



**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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**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, May 22, 2024**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **5:35 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

Unfinished Business

1. Budget Discussion Regarding Proposed
2024-2025 Redevelopment Agency Budget

Jonathan Weidenhamer

Motion for Closed Meeting

Adjourn

Posted May 20, 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

**CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY
MINUTES OF MEETING HELD**

Date & Time Wednesday, May 22, 2024
5:35 p.m.

Location 220 East Morris Avenue
South Salt Lake, Utah 84115

Conducting: LeAnne Huff, RDA Chair

DIRECTORS PRESENT:

LeAnne Huff, Corey Thomas (Zoom), Sharla Bynum, Nick Mitchell,
Paul Sanchez (Zoom), Clarissa Williams, and Natalie Pinkney

DIRECTORS EXCUSED:

Cherie Wood, Executive Director

STAFF PRESENT:

Josh Collins, Agency Attorney
Danielle Croyle, Police Chief
Terry Addison, Fire Chief
Jonathan Weidenhamer, Community & Economic Development Director
Craig Giles, Public Works Director
Ariel Andrus, RDA Secretary
Sara Ramirez, Deputy City Recorder
Jessica Potter, Executive Assistant
Mayra Serna, Legal Assistant

Others Attending: See Attached

Opening Ceremonies

1. **Roll Call.** All seven Board Members were present.

No Action Comments.

1. **Bills, Claims, and Communications.** None.
2. **Report of the Executive Director.** None.

Unfinished Business

1. **Budget Discussion Regarding Proposed 2024-2025 Redevelopment Agency Budget**
Community & Economic Development Director, Jonathan Weidenhamer, reviewed and answered the questions that were submitted by the Directors after the Redevelopment Agency's budget presentation at the last meeting.
 - a. *What is legislative consulting?* (Line item 71-70-310-02 in the RDA Admin Fund) The annual contract with political lobbyist, Capstone Strategies.

- b. *What is the economic development contract?* (Line item 71-70-310-03 in the RDA Admin Fund) The annual contract with Rob Sant, consultant and son of former Economic Development Director, Randy Sant. He worked closely with his father on almost every project and provides continuity due to his knowledge of past projects and remains a primary contributor on current projects like the HTRZ, 2280 South State Street-Blaser Ventures, and Central 15.
- c. *What is project professional/technical?* (Line item 71-70-310-05 in the RDA Admin Fund) An allowance for the consulting work, studies, and professional services that the RDA needs to implement the City's redevelopment and economic goals. Examples from the past include: the HTRZ application, real estate broker/consulting services, financial advisor, Bond Council, Real Estate legal support, environmental legal support.

There were no additional questions from the Redevelopment Agency Directors.

There will be a Public Hearing scheduled and noticed to consider the adoption of the annual 2024-2025 Redevelopment Agency budget.

Director Bynum made a motion to adjourn.

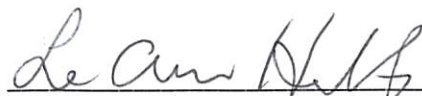
MOTION: Sharla Bynum

SECOND: Natalie Pinkney

Voice Vote:

Bynum:	Yes
Huff:	Yes
Mitchell:	Yes
Pinkney:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez:	None

The meeting adjourned at 5:40 p.m.


LeAnne Huff, Redevelopment Agency Chair


Ariel Andrus, Redevelopment Agency Secretary

22-May-24

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

REDEVELOPMENT AGENCY MEETING LIST OF ATTENDEES

NAME _____

CITY/TOWN

REPRESENTING

Kai Krüger

Murray

Hansen, Allan & Luce

RDA Work Session Update



What is legislative consulting?

This is the annual contract we have with our political lobbyist, Capstone Strategies.

What is Economic development contract?

This is the annual contract we have with Rob Sant, who's Father, Randy, was our Econ. Development consultant for many years. From a continuity standpoint, Rob supported his father on almost every project, so his institutional memory is very helpful. More importantly, Rob is very astute financially and is at the forefront of navigating the technical aspects of the Utah Redevelopment Code. He remains a primary contributor on many of the deals the RDA negotiates, including the HTRZ, 2280 State/Blaser Ventures, and Central 15 TIF projects. He is very much a "project manager" and can work with little oversight or direction. If we had to replace Rob as a full-time equivalent, with salary and benefits, he would cost the RDA about \$150k annually.

