

SOUTH WEBER COMMUNITY REDEVELOPMENT AGENCY (RDA) BOARD MEETING

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PUBLIC NOTICE is hereby given that the South Weber Community Redevelopment Agency (RDA) Board will meet at a regular public meeting during a City Council meeting which begins at 6:00 p.m. on Tuesday, June 9, 2026, in the Council Chambers at 1600 E. South Weber Dr.

ITEMS

1. Consent Agenda
 - a. May 12, 2026 Minutes
 - b. May 26, 2026 Minutes
2. RDA Resolution 26-02: Adopting Old Fort Community Reinvestment Area FY 2027 Budget
3. Adjourn RDA Board Meeting and Convene Local Building Authority Board Meeting

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

The undersigned City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/mailed/posted to: City Office building; Board Members and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 06-02-2026

CITY RECORDER: Lisa Smith

SOUTH WEBER CITY REDEVELOPMENT AGENCY (RDA) BOARD MEETING

DATE OF MEETING: 12 May 2026

TIME COMMENCED: 6:44 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, South Weber, UT

PRESENT: **CHAIR:**

Rod Westbroek

BOARD MEMBERS:

Jeremy Davis

Joel Dills

Blair Halverson

Wayne Winsor

CITY MANAGER:

David Larson

FINANCE DIRECTOR:

Brett Baltazar

SECRETARY:

Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm

1. RDA Resolution 26-01: Adopt Fiscal Year 2027 Redevelopment Agency Tentative Budget and Set Public Hearing for May 26, 2026

Adopting the RDA Tentative Budget for fiscal year beginning July 1, 2026 and ending June 30, 2027 and setting a public hearing for public comment on May 26, 2026. Following public hearing, the Redevelopment Agency Board may continue discussions and adjust this budget until the Final Budget is adopted.

The Old Fort Community Reinvestment Area was initiated in FY 2025 for the development of a recreational vehicle sales storage area within South Weber City. Over a ten-year span, the Taxing Increment Finance (TIF) amount is \$957,957. The FY 2027 impact is estimated to be \$96,000. The revenue is used primarily for infrastructure improvements that make development possible.

Board member Winsor moved to approve RDA Resolution 26-01: Adopting Fiscal Year 2027 Redevelopment Agency Tentative Budget and Setting a Public Hearing for May 26, 2026. Board member Halverson seconded the motion. Chair Westbroek called for a roll call vote. Chair Westbroek, Board Members Davis, Halverson, and Winsor voted aye. The motion carried.

2. Adjourn RDA Meeting and Convene Local Building Authority Meeting

Board member Davis moved to adjourn the RDA Board Meeting and go into the LBA Meeting at 6:45 p.m. Board member Winsor seconded the motion. Chair Westbroek called for a voice vote. Chair Westbroek, Members Davis, Halverson, Petty, and Winsor voted aye. The motion carried.

APPROVED: _____ **Date 06-09-2026**

Chair: Rod Westbroek

Transcriber: Michelle Clark

Attest: Secretary: Lisa Smith

SOUTH WEBER CITY REDEVELOPMENT AGENCY (RDA) BOARD MEETING

DATE OF MEETING: 26 May 2026

TIME COMMENCED: 6:09 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, South Weber, UT

PRESENT: CHAIR:

Rod Westbroek

BOARD MEMBERS:

Jeremy Davis
Joel Dills
Blair Halverson
Angie Petty (excused)
Wayne Winsor

SECRETARY:

Lisa Smith

CITY MANAGER:

David Larson

CITY ATTORNEY:

Jayne Blakesley

FIRE CHIEF:

Derek Tolman

FINANCE DIRECTOR:

Brett Baltazar

INTERN:

Celeste Wu

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Mark Anderson, Ren Strong, and Brandon Johnson.

Board member Winsor moved to open the public hearing for RDA Fiscal Year 2027 Tentative Budget. Board member Halverson seconded the motion. Chair Westbroek called for a voice vote. Chair Westbroek, Board Members Davis, Halverson, Petty and Winsor voted aye. The motion carried.

----- PUBLIC HEARING -----

1. Public Hearing for RDA Fiscal Year 2027 Tentative Budget

No public comment received

Board member Winsor moved to close the public hearing for RDA Fiscal Year 2027 Tentative Budget. Board member Davis seconded the motion. Chair Westbroek called for a voice vote. Chair Westbroek, Board Members Davis, Halverson, Petty and Winsor voted aye. The motion carried.

