



**Tremontion City Corporation
Redevelopment Agency Meeting
November 18, 2025
Meeting to be held immediately following
Tremontion City Council Meeting which is scheduled at 7:00 p.m.
102 South Tremont Street
Tremontion, Utah**

AGENDA

1. Approval of agenda
2. Approval of minutes – July 15, 2025
3. New Business
 - a. Discussion and consideration of adopting Resolution No. RDA 25-09 confirming the construction schedule of a new access to the Tremont Center
4. Adjournment

Persons with disabilities needing special assistance to participate in this meeting should contact Cynthia Nelson no later than 48 hours before the meeting.

Anchor location for Electronic Meeting by Telephone Device. With the adoption of Ordinance No. 13-04, the Board may participate per Electronic Meeting Rules. Those eligible to request participation by electronic means should contact Cynthia Nelson, City Recorder, no later than 48 hours before the meeting to make arrangements.

Notice was posted November 12, 2025 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after the said meeting. A copy of the agenda was delivered to the Leader (Newspaper) on November 12, 2025.

Cynthia Nelson, City Recorder

Draft Minutes

TREMONTON CITY CORPORATION REDEVELOPMENT AGENCY JULY 15, 2025

Board Members Present:

Lyle Holmgren, Chairman
Wes Estep, Board Member
Beau Lewis, Board Member
Bret Rohde, Board Member
Brandon Vonk, Board Member
Blair Westergard, Board Member
Bill Cobabe, Executive Director
Cynthia Nelson, Executive Secretary

Chairman Holmgren called the Tremonton Redevelopment Agency Meeting to order at 10:23 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Holmgren, Board Members Estep, Lewis, Rohde, Vonk, and Westergard, Executive Director Cobabe, and Executive Secretary Nelson. Also in attendance was Community Development Director Jeff Seedall.

1. Approval of agenda:

Motion by Board Member Rohde to approve the July 15, 2025 agenda. Motion seconded by Board Member Lewis. Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vonk - yes, Board Member Westergard - yes. Motion approved.

2. Approval of minutes – June 17, 2025

Motion by Board Member Westergard to approve the June 17, 2025 minutes. Motion seconded by Board Member Estep. Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vonk - yes, Board Member Westergard - yes. Motion approved.

3. New Council Business:

- a. Discussion and possible action on adopting Resolution No. RDA 25-08 awarding the 2025 Moderate Income Housing Grant to Habitat for Humanity

Manager Cobabe said it is up to about \$2.5 million. When an RDA is established, a portion of the money that gets brought in has to be set aside for affordable housing. Tremonton has opted to hold on to that and go through this process to vet applicants. I put this ranking together last January and we put it out for applications in March. We did not hear anything until June, and this is the only one we have. The maximum amount we can give is \$400,000 to any one applicant each year. We have \$800,000 per year for three years.

Draft Minutes

Motion by Board Member Estep to adopt the resolution. Motion seconded by Board Member Westergard. Roll Call Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vonk - yes, Board Member Westergard - yes. Motion approved.

Director Seedall said we got an engineer’s estimate for Main Street improvements. It was just over \$2 million, which is much lower than I anticipated. We hope to get the RDA’s approval on construction drawing and everything in place to bid in January.

4. Adjournment

Motion by Board Member Rohde to adjourn the meeting. Motion seconded by consensus of the Council. Vote: Board Member Estep - yes, Board Member Lewis - yes, Board Member Rohde - yes, Board Member Vonk - yes, Board Member Westergard - yes. Motion approved.

The meeting adjourned at 10:28 p.m.

The undersigned duly acting and appointed Executive Secretary for Tremonton City Corporation Redevelopment Agency hereby certifies that the foregoing is a true and correct copy of the minutes for the RDA Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2025.

Cynthia Nelson, Executive Secretary

-RESOLUTION NO. RDA 25-09

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF TREMONTON CITY
CONFIRMING THE CONSTRUCTION SCHEDULE OF A NEW ACCESS TO THE TREMONT
CENTER**

WHEREAS, in 2019, Tremonton City purchased homes along the north side of Main Street with the addresses of 540 West Main Street, 548 West Main Street, and 560 West Main Street; and

WHEREAS, this real estate purchase is considered one of the Primary Improvements and eligible for reimbursement from the RDA tax increment to the City; and

WHEREAS, the Developer of the Tremont Center is required to create a second entrance from Main Street to the Tremont Center to align with the expansion of 600 West; and

WHEREAS, in Section 3.6 of RDA Resolution 19-03 sets forth consequences of failing to construct this entrance within six (6) years of deeding the aforementioned residential properties; and

WHEREAS, in 2020, the RDA adopted Resolution 20-11 to extend the tax increment for two (2) years due to Senate Bill 6001 from the Sixth 2020 Special Session; and

WHEREAS, this extension recognized the “likely delay” of commercial construction due to scarcity of construction materials as well as struggles to secure financing for capital projects.

NOW, THEREFORE, BE IT RESOLVED by the Tremonton City Redevelopment Agency as follows:

1. The timeline outlined in Section 3.6 of RDA Resolution 19-03 is extended two (2) years to align with the extension granted in RDA Resolution 20-11.
2. The Developer will be held accountable to consequences in RDA Resolution 19-03 if the connection to Main Street as previously agreed to is not completed within eight (8) years of deeding the House Properties to the Developer.

Adopted and passed by the Board of Directors of the Redevelopment Agency of Tremonton City this 18th day of November, 2025.

REDEVELOPMENT AGENCY

Lyle Holmgren, Chair

ATTEST:

Cynthia Nelson, Executive Secretary