What is project professional/technical?

This is an allowance for the myriad consulting work and other studies or professional services that the RDA needs to implement the City's redevelopment and economic goals. Examples in FY 24 included: HTRZ application, Real Estate Broker Consulting/services, RDA and City Financial Advisor, Bond Council, Real Estate Legal Support, and Environmental Legal Support. We will need many of the same services in 2025. We also plan on funding a "Master Implementation Plan" for the downtown which will take a more granular approach to building out the various public amenities and private developments. It will include proforma level financial estimates and provide a blueprint for doling out HTRZ funds.



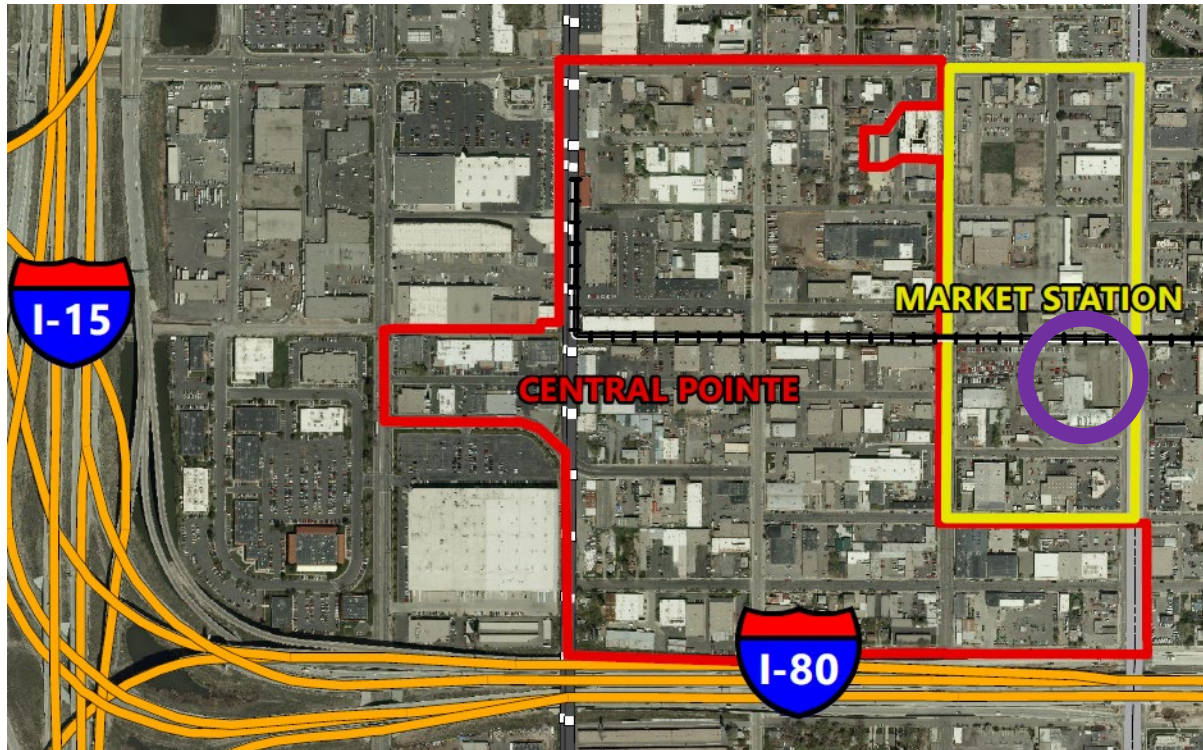
City Council Update



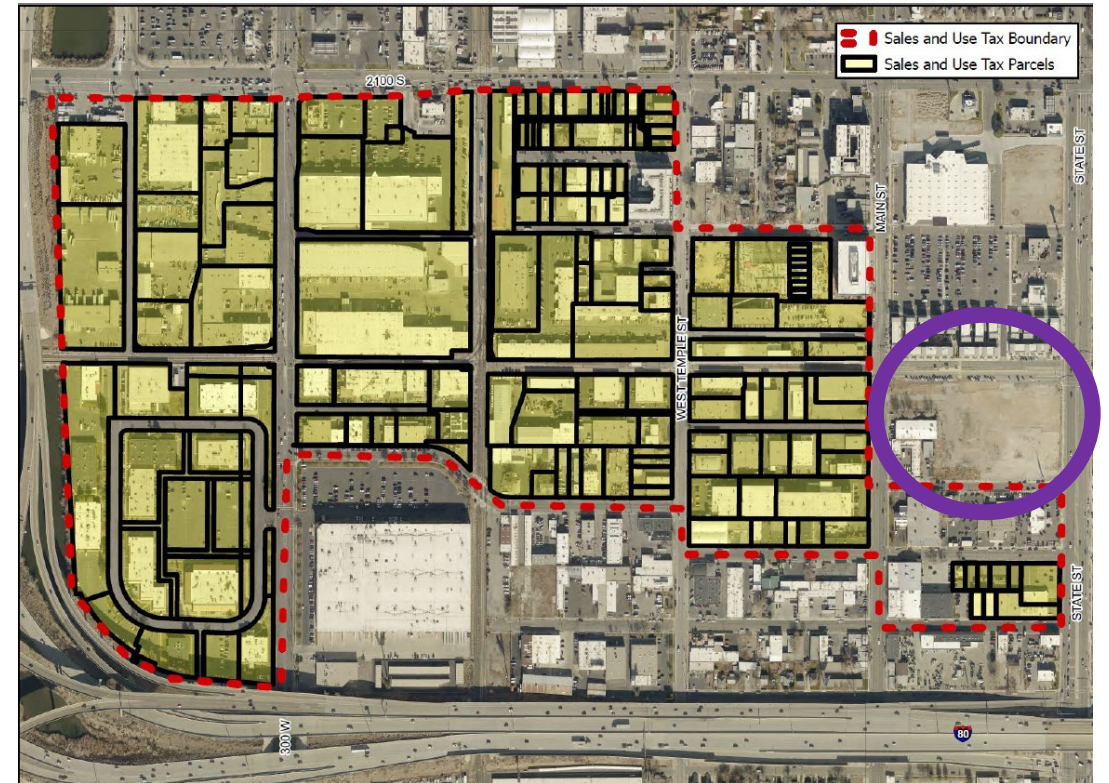
HTRZ Implementation
May 22, 2024



Market Station URA



HTRZ Boundary



HTRZ Required Steps:

1. Dissolution of the Central Pointe Urban Renewal Project Area.
 2. Authorize an ILA between the City Council & RDA Regarding Dissemination of Tax Increment Generated by the HTRZ to the RDA.
- May 22 – City Council Meeting - New Business – Discussion Only
 - June 12 – RDA Meeting – New Business/Action (Resolution)
 - June 12 – City Council Meeting – Unfinished Business/Action (Ordinance)

DOWNTOWN SOUTH SALT LAKE HTRZ

CALENDAR OF EVENTS AND FLOW CHART

