



**REDEVELOPMENT
AGENCY**

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
NICK MITCHELL
PAUL SANCHEZ
RAY DEWOLFE
CLARISSA WILLIAMS

**EXECUTIVE
DIRECTOR**

CHERIE WOOD

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE
UTAH
84115
P 801.483.6027
F 801.464.6770
SSLC.GOV

**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 28, 2025**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 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, Redevelopment Agency Chair

Opening Ceremonies

1. Roll Call

No Action Comments

1. Report of the Executive Director/Economic Development Director

Approval of Minutes

May 14th, Redevelopment Agency Meeting

Public Hearing – 6:00 p.m. (Or As Soon Thereafter As Possible)

To receive public comment regarding proposed amendments to the 2024/2025 annual budget of the Redevelopment Agency.

1. Crystal Makin to present information and answer questions
2. Open Public Hearing
3. Receive Public Comment
4. Close Public Hearing
5. At Conclusion of Discussion by Director, Motion and Second by Agency Board
 - a. To move action until a future specified meeting date
 - b. To take final action by approval of the 2024/2025 budget amendment via Resolution

New Business

1. Presentation of the 2025-2026 Redevelopment Agency Tentative Budget Crystal Makin

Motion for Closed Meeting

Adjourn

Posted May 23, 2025

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, May 28, 2025 6:00 p.m.
Location	220 East Morris Avenue South Salt Lake, Utah 84115
Conducting:	LeAnne Huff, RDA Chair

**LeAnne Huff, Corey Thomas, Sharla Bynum, Nick Mitchell,
Paul Sanchez (Zoom), Clarissa Williams, and Ray deWolfe**

None

Cherie Wood, Executive Director
Brie Brass, Agency Attorney
Terry Addison, Fire Chief
Jared Christensen, Deputy Fire Chief
Craig Giles, Public Works Director
Jenny Diersen, Redevelopment Agency Sr. Program Manager
Spencer Cawley, Senior Planner
Crystal Makin, Finance Director
Spencer Redden, Police Officer
Ariel Andrus, Redevelopment Agency Secretary
Sara Ramirez, Deputy City Recorder

Others Attending: See Attached

- 1. Roll Call.** Five Board Members were present at Roll Call. Directors Sanchez and Bynum joined after Roll Call was taken and once the meeting was underway.

1. Report of the Executive Director. None.

May 14th, Redevelopment Agency Minutes Director Williams moved to approve these minutes.

SECOND: Corey Thomas

Bynum:	Not present
Huff:	Yes
Mitchell:	Yes

deWolfe: Yes
Thomas: Yes
Williams: Yes
Sanchez: Not present

Public Hearing – 6:00 (Or as soon thereafter as possible)

To receive public comment regarding proposed amendments to the 2024/2025 annual budget of the Redevelopment Agency.

Finance Director, Crystal Makin, reviewed the proposed amendments to the Redevelopment Agency's 2024-2025 budget.

Many of the changes are meant to move funds from one place to another due to several funds within the RDA budget.

It houses the Administration fund, a fund for each open project area, which keeps the dollars separate from tracking purposes and to comply with State law as to how Redevelopment Agency funds are handled.

Item 1's amendments are to allocate the fund balance from the administration fund over into the various sub funds. In the past, the Redevelopment Agency wasn't required to keep them in separate funds but now needs to budget for the transactions. Most of the entries are going into one fund and are coming out the administration fund.

Item 2's amendments relate to the 3900 S. Project Area and the Market Station Project Area. More TIF payments were received this year than was expected and so the additional amount of \$29,330 is being picked up.

Item 3's amendments reflect the costs throughout the year that were associated with the Housing fund's office expenses. This change allows the Redevelopment Agency to budget for the costs of \$16,500.

Item 4's amendments deal with the Streetcar Fund, where the Redevelopment Agency is responsible for some additional increment distributions to the development partners per the agreement when the project area was established several years ago. The Redevelopment Agency received more property tax increment this year which requires them to send out the additional amount.

