



**REDEVELOPMENT
AGENCY**

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
NICK MITCHELL
PAUL SANCHEZ
NATALIE PINKNEY
CLARISSA WILLIAMS

**EXECUTIVE
DIRECTOR**

CHERIE WOOD

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SOUTH SALT LAKE
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**City of South Salt Lake Redevelopment Agency
AGENDA**

Public notice is hereby given that the City of South Salt Lake Redevelopment Agency will hold a meeting on **Wednesday, January 24, 2024**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **5:30 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting: LeAnne Huff, RDA Chair

Opening Ceremonies

1. Roll Call

No Action Comments

1. Bills, Claims, and Communications
2. Report of the Executive Director

Approval of Minutes

January 10th, RDA Minutes

New Business

1. Redevelopment Agency Training

Jonathan Weidenhamer

Motion for Closed Meeting

Closed meeting held pursuant to Utah Code Annotated, 1953, as amended, Sec. 52-4-204, Sec. 52-4-205 (1) (d) and (e), et seq. for the following purposes: Strategy Session to discuss the sale, purchase, exchange, or lease of real property.

Adjourn

Posted January 19, 2024

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and RDA Board policy, one or more Board Members may be participating electronically.

Have a question or concern? Call the connect line 801-464-6757 or email connect@sslc.gov

Date & Time Wednesday, January 24, 2024
5:30 p.m.

Location 220 East Morris Avenue
South Salt Lake, Utah 84115

Conducting: LeAnne Huff, RDA Chair

DIRECTORS PRESENT:
LeAnne Huff, Corey Thomas, Sharla Bynum, Nick Mitchell,
Paul Sanchez (5:45 pm), and Clarissa Williams

DIRECTORS EXCUSED:
Natalie Pinkney

STAFF PRESENT:
Cherie Wood, Executive Director
Josh Collins, Agency Attorney
Danielle Croyle, Police Chief
Terry Addison, Fire Chief
Jonathan Weidenhamer, Community & Economic Development Director
Eliza Ungricht, Deputy Community Development Director
Ariel Andrus, RDA Secretary
Sara Ramirez, Deputy City Recorder
Natalie Molino, Paralegal
Mayra Serna, Legal Assistant
Jessica Potter, Executive Assistant
Carson Aprato, Police Officer
Ryan Cram, Police Lieutenant
Ryan Alvarez, Police Officer
Jeremiah Drumm, Police Officer

Others Attending: See Attached

Opening Ceremonies

1. **Roll Call.** Six Board Members were present. Director Pinkney was excused. Director Sanchez was not yet present.

No Action Comments.

1. **Bills, Claims, and Communications.** None.

1. **Report of the Executive Director.** None.
Executive Director Wood suggested for the RDA Board to change the order of the agenda in order to get the Closed Door Meeting portion done first.

Board Member Thomas made a motion to switch the order of the agenda.

MOTION: Corey Thomas

SECOND: Clarissa Williams

Roll Call Vote:

Bynum	Yes
Huff	Yes
Mitchell	Yes
Pinkney	Absent
Thomas	Yes
Williams	Yes
Sanchez	Absent

Motion for Closed Meeting

Closed meeting held pursuant to Utah Code Annotated, 1953, as amended, Sec. 52-4-204, Sec. 52-4-205 (1) (d) and (e), et seq. for the following purposes: Strategy Session to discuss the sale, purchase, exchange, or lease of real property.

MOTION: Corey Thomas

SECOND: Clarissa Williams

Roll Call Vote:

Bynum	Yes
Huff	Yes
Mitchell	Yes
Pinkney	Absent
Thomas	Yes
Williams	Yes
Sanchez	Absent

The RDA meeting resumed after the Closed Door Meeting was ended and the Board proceeded with the rest of the RDA Agenda as follows.

Approval of Minutes

January 10, 2024 RDA Minutes

Director Bynum moved to approve these minutes.