MAY							JUNE						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4				5	6	7	8
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

	South Salt Lake Council Meetings
	South Salt Lake RDA Meetings

DATE	EVENT	RESPONSIBLE PARTY
ASAP	Record document with Salt Lake County containing legal description, statement that HTRZ has been approved, and date of approval.	CITY, UM
ASAP	Transmit copy of legal description and HTRZ map to UGRC	CITY, UM
ASAP	Transmit copy of HTRZ proposal, map, and legal description to county auditor, recorder, attorney, surveyor, and assessor; legislative body of each taxing entity, tax commission, and State Board of Education	CITY, UM
ASAP	All interested parties review HTRZ Tax Increment Reimbursement Policy	CITY
May 22, 2024	RDA Approves HTRZ Tax Increment Reimbursement Policy by Resolution	RB, RDA, UM
June 12, 2024	City Council Approves ILA with RDA	CC, CITY, UM
June 12, 2024	RDA Approves ILA with City	RB, RDA, UM
Ongoing	Receive HTRZ Tax Increment proposals	RDA, UM, MA
As Needed	RDA Approves HTRZ Participation Agreements	RB, RDA, UM, MA
As Needed	Future HTRZ Bond Issuance	RB, RDA, MA, UW

LEGEND	
RB:	South Salt Lake RDA Board
CC:	South Salt Lake City Council
CITY:	South Salt Lake City Officials and Staff
RDA:	South Salt Lake RDA Officials and Staff
UM:	Economic Development Consultant: Urban & Main
MA:	Municipal Advisor: EFG Consulting
UW:	Underwriter: DA Davidson

