fund balance exceeding \$1 million. He noted that the proposed Fiscal Year 2027 budget included \$70,000 for potential consulting services related to redevelopment projects or other RDA-related initiatives.

Mayor Tran asked what would happen to any remaining funds if they were not spent before the project area expired. Mr. Christensen explained that recent state legislation restricts the use of RDA fund balances to expenditures directly related to the project area from which the revenues were generated. In the case of the Flint Street and Smith's Marketplace project area, he stated that the city had previously invested significant General Fund resources into public infrastructure improvements, including roadway widening, sidewalks, utilities, power lines, street lighting, and

stormwater facilities. He reported that staff was currently exploring the possibility of reimbursing the city for those expenditures using available RDA funds. He further explained that remaining funds could also potentially be used for future improvements directly supporting the project area, such as additional Flint Street roadway widening or sidewalk construction. Mr. Christensen stated that any funds not spent on eligible project-related purposes would likely need to be distributed back to the participating taxing entities, including the city and school district.

Mayor Tran asked whether reimbursement of prior city expenditures was currently the primary plan for the available funds. Mr. Christensen responded that reimbursement was being evaluated and could potentially utilize a significant portion of the existing fund balance. He added that infrastructure improvements along Flint Street also remained a viable option. When asked about the timeline for future projects, Mr. Christensen stated that additional planning would be required and that reimbursement efforts were currently being evaluated first. He noted that if a deadline approached requiring expenditure of the funds before project area expiration, the city could elevate related projects as a higher priority.

Board Member Blackham asked why the fund balance was not displayed within the budget document. Deputy Finance Director Parker Godwin explained that the budget presentation only reflected annual revenues and expenditures and did not traditionally include fund balance information. Mr. Godwin reported that the audited RDA fund balance as of June 2025 was approximately \$1.26 million and acknowledged that including fund balance information could be beneficial. Board Member Blackham stated that he believed the information was pertinent and should be included in future presentations. Mr. Godwin agreed that it could be added.

Board Member Jackson commented that his preference would be for the city to reimburse itself for the infrastructure investments that had helped facilitate the Smith's Marketplace development. Mr. Christensen indicated that staff agreed with that approach.

Board Member Adams moved to approve the resolution adopting the Fiscal Year 2027 Tentative Budget for the Kaysville City Redevelopment Agency and setting a Public Hearing date. The motion was seconded by Board Member Jackson.

A vote on the motion was as follows:

Board Member Hunt, Yea
Board Member Jackson, Yea
Board Member Blackham, Yea
Board Member McBride, Yea
Board Member Adams, Yea

The motion passed unanimously.

ADJOURNMENT

Board Member Adams made a motion to adjourn the Kaysville City Redevelopment Agency Board Meeting at 7:03 p.m. The motion passed unanimously.