MOTION: Sharla Bynum

SECOND: Clarissa Williams

Voice Vote:

Bynum	Yes
Huff	Yes
Mitchell	Yes
Pinkney	Absent
Thomas	Yes
Williams	Yes
Sanchez	Yes

New Business

1. Redevelopment Agency Training

Community and Economic Development Director, Jonathan Weidenhamer, introduced CEO of Energy Finance & Government Consulting, Cody Deeter, who would be presenting information to the Board and explain what a CRA and a RDA are, how they work, and what the uses of tax increments are.

Mr. Deeter first talked about what an RDA (Redevelopment Agency) is and how it is a separate legal entity that the Council Members are Board Members of. Primarily, the agency is used as an economic development tool to encourage development in the City. The primary tool by which the RDA operates is through the creation of a project area, known as a CRA (Community Reinvestment Area), in which taxes can be used for a specific purpose.

When an RDA creates a CRA, tax increment is provided for a period. On average, it's around 75% for a period of 20 years. The tax increment can be used to reimburse development costs, buying, or selling land, and for horizontal or vertical infrastructure. Local agreements are made with the surrounding taxing entities.

Board Member Mitchell asked why tax increment guidelines limits encouraging retail.

Mr. Deeter explained that it is a State statute. He believes that it was implemented because communities were fighting over sales tax dollars.

Board Member Sanchez asked how many restaurants the City was going to have with bar and liquor licenses.

Mr. Weidenhamer answered that it's hard to know. Part of working with the private development community is finding the tenants and ideas they have. Bars and restaurants are part of what they anticipate in the new Downtown. They have also met with a few commercial brokers recently but there is no set number at this time.

Council Member Mitchell asked about the project that involves Golf the Round.

Mr. Weidenhamer and Mr. Deeter both clarified that the project is for a warehouse space that will replace the current Golf the Round business. It's a project that's already underway and has adopted the boundary and survey Resolution. The next steps involved adopting a budget for the project that should be coming up within 6-8 weeks.

As this was wholly an informational presentation there was no need for the Board to take any action on the matter.

A copy of the presentation is attached and incorporated by this reference.

Director Williams made a motion to adjourn.

MOTION: Clarissa Williams


SECOND: Sharla Bynum

Voice Vote:

Bynum	Yes
Huff	Yes
Mitchell	Yes
Pinkney	Absent
Thomas	Yes
Williams	Yes
Sanchez	Yes

The meeting adjourned at 6:01 p.m.



LeAnne Huff, RDA Chair

Ariel Andrus, RDA Secretary

24-Jan-24

****Please sign in for each meeting****

REDEVELOPMENT AGENCY MEETING LIST OF ATTENDEES

NAME

CITY/TOWN

REPRESENTING

Susan Bowlden

SSL

Self



Redevelopment Agency

Purpose, Uses, & Processes

24 January 2024

All You Need to Know About CRAs & RDAs

- What is a CRA & RDA?
- How Does it Work & Why Use?
- How Can Tax Increment Be Used?
- What is the Timeline for Project Creation?
- Examples