----- PUBLIC HEARING CLOSED -----

2. Adjourn RDA Meeting and Convene Local Building Authority Meeting

Board member Davis moved to adjourn the RDA Board Meeting and go into the LBA Meeting at 6:10 p.m. Board member Halverson seconded the motion. Chair Westbrook called for a voice vote. Chair Westbrook, Board Members Davis, Halverson, Petty, and Winsor voted aye. The motion carried.

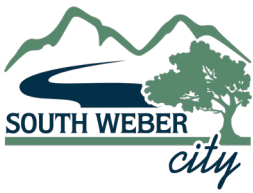
APPROVED: _____ Date 06-09-2026

President: Rod Westbrook

Transcriber: Michelle Clark

Attest: Secretary: Lisa Smith

DRAFT



RDA BOARD MEETING STAFF REPORT

MEETING DATE

June 9, 2026

PREPARED BY

Brett Baltazar
Finance Director

ITEM TYPE

Legislative

ATTACHMENTS

RDA Res 26-02

PRIOR DISCUSSION DATES

AGENDA ITEM

RDA Resolution 26-02: FY 2027 RDA Final Budget Adoption

PURPOSE

FY 2027 RDA Final Budget Adoptions

RECOMMENDATION

Staff Recommends adopting FY 2027 RDA Final Budget

BACKGROUND

Adoption of the RDA Final Budget for fiscal year beginning July 1, 2026 and ending June 30, 2027. Public hearing on May 26, 2026 received no public comment. There have been no changes or additions to the final budget

The Old Fort Community Reinvestment Area (RDA) was initiated in FY 2025 for the development of a recreational vehicle sales storage area within South Weber City. Over a ten-year span, the Taxing Increment Finance (TIF) amount is \$957,957.

ANALYSIS

The FY 2027 impact is estimated to be \$96,000. The revenue is used primarily for infrastructure improvements that make development possible.

RDA RESOLUTION 26-02

**A RESOLUTION OF THE SOUTH WEBER CITY COMMUNITY
DEVELOPMENT AND RENEWAL AGENCY (RDA)
ADOPTING THE FISCAL YEAR 2027 FINAL BUDGET**

WHEREAS, South Weber City Community Development and Renewal Agency (RDA) Board approved the Old Fort Community Reinvestment Area Plan and drafted a multi-year budget; and

WHEREAS, a tentative budget for fiscal year 2027 was approved on May 12, 2026 and subsequently a public hearing to receive feedback was held on May 26, 2026; and

WHEREAS, the secretary presents the tentative budget with no changes as the final budget;

NOW THEREFORE BE IT RESOLVED by the Governing Board of the South Weber City Community Development and Renewal Agency as follows:

Section 1. Adoption: The Final RDA Budget for Fiscal Year 2027 as attached in **Exhibit 1** is hereby adopted.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the RDA Board of South Weber, Davis County, on the 9th day of May 2026.

Roll call vote is as follows:		
Board Member Halverson	FOR	AGAINST
Board Member Petty	FOR	AGAINST
Chair Westbrook	FOR	AGAINST
Board Member Dills	FOR	AGAINST
Board Member Davis	FOR	AGAINST
Board Member Winsor	FOR	AGAINST

