

**REDEVELOPMENT AGENCY OF FARMINGTON  
NOTICE & AGENDA**

Notice is given that the Governing Board of the Redevelopment Agency of Farmington will hold a regular meeting on **Tuesday, June 17, 2025** at City Hall 160 South Main, Farmington, Utah at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live can be found on the Farmington City website [www.farmington.utah.gov](http://www.farmington.utah.gov). If you wish to email a comment, you may do so to [dcarlile@farmington.utah.gov](mailto:dcarlile@farmington.utah.gov)

The agenda shall be as follows:

**PUBLIC HEARINGS:**

- Amending the RDA Budget for Fiscal Year ending June 30, 2025
- Adopting the RDA Budget for Fiscal Year 2026

***Motion to adjourn and reconvene the City Council meeting.***

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

*I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website [www.farmington.utah.gov](http://www.farmington.utah.gov) and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn). Posted on June 11, 2025*

**CITY COUNCIL STAFF REPORT FOR JUNE 17, 2025**

To: Mayor and City Council  
From: Levi Ball  
Date: June 12, 2025  
Subject: **FY25 Budget Amendment - RDA**

**RECOMMENDATIONS**

1. Review the accompanying information regarding the FY25 RDA budget
2. Hold a public hearing on June 17, 2025
3. Consider and approve a resolution to amend the FY25 RDA budget

**BACKGROUND**

Administration wishes to amend budgets for items that were unforeseen, unplanned, or of different dollar amounts than originally budgeted during the budget cycle. Some items are covered by certain revenue sources and some items require the use of fund balance. Please see the attached narrative and budget amendment schedules.

Respectfully submitted,



Levi Ball  
Assistant Finance Director

Review and concur,



Brigham Mellor  
City Manager

# NARRATIVE

## RDA BUDGET AMENDMENT FOR FY25

### **HTRZ Analysis and Consulting (\$14,800 exp increase)**

#### *Station Park RDA Fund #22*

In an effort to address Utah's housing affordability crisis the Utah legislators created Housing and Transit Reinvestment Zones (HTRZ). It's a tool used by local governments to facilitate transit-oriented development (TOD) and increase public transit usage by using a portion of tax revenue generated in the area to support costs associated with development near transit stations. Farmington has an opportunity to utilize this tool because of the nearby UTA frontrunner transit station at Station Park. This budget amendment is for the fees paid to the State of Utah and a consulting group to establish the Farmington HTRZ. These costs were paid for out of the Station Park RDA Fund.

FUND BUDGETS AMENDED BY FY25 RDA Budget Amendment

Fiscal Year Ending June 30, 2025

Farmington City Corporation

	Adopted Budget	Budget Amendment	Budget After BA
Special Revenue - RDA US HWY 89 (20)			
Revenue	174,600		174,600
Transfer In	-		-
Expenditures	187,003		187,003
Transfers Out	-		-
Net change in fund balance	(12,403)	-	(12,403)
Special Revenue - RDA Station Park (22)			
Revenue	392,100		392,100
Transfers In	-		-
Expenditures	630,000	14,800	644,800
Transfers Out	1,473,000		1,473,000
Net change in fund balance	(1,710,900)	(14,800)	(1,725,700)

**RESOLUTION NO. 2025-\_\_\_\_**

**A RESOLUTION AMENDING THE RDA BUDGET FOR FISCAL YEAR ENDING 6-30-25**

**WHEREAS**, upon proper review and consideration, the City Council has held a public hearing concerning proposed amendments to its FYE 6-30-25 RDA budget.

**WHEREAS**, said public hearing has been held as required by law and pursuant to all legally required notices; and

**WHEREAS**, the City Council has heard and considered all public comment advanced at the aforementioned hearings; and

**WHEREAS**, the attached budgets are hereby found to comport with sound principles of fiscal planning in light of the needs and resources of Farmington City Corporation;

**BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY CORPORATION, STATE OF UTAH:**

**Section 1. FYE 6-30-25 RDA Budget Amendment.** The attached document entitled "Fund Budgets Amended by FY25 RDA Budget Amendment", incorporated herein by reference, is hereby adopted.

**Section 2. Miscellaneous Provisions.**

a. Severability. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all provisions, clauses, and words of this Resolution shall be severable.

b. Titles and Headings. The titles and headings of this Resolution form no part of the Resolution itself, have no binding or interpretative effect, and shall not alter the legal effect of any part of the Resolution for any reason.

c. Effective Date. This Resolution shall become effective immediately upon posting.

d. Non-codification. This Resolution shall be effective without codification.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY CORPORATION, STATE OF UTAH, ON THIS 17th DAY OF JUNE, 2025.**

**ATTEST**

**FARMINGTON CITY**

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DeAnn Carlile,  
City Recorder

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Brett Anderson,  
Mayor

**CITY COUNCIL STAFF REPORT FOR JUNE 17, 2025**

To: Mayor and City Council  
From: Levi Ball  
Date: June 11, 2025  
Subject: **Adoption of FY26 RDA Budget**

**RECOMMENDATIONS**

1. Review the attached budget document – Key Changes by Fund – RDA Funds
2. Hold a public hearing on June 17, 2025 for the FY26 RDA budget
3. Consider and approve a resolution to adopt the FY26 RDA budget

**BACKGROUND**

The recommended FY26 budget was presented to the City Council on May 6, 2025 and adopted as a tentative budget that evening. In subsequent work sessions the City Council entertained detailed presentations by city leadership for all programs and funds and discussed possible changes.