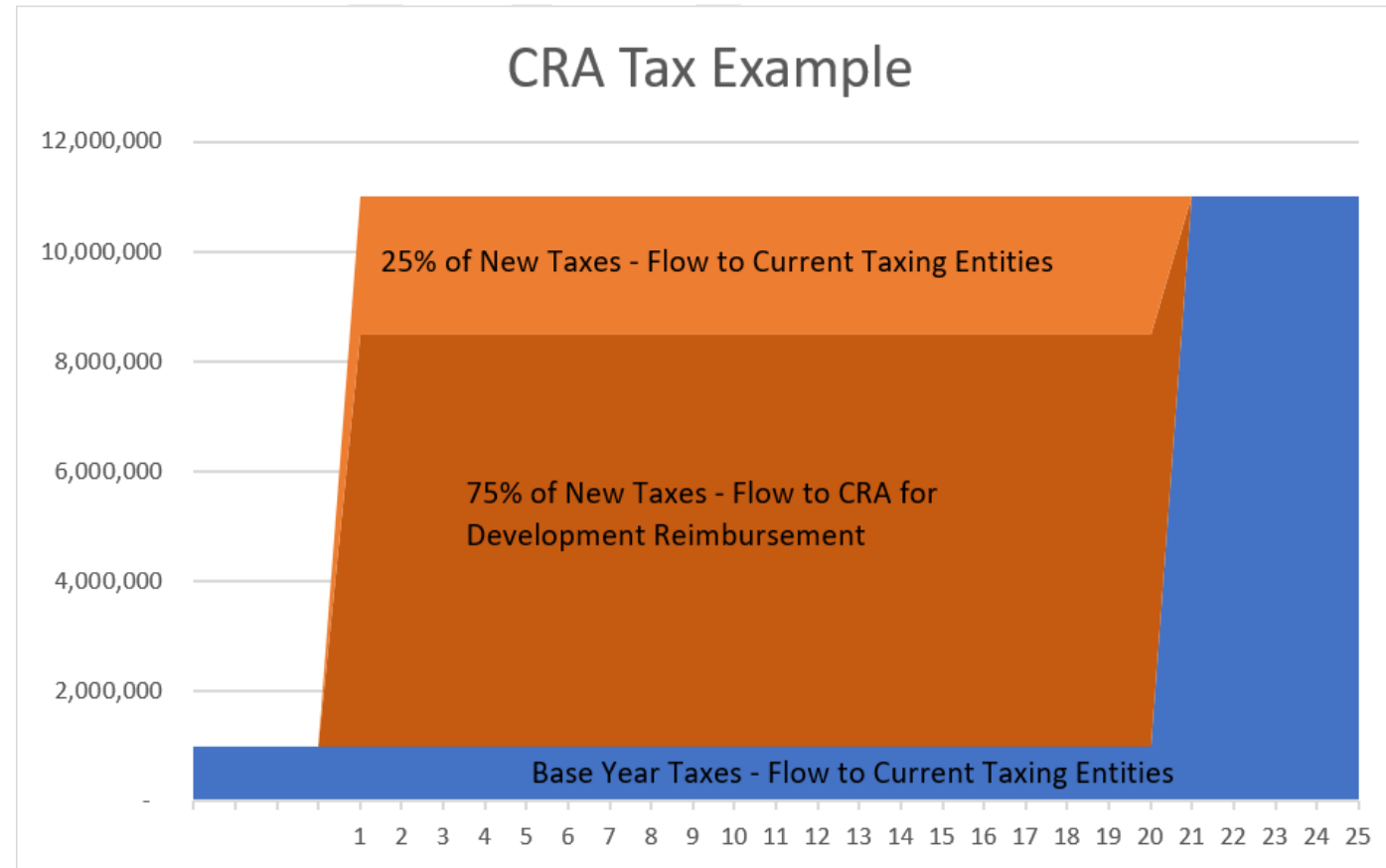
What is a CRA and RDA?

- RDA - Redevelopment Agency
- Separate Legal Entity Created by the City
- Board of RDA is City Council
- Economic Development Tool
- Create Project Areas (CRAs)
- Primarily Used to Provide Tax Increment Investment



How Does Tax Increment Work?

- RDA Creates a Project Area (CRA)
- Provides Tax Increment for a Period of Time
- Usually a Maximum of 75% for 20 Years
- Some or All Taxing Entities Participate
- Taxing Entities Held Harmless
- Not a Tax Increase



How Can Tax Increment Be Used?

- Reimburse Development Costs
- Buy or Buydown Land
- Provide Direct Development Incentives
- Public Infrastructure
- Pay Debt Service
- Cannot Pay for Public Buildings
- Limits on Encouraging Retail



A photograph of a large, cylindrical water tower with a metallic, slightly rusted surface. The words "CITY OF SOUTH" are painted in large, dark letters on the side of the tower. The tower is supported by several thick, vertical metal legs. The background is a clear blue sky. The image is partially obscured by a white curved shape on the right side of the slide.

Why Use Tax Increment?

- Shape Development
 - Zoning – Stick
 - Tax Increment - Carrot
- Horizontal Infrastructure
- Anchor Development
- Widely Used in Utah
- Usually Post Performance
- Public Private Partnership

What is the Approval Process?