Item 5's amendments reflect where there is an additional increment distribution for the 3900 S. Project Area. The \$49,000 is the amount that was due to be distributed last fiscal year. The transfer ended up not happening until July, after a new fiscal year had started.

Item 6 is specific to the Market Station fund. The Redevelopment Agency received additional TIF funds that weren't expected this year. The amendment puts those into the reserve.

Item 7 also relates to the Market Station fund. The Market Station Project Area overlaps boundaries with the Redevelopment Agency's Housing and Transit Reinvestment Zone. The current bond's funds, which originally were going to be housed under the Market Station Project Area, will now be housed under the HTRZ fund. The three transactions reflect that and will show an amount of \$2.5 million dollars that will be due back to the Market Station fund.

Item 8 shows some additional expenses within the HTRZ fund that budget for administrative costs of \$15,500.

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

Director Huff opened the public hearing at 6:10 p.m.

There were no public comments.

Director Huff closed the public hearing at 6:10 p.m.

Director deWolfe made a motion to approve the proposed budget amendments with the corrected dates on the Resolution as pointed out by Deputy City Attorney, Brie Brass.

MOTION: Ray deWolfe

SECOND: Corey Thomas

Roll Call Vote:

Bynum:	Not present
Huff:	Yes
Mitchell:	Yes
deWolfe:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez:	Yes

New Business

1. Presentation of the 2025-2026 Redevelopment Agency Tentative Budget.

Finance Director, Crystal Makin, presented the tentative budget for the 2025-2026 fiscal year.

Ms. Makin explained that the Redevelopment Agency is broken into several funds. She went over the Project Areas, which each have their own fund, and then reviewed the administrative funds afterwards.

3900 South Project Area – As of right now, it's receiving TIF funds and is paying out the increment distribution. Part of that distribution is also transferred over to the Administrative and Debt Services Funds. This is due to the project area being completed.

Market Station Project Area – This project includes the Blaser development that will be on State Street and 2100 South. The Redevelopment Agency expects to receive \$355,000 in TIF funds next year. They are also expecting to pay around \$2.5 million from TIF funds to advance the development. The increment distribution for that will come from an appropriation from fund balance. They will also transfer the property tax over to the Administration fund, the Housing fund, and the remainder back into reserve for future needs.

Streetcar Project Area Fund – The Redevelopment Agency expects to receive around \$425,000 in TIF funds and are obligated to pay around \$367,000 of increment distributions. The balance from that will also go into the fund's reserve.

HTRZ Project Area Fund – The Redevelopment Agency expects around \$250,000 in TIF funds.

The appropriation from the fund balance relates specifically to the money from the bond that they expect to receive this fiscal year and won't be used until next fiscal year. \$2 million dollars will also be transferred over from the Capital account to help fund development in the HTRZ. \$17 million dollars will also be distributed out of the fund for the project.

Administration Fund – This fund includes the rental of the 2435 South State Street building that's used as a community kitchen for different local businesses, community art support, a partnership with the South Salt Lake Chamber of Commerce, and support for the economic development of the City.

Housing Fund – This fund is used to foster citywide housing programs that emphasize affordable housing, utility assistance, any other housing-related programs as they become available to support.

Debt Service Fund – This fund is used to administer the debt proceeds and manage debt payments. The Excise Bond has been a payment that's been getting paid off for several years now. The Redevelopment Agency makes around \$1,110,800 in yearly payments and is expected to have payments completed in 2030. The HTRZ Bond will be closed in June of 2025 and payments won't be expected to start until 2027.

Overall, the total proposed budget for the Redevelopment Agency 2025-2026 fiscal year is \$24,462,400.

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

Director deWolfe made a motion to move the matter as Unfinished Business to the next meeting.

MOTION: Ray deWolfe

SECOND: Corey Thomas

Voice Vote:

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

Director Williams made a motion to adjourn.