Rod Westbrook, Chair

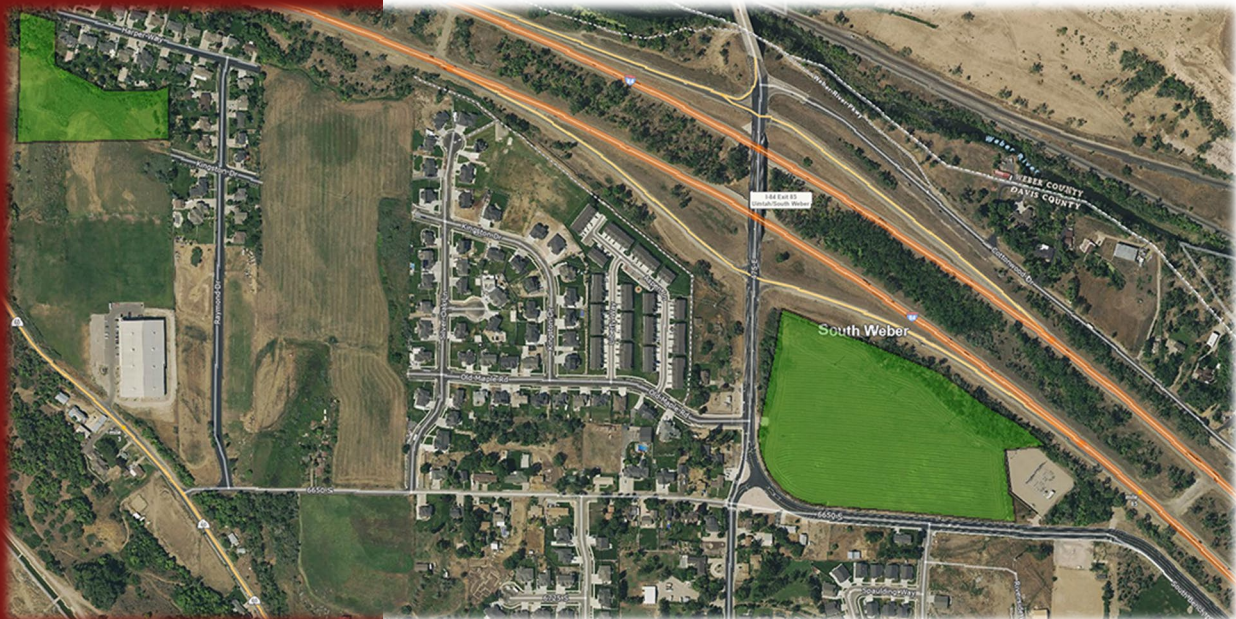
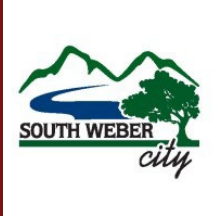
Attest: Lisa Smith, Secretary

Fiscal Year 2027

Old Fort Community

Reinvestment Area

Project Area Budget



South Weber Community Development and Renewal Agency
Old Fort Community Reinvestment Area
Projected Multi-Year Budget

Valuation Analysis & Base Year Tax Revenue											
Project Years	10	1	2	3	4	5	6	7	8	9	10
RDA Fiscal Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tax Increment Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total Base Year Value		\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304
Total Assessed Value		\$18,890,405	\$18,812,823	\$18,740,470	\$18,700,455	\$18,682,259	\$18,677,304	\$18,677,304	\$18,677,304	\$18,677,304	\$18,677,304
Total Incremental Value		\$17,213,101	\$17,135,519	\$17,063,166	\$17,023,151	\$17,004,955	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000

Base Year Tax Revenues to Taxing Entities	2023 Tax Rate	Total	NPV	1	2	3	4	5	6	7	8	9	10
Davis County	0.001152	\$19,323	\$14,920	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932
Multicounty Assessing & Collecting Levy	0.000015	\$252	\$194	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25
County Assessing & Collecting Levy	0.000131	\$2,197	\$1,697	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220
Davis County School District	0.006228	\$104,462	\$80,663	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446
South Weber City	0.001330	\$22,308	\$17,226	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231
Weber Basin Water Conservancy District	0.000200	\$3,355	\$2,590	\$335	\$335	\$335	\$335	\$335	\$335	\$335	\$335	\$335	\$335
Davis County Mosquito Abatement District	0.000098	\$1,644	\$1,269	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164
Central Weber Sewer Improvement District	0.000523	\$8,772	\$6,774	\$877	\$877	\$877	\$877	\$877	\$877	\$877	\$877	\$877	\$877
County Library	0.000234	\$3,925	\$3,031	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392
Total	0.009911	\$166,238	\$128,364	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624

Participation Rates													
Davis County	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Multicounty Assessing & Collecting Levy	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
County Assessing & Collecting Levy	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Davis County School District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
South Weber City	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Weber Basin Water Conservancy District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Davis County Mosquito Abatement District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Central Weber Sewer Improvement District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
County Library	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%