- Adopt Survey Resolution - Boundaries
- Draft Project Area Plan and Budget
- Hold a Public Hearing
- Negotiate Interlocal Agreements with Taxing Entities
- Negotiate Participation Agreement with Developer or Land Owners
- 60 – 180 days (or more)



Calendar of Events

South Salt Lake City Redevelopment Agency Central Valley Community Reinvestment Project Area, 2023-2024

January						
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March						
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Date	Event	Responsible Party	Status	Code
25-Sep-23	Develop geographic area and map for survey resolution	RDA, EFG	Complete	
27-Sep-23	Review preliminary tax increment numbers	EFG, RDA	Complete	
27-Sep-23	Determine if Housing allocation is required (\$100k annually)	MDF, EFG, RDA	Complete	17C-5-307
4-Oct-23	Draft & Circulate Survey Resolution	MDF	Complete	17C-5-103
25-Oct-23	RDA Considers Survey Resolution	EFG	Complete	17C-5-103
5-Feb-24	Finalize Draft Plan and Budget	EFG		
5-Feb-24	Review Plan and Budget with Staff & Selected Public Officials	EFG		
9-Feb-24	Mail public hearing notices to property owners and affected parties	MDF		17C-1-806
9-Feb-24	Make Plan and Budget available to the public for 30 days	RDA		17C-5-104
9-Feb-24	Send Plan and Budget to all taxing entites and State Board of Education	EFG, RDA, MDF		17C-5-104
27-Feb-24	School District first reading of interlocal agreement	District		2nd & 4th
28-Feb-24	Provide Class A Notice	RDA		17C-1-806
6-Mar-24	Draft & Circulate Plan and Budget adoption resolutions & ordinance	MDF or City		17C-5-104
6-Mar-24	Draft & Circulate public hearing notice, adoption notices	MDF		
6-Mar-24	Draft & Circulate interlocal agreements and resolutions	MDF		
6-Mar-24	Draft & Circulate Participation Rules	EFG & MDF		
13-Mar-24	Hold public hearing to consider adoption of plan and budget	RDA		
13-Mar-24	Consider resolution approving interlocal agreements	RDA, CITY		
13-Mar-24	Consider adoption of plan and budget by resolution	RDA		17C-1-508
13-Mar-24	Consider adoption of plan by ordinance	City		17C-1-508
19-Mar-24	County/Library considers interlocal agreement	County		
20-Mar-24	Provide notice of adoption & file documents	MDF		17C-1-510 & 511
26-Mar-24	School District considers interlocal agreement	District		2nd & 4th
Feb/Mar	Mount Olympus ID considers interlocal agreement	MOID		
Feb/Mar	Central Utah Water Conservancy considers interlocal agreement	CUWCD		
Feb/Mar	Jordan Valley Water Conservancy considers interlocal agreement	JVWCD		
Feb/Mar	Mosquito Abatement interlocal agreement	MAD		
28-Mar-24	File & provide notice of Interlocal agreement adoption	MDF		17C-5-205
19-Apr-24	Protest period for plan and budget ends			17C-1-510
27-Apr-24	Protest period ends for interlocal agreement			17C-5-205
27-Apr-24	Provide creation certificate	MDF		17C-5-204
1-Nov-24	Provide Annual RDA Report to Trigger Project	EFG, RDA		

RDA	SSLC RDA	District	Granite Schools	CUWCD	Central Utah Water Con Dis
City	South Salt Lake City	MDF	McDonald Fielding	MAD	Mosquito Abatement
County	Salt Lake County	EFG	EFG Consulting	JVWCD	Jordan Valley Water Con Dis

Examples

South Salt Lake

- Market Station
- Street Car
- 3900 South (Garn)
- Central 15 – Golf the Round (proposed)

Others

- Delta Center/ReAl Stadium
- Scheels/Cabela's/Malls
- Pluralsight/Facebook/Google/Adobe
- Thanksgiving Park





Questions

Cody Deeter

EFG Consulting

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