MOTION: Clarissa Williams

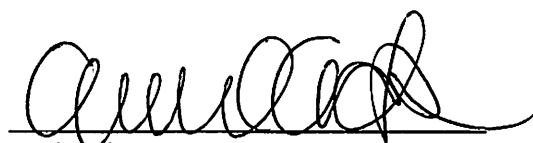
SECOND: Sharla Bynum

Voice Vote:

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

The meeting adjourned at 6:20 p.m.


LeAnne Huff, RDA Chair


Ariel Andrus, RDA Secretary

28-May-25

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

REDEVELOPMENT AGENCY MEETING

LIST OF ATTENDEES

[illegible]

RESOLUTION NO. RDA2025-3

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SOUTH SALT LAKE
AMENDING THE BUDGET FOR FISCAL YEAR JULY 1, 2024, THROUGH JUNE 30, 2025

WHEREAS, the Redevelopment Agency of South Salt Lake (the “Agency”) is a Community Reinvestment Agency as defined in Utah Code Annotated Section 17C-1-102(4);

WHEREAS, Utah Code Annotated Section 17C-1-601.5 requires Redevelopment Agencies to prepare and adopt annual budgets for each fiscal year;

WHEREAS, the Board of the Redevelopment Agency of South Salt Lake (the “Board”) met in regular session on June 5, 2024, held a duly noticed public hearing as prescribed by Utah Code 17C-1-601.5 and adopted a final budget for the fiscal year beginning July 1, 2024, and ending June 30, 2025; and

WHEREAS, the amendments to the budget were the proper subject at a duly noticed public hearing held on May 28, 2025, at which everyone in attendance was given the opportunity to be heard for or against, amending the Agency budget for the 2024-2025 fiscal year; and

WHEREAS, the amendments conform to the requirements of the requisite state code and the Board finds it has satisfied all legal requirements required to amend a budget and that the proposed budget amendment is in the best interest of the Agency;

NOW THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of the City of South Salt Lake as follows:

SECTION I: ADOPTION AND AMENDMENT. The budget attached hereto, and incorporated herein by this reference, is hereby adopted for the corporate purposes and objects of the Agency for the fiscal year commencing July 1, 2024, and ending June 30, 2025, and is hereby adopted as the “Budget of the Redevelopment Agency of South Salt Lake City, Utah for the Fiscal Year 2024-2025” (the “Budget”).

SECTION II: PUBLICATION. Pursuant to Utah Code Ann. 17C-1-601.5(6), a copy of the Budget shall be filed with the Salt Lake County Auditor, the State Tax Commission, the State Auditor, the State Board of Education, and each taxing entity from which the agency receives project area funds in accordance with the law.

SECTION III: SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION IV: EFFECTIVE DATE. This resolution shall become effective upon signature and subsequent publication.

DATED this 26th day of May 2025.

BY THE REDEVELOPMENT AGENCY:

LeAnn Huff
LeAnn Huff, RDA Chair

RDA Board Vote as Recorded:

Bynum:	<u>ABSENT</u>
Williams:	<u>yes</u>
Huff:	<u>yes</u>
Mitchell:	<u>yes</u>
deWolfe:	<u>yes</u>
Sanchez:	<u>yes</u>
Thomas:	<u>yes</u>



ATTEST.