Tax Increment Calculations													
RDA Fiscal Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Tax Increment Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
Total Incremental Revenues	2023 Tax Rate	Total	NPV	1	2	3	4	5	6	7	8	9	10
Davis County	0.001152	\$196,347	\$151,687	\$19,829	\$19,740	\$19,657	\$19,611	\$19,590	\$19,584	\$19,584	\$19,584	\$19,584	\$19,584
Multicounty Assessing & Collecting Levy	0.000015	\$2,557	\$1,975	\$258	\$257	\$256	\$255	\$255	\$255	\$255	\$255	\$255	\$255
County Assessing & Collecting Levy	0.000131	\$22,328	\$17,249	\$2,255	\$2,245	\$2,235	\$2,230	\$2,228	\$2,227	\$2,227	\$2,227	\$2,227	\$2,227
Davis County School District	0.006228	\$1,061,500	\$820,059	\$107,203	\$106,720	\$106,269	\$106,020	\$105,907	\$105,876	\$105,876	\$105,876	\$105,876	\$105,876
South Weber City	0.001330	\$226,685	\$175,125	\$22,893	\$22,790	\$22,694	\$22,641	\$22,617	\$22,610	\$22,610	\$22,610	\$22,610	\$22,610
Weber Basin Water Conservancy District	0.000200	\$34,088	\$26,335	\$3,443	\$3,427	\$3,413	\$3,405	\$3,401	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Davis County Mosquito Abatement District	0.000098	\$16,703	\$12,904	\$1,687	\$1,679	\$1,672	\$1,668	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666
Central Weber Sewer Improvement District	0.000523	\$89,140	\$68,865	\$9,002	\$8,962	\$8,924	\$8,903	\$8,894	\$8,891	\$8,891	\$8,891	\$8,891	\$8,891
County Library	0.000234	\$39,883	\$30,811	\$4,028	\$4,010	\$3,993	\$3,983	\$3,979	\$3,978	\$3,978	\$3,978	\$3,978	\$3,978
Total	0.009911	\$1,689,230	\$1,305,010	\$170,599	\$169,830	\$169,113	\$168,716	\$168,536	\$168,487	\$168,487	\$168,487	\$168,487	\$168,487

Tax Increment Calculations													
RDA Fiscal Year				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tax Increment Year				2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Incremental Tax Revenues to Taxing Entities				2023 Tax Rate	Total	NPV							
Davis County	0.001152	\$98,173	\$75,844	\$9,915	\$9,870	\$9,828	\$9,805	\$9,795	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792
Multicounty Assessing & Collecting Levy	0.000015	\$1,278	\$988	\$129	\$129	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128
County Assessing & Collecting Levy	0.000131	\$11,164	\$8,625	\$1,127	\$1,122	\$1,118	\$1,115	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114
Davis County School District	0.006228	\$530,750	\$410,029	\$53,602	\$53,360	\$53,135	\$53,010	\$52,953	\$52,938	\$52,938	\$52,938	\$52,938	\$52,938
South Weber City	0.001330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Weber Basin Water Conservancy District	0.000200	\$17,044	\$13,167	\$1,721	\$1,714	\$1,706	\$1,702	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Davis County Mosquito Abatement District	0.000098	\$8,352	\$6,452	\$843	\$840	\$836	\$834	\$833	\$833	\$833	\$833	\$833	\$833
Central Weber Sewer Improvement District	0.000523	\$44,570	\$34,432	\$4,501	\$4,481	\$4,462	\$4,452	\$4,447	\$4,446	\$4,446	\$4,446	\$4,446	\$4,446
County Library	0.000234	\$19,941	\$15,406	\$2,014	\$2,005	\$1,996	\$1,992	\$1,990	\$1,989	\$1,989	\$1,989	\$1,989	\$1,989
Total	0.009911	\$731,272	\$564,942	\$73,853	\$73,520	\$73,210	\$73,038	\$72,960	\$72,939	\$72,939	\$72,939	\$72,939	\$72,939
Incremental Tax Revenues to Agency				2023 Tax Rate	Total	NPV							
Davis County	0.001152	\$98,173	\$75,844	\$9,915	\$9,870	\$9,828	\$9,805	\$9,795	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792
Multicounty Assessing & Collecting Levy	0.000015	\$1,278	\$988	\$129	\$129	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128
County Assessing & Collecting Levy	0.000131	\$11,164	\$8,625	\$1,127	\$1,122	\$1,118	\$1,115	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114
Davis County School District	0.006228	\$530,750	\$410,029	\$53,602	\$53,360	\$53,135	\$53,010	\$52,953	\$52,938	\$52,938	\$52,938	\$52,938	\$52,938
South Weber City	0.001330	\$226,685	\$175,125	\$22,893	\$22,790	\$22,694	\$22,641	\$22,617	\$22,610	\$22,610	\$22,610	\$22,610	\$22,610
Weber Basin Water Conservancy District	0.000200	\$17,044	\$13,167	\$1,721	\$1,714	\$1,706	\$1,702	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Davis County Mosquito Abatement District	0.000098	\$8,352	\$6,452	\$843	\$840	\$836	\$834	\$833	\$833	\$833	\$833	\$833	\$833
Central Weber Sewer Improvement District	0.000523	\$44,570	\$34,432	\$4,501	\$4,481	\$4,462	\$4,452	\$4,447	\$4,446	\$4,446	\$4,446	\$4,446	\$4,446
County Library	0.000234	\$19,941	\$15,406	\$2,014	\$2,005	\$1,996	\$1,992	\$1,990	\$1,989	\$1,989	\$1,989	\$1,989	\$1,989
Total	0.009911	\$957,957	\$740,067	\$96,746	\$96,310	\$95,904	\$95,679	\$95,576	\$95,549	\$95,549	\$95,549	\$95,549	\$95,549