No changes to the tentative RDA budget were identified.

Respectfully submitted,



Levi Ball  
Assistant Finance Director

Review and concur,



Brigham Mellor  
City Manager

KEY CHANGES BY FUND - FY26 COMPARED TO FY25

FY25 ADOPTED	FY26 RECOMMENDED	Council Adjustments	FY26 ADOPTED	\$ Budget Change	% Change
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SPECIAL REVENUE - RDAs

#20 HIGHWAY 89 RDA FUND

Property taxes received - City portion (GF to receive FY26 and forward)	64,000	-	-	(64,000)	-100.0%
Property taxes received - other entities (debt paid off)	107,000	-	-	(107,000)	-100.0%
Interest income	3,600	3,600	3,600	-	0.0%
<b>Total Revenue</b>	<b>174,600</b>	<b>3,600</b>	<b>3,600</b>	<b>(171,000)</b>	<b>-97.9%</b>
Debt service (last payment in FY25)	179,603	-	-	(179,603)	-100.0%
Other expenditures	7,400	12,000	12,000	4,600	62.2%
<b>Total Expenditures</b>	<b>187,003</b>	<b>12,000</b>	<b>12,000</b>	<b>(175,003)</b>	<b>-93.6%</b>
Net change to fund balance	<b>(12,403)</b>	<b>(8,400)</b>	<b>(8,400)</b>	4,003	-32.3%

#22 STATION PARK RDA FUND

Property taxes received - City portion (GF to receive FY26 and forward)	370,000	-	-	(370,000)	-100.0%
Interest income	22,100	22,100	22,100	-	0.0%
<b>Total Revenue</b>	<b>392,100</b>	<b>22,100</b>	<b>22,100</b>	<b>(370,000)</b>	<b>-94.4%</b>
Administrative costs	15,000	3,000	3,000	(12,000)	-80.0%
Contribution to Western Sports Park	615,000	-	-	(615,000)	-100.0%
Transfer to Park Capital Improvement Fund for park construction	1,473,000	-	-	(1,473,000)	-100.0%
<b>Total Expenditures</b>	<b>2,103,000</b>	<b>3,000</b>	<b>3,000</b>	<b>(2,100,000)</b>	<b>-99.9%</b>
Net change to fund balance	<b>(1,710,900)</b>	<b>19,100</b>	<b>19,100</b>	1,730,000	-101.1%

**RESOLUTION NO. 2025-\_\_\_\_\_**

**ADOPTING THE REDEVELOPMENT AGENCY OF FARMINGTON CITY BUDGET  
FOR FISCAL YEAR ENDING 6-30-2026**

**WHEREAS**, upon proper review and consideration, the Redevelopment Agency of Farmington City has held a public hearing concerning adopting the FY 6-30-2026 RDA budget;

**WHEREAS**, said public hearing has been held as required by law and pursuant to all legally required notices; and

**WHEREAS**, the Board of Directors of the Redevelopment Agency of Farmington City has heard and considered all public comment advanced at the aforementioned hearings; and

**WHEREAS**, the attached budgets are hereby found to comport with sound principles of fiscal planning in light of the needs and resources of Farmington City Corporation;

**BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT  
AGENCY OF FARMINGTON CITY, STATE OF UTAH:**

**Section 1. Redevelopment Agency Budget Adopted.** The attached document entitled "Key Changes by Fund FY26", and incorporated herein by reference, is hereby adopted.

**Section 2. Miscellaneous Provisions.**

a. Severability. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all provisions, clauses, and words of this Resolution shall be severable.

b. Titles and Headings. The titles and headings of this Resolution form no part of the Resolution itself, have no binding or interpretative effect, and shall not alter the legal effect of any part of the Resolution for any reason.

c. Effective Date. This Resolution shall become effective immediately upon posting.

d. Non-codification. This Resolution shall be effective without codification.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE  
REDEVELOPMENT AGENCY OF FARMINGTON CITY, STATE OF UTAH, ON THIS  
17th DAY OF JUNE, 2025.**

**FARMINGTON CITY**

**Attest:**

**By:** \_\_\_\_\_  
Brett Anderson, Chair

**By:** \_\_\_\_\_  
DeAnn Carlile, City Recorder