Ariel Andrus
Ariel Andrus, RDA Secretary

**Budget of the Redevelopment Agency of the City of South Salt Lake for the Fiscal Year 2024-
2025 as amended**

FY 2025 RDA Budget
Proposed Budget Amendments - May 2025

RDA

Item	Fund	Description	Acct No	Uses:	Sources:	NOTES:
1	Administration	Transfer to RDA Debt Service Fund	71-95-115-00	\$ 181,939		To allocate fund balance to project areas and RDA funds
	Administration	Transfer to RDA Housing Fund	71-95-125-00	\$ 179,649		To allocate fund balance to project areas and RDA funds
	Administration	Transfer to Market Station Fund	71-95-130-00	\$ 1,246,748		To allocate fund balance to project areas and RDA funds
	Administration	Transfer to Streetcar Fund	71-95-140-00	\$ 580,030		To allocate fund balance to project areas and RDA funds
	Administration	Transfer to 3900 So. Fund	71-95-150-00	\$ 257,537		To allocate fund balance to project areas and RDA funds
	Debt Service Fund	Transfer from Administratin Fund	72-3850-000	\$	181,939	To allocate fund balance to project areas and RDA funds
	Housing Fund	Transfer from Administratin Fund	73-3850-000	\$	179,649	To allocate fund balance to project areas and RDA funds
	Market Station Fund	Transfer from Administratin Fund	76-3850-000	\$	1,246,748	To allocate fund balance to project areas and RDA funds
	Streetcar Fund	Transfer from Administratin Fund	74-3850-000	\$	580,030	To allocate fund balance to project areas and RDA funds
	3900 So. Fund	Transfer from Administratin Fund	75-3850-000	\$	257,537	To allocate fund balance to project areas and RDA funds
2	3900 So Fund	Transfer to Administration Fund	75-76-795-10	\$ 11,580		To budget for TIF allocations
	Market Station Fund	Transfer to Administration Fund	76-95-912-00	\$ 17,750		To budget for TIF allocations
	Administration	Transfer from Project Areas	71-3880-000	\$	29,330	To budget for TIF allocations
3	Housing Fund	Office Expense	73-70-243-00	\$ 500		To budget for costs associated with housing
	Housing Fund	Professional Services	73-70-310-00	\$ 15,000		To budget for costs associated with housing
	Housing Fund	Miscellaneous	73-70-310-07	\$ 500		To budget for costs associated with housing
	Housing Fund	Sundry Expense	73-70-600-00	\$ 500		To budget for costs associated with housing
	Housing Fund	Transfer to Reserve	73-95-975-00	\$	16,500	To budget for costs associated with housing
4	Streetcar Fund	Increment Distribution	74-76-795-10	\$ 250,000		To budget for TIF received and increment distributions due to development partners
	Streetcar Fund	Transfer to Reserve	74-95-975-00	\$ 810,000		To budget for TIF received and increment distributions due to development partners
	Streetcar Fund	Property Tax Increment	74-3111-000	\$	1,060,000	To budget for TIF received and increment distributions due to development partners
5	3900 So Fund	Increment Distributions	75-76-795-10	\$ 49,000		To budget for increment distribution paid after FY24 year end
	3900 So Fund	Transfer to Reserve	75-95-975-00	\$	49,000	To budget for increment distribution paid after FY24 year end
6	Market Station Fund	Transfer to Reserve	76-95-975-00	\$ 75,000		To budget for additional TIF received during FY25
	Market Station Fund	Property Tax Increment	76-3111-000	\$	75,000	To budget for additional TIF received during FY26
7	Market Station Fund	Proceeds from Interfund Loan	76-3680-000	\$ 15,000,000		To removed previously budgeted interfund loan
	Market Station Fund	Increment Distribution	76-76-795-10	\$	15,000,000	To removed previously budgeted interfund loan
	HTRZ Fund	Transfer to Market Station Fund	76-95-915-00	\$ 2,500,000		To budget for reclassified interfund loan
	HTRZ Fund	Proceeds from Interfund Loan	78-3680-000	\$	17,500,000	To budget for reclassified interfund loan
	HTRZ Fund	Transfer to Reserve	78-95-975-00	\$ 15,000,000		To budget for reclassified interfund loan
	Debt Service Fund	Bond Proceeds	72-3810-000	\$	2,500,000	To budget for reclassified interfund loan
	Debt Service Fund	Transfer to Market Station Fund	72-95-911-00	\$	15,000,000	To budget for reclassified interfund loan
	Debt Service