Agency Budget												
RDA Fiscal Year			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tax Increment Year			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenues												
Incremental Tax Revenues to Agency												
	Total	NPV										
Davis County	\$98,173	\$75,844	\$9,915	\$9,870	\$9,828	\$9,805	\$9,795	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792
Multicounty Assessing & Collecting Levy	\$1,278	\$988	\$129	\$129	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128
County Assessing & Collecting Levy	\$11,164	\$8,625	\$1,127	\$1,122	\$1,118	\$1,115	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114
Davis County School District	\$530,750	\$410,029	\$53,602	\$53,360	\$53,135	\$53,010	\$52,953	\$52,938	\$52,938	\$52,938	\$52,938	\$52,938
South Weber City	\$226,685	\$175,125	\$22,893	\$22,790	\$22,694	\$22,641	\$22,617	\$22,610	\$22,610	\$22,610	\$22,610	\$22,610
Weber Basin Water Conservancy District	\$17,044	\$13,167	\$1,721	\$1,714	\$1,706	\$1,702	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Davis County Mosquito Abatement District	\$8,352	\$6,452	\$843	\$840	\$836	\$834	\$833	\$833	\$833	\$833	\$833	\$833
Central Weber Sewer Improvement District	\$44,570	\$34,432	\$4,501	\$4,481	\$4,462	\$4,452	\$4,447	\$4,446	\$4,446	\$4,446	\$4,446	\$4,446
County Library	\$19,941	\$15,406	\$2,014	\$2,005	\$1,996	\$1,992	\$1,990	\$1,989	\$1,989	\$1,989	\$1,989	\$1,989
Total	\$957,957	\$740,067	\$96,746	\$96,310	\$95,904	\$95,679	\$95,576	\$95,549	\$95,549	\$95,549	\$95,549	\$95,549
Expenditures												
	Total	NPV										
<i>Redevelopment Agency Administrative Percent</i>			2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Administrative Costs	(\$23,949)	(\$18,502)	(\$2,419)	(\$2,408)	(\$2,398)	(\$2,392)	(\$2,389)	(\$2,389)	(\$2,389)	(\$2,389)	(\$2,389)	(\$2,389)
<i>Davis County Administrative Percent (Library & County)</i>			2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Administrative Costs	(\$2,655)	(\$2,281)	(\$298)	(\$297)	(\$296)	(\$295)	(\$295)	(\$295)	(\$295)	(\$295)	(\$295)	(\$295)
<i>Housing Percent</i>			10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Housing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Infrastructure Costs</i>												
Canal Reroute and Piping Main Site	(\$546,920)	(\$464,101)	(\$94,029)	(\$93,606)	(\$93,210)	(\$92,992)	(\$92,892)	(\$80,191)				
Inventory Lot Public Improvements	(\$225,647)	(\$155,871)	\$0	\$0	\$0	\$0	\$0	(\$12,674)	(\$92,865)	(\$92,865)	(\$27,243)	
Remaining Increment for Project Area Development	\$158,487	\$99,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,622	\$92,865

Cap on Tax Increment to Agency	
Davis County	\$98,173
Multicounty Assessing & Collecting Levy	\$1,278
County Assessing & Collecting Levy	\$11,164
Davis County School District	\$530,750
South Weber City	\$226,685
Weber Basin Water Conservancy District	\$17,044
Davis County Mosquito Abatement District	\$8,352
Central Weber Sewer Improvement District	\$44,570
County Library	\$19,941
Total	\$957,957