



Bonneville Research

March 12, 2024

Introduction:

This analysis intends to provide Millcreek, a Utah Municipality, and the Millcreek City Council with the information required by the Utah Code Section 10-8-2. Appropriations -- Acquisition and disposal of property -- Corporate purpose -- Procedure.

Reason for the Study:

Utah Code § 10-8-2 and case law require a more rigorous review and approval process before the City can provide grants to nonprofit organizations. The process requires that the City complete a Study before awarding the grants. The section also covers appropriations, acquisition, and disposal of property, municipal authority, corporate purpose, procedure, and notice of intent to acquire real property.

Critical Elements of the Study:

The Study shall consider the following factors:

1. Completion of a study that addresses the following:
 - a. The benefit the City will receive—tangible or intangible—in return for appropriated funds.
 - b. An analysis of how the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of Millcreek residents.
 - c. Whether the appropriation is necessary and appropriate to accomplish the goals and objectives of the City, such as:
 - i. Removing blight or underdeveloped properties;
 - ii. Increasing the City's tax base;
 - iii. Creating jobs;
 - iv. Retaining jobs, and
 - v. Any other identified public purpose the appropriation might serve.
 - d. Completing a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the appropriation amount.
2. A finding by the Council that the development will promote safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of the Millcreek residents shall be adopted by Resolution citing the Study as evidence to support that finding.

3. The processes outlined in Utah Code Ann. § 10-8-2h will complete the final appropriation:
4. If the appropriation is made as an amendment to the current year's fiscal budget, it shall be approved according to the process outlined in Utah Code Ann. § 10-8-2(3)(d).
 - a. If the appropriation is made as part of a future fiscal year budget, then the appropriation shall be approved during the regular annual budget process.

Millcreek Agreement – Millcreek proposes to make the following monetary and acquisition and disposal of property, municipal authority, corporate purpose, and procedure appropriation for the Fiscal Year 2023/2024:

“Digital Literacy Program” Proposal:

- Millcreek City has received a donation of 100 laptop computers valued at \$25,000 from Comcast Corporation, an American multinational telecommunications and media conglomerate.
- Millcreek Promise and Comcast will use laptop computers to provide 6-week digital literacy courses at apartment complexes in Millcreek City.
- The Millcreek Promise literacy course will be offered at no cost to participants.
- The Comcast computers donated to Millcreek City will be used in the Digital Literacy Courses and then given to the students upon completion.
- The Digital literacy program is designed to help people overcome barriers to participate actively in a digital society and improve literacy in Millcreek City.
- The laptops will support adults and schoolchildren enrolled in the digital literacy program, which focuses on improving computer skills and literacy, equity, and overall access to technology.

ANALYSIS:

- A. Millcreek City is seeking to partner with Comcast Corporation to create a program to use donated laptop computers to provide a 6-week Digital Literacy Course, which will be offered to residents of apartment complexes in Millcreek City.
- B. The Millcreek Promise literacy course will be offered at no cost to participants.
- C. The computers from Comcast donated to Millcreek City will be used in the Digital Literacy Courses and then given to the students upon completion.
- D. The Digital literacy program is designed to help people overcome barriers to participate actively in a digital society and improve literacy in Millcreek City.
- E. The laptops will support adults and schoolchildren enrolled in the digital literacy program, which focuses on improving computer skills and literacy, equity, and overall access to technology.

CONCLUSION AND REQUIRED FINDING:

The municipality of Millcreek's purpose for the above-listed appropriations acquisitions, and disposal of property, municipal authority, corporate purpose, procedure, and notice of intent to acquire municipal property to Millcreek Promise is to seek to achieve the following Community Objectives by accomplishing the following public purposes and thereby supporting Millcreek City's efforts to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality:

1. **EDUCATION:** All Millcreek residents have the support to maximize success in improving computer skills, literacy, equity, and overall access to technology.
2. **HEALTH AND SAFETY:** All Millcreek residents can access health and safety services and resources.
3. **ECONOMIC WELL-BEING:** All Millcreek residents have opportunities to provide a high quality of life for themselves and their families.

FINDING:

The appropriation is necessary and appropriate to accomplish Millcreek, a Utah Municipal Corporation's reasonable goals and objectives in economic development, job creation, affordable housing, blight elimination, job preservation, and preservation of historic structures and property, and any other public purpose.

GENERAL LIMITING CONDITIONS:

Every reasonable effort has been made to ensure that this Study's data reflects accurate and timely information and is believed to be reliable.

- *The Study is based on estimates, assumptions, and other information developed by Bonneville Research from its independent research effort, general knowledge of the region, primary data sources including Millcreek, the Utah State Tax Commission, and the Utah State Auditor's Office, and consultations with the Client's representatives.*
- *No responsibility is assumed for inaccuracies in reporting by the Client, its agents, or any other data sources used in preparing or presenting this Study. This report is based on information collected during March of 2024, and Bonneville Research has yet to undertake any update of its research since that date. Bonneville Research makes no warranty that any of the values or results contained in this Study will be achieved. This report is not to be used with any public or private offering of securities or other similar purposes. This Study is qualified and should be considered based on these limitations, conditions, and considerations.*

Robert Springmeyer

Robert Springmeyer, the Chairman of Bonneville Research, performed this 10-8-2 Appropriations Study.

Mr. Springmeyer is actively involved in the redevelopment and other economic impact projects. He has supplied independent financial and redevelopment analysis for numerous urban renewal agencies within the State and completed "Fair Value Analyses" for Holladay and South Salt Lake Cities. Mr. Springmeyer is the Chairman of Bonneville Research. He has directed the Economic Analysis/Tax Studies completed for the Downtown Alliance, the Utah State Tax Review Commission, Salt Lake County, Brigham City, Salt Lake, Sandy, Bountiful, and South Jordan Cities, including the Urban Renewal Agencies of Salt Lake, Taylorsville, Holladay, South Salt Lake, Draper, West Jordan, Ogden, South Jordan, Sandy, and Murray. He is educated in Political Science, Economics, and Business Management and has consulted with local governments for over 40 years. He has been listed in Who's Who in Finance and Who's Who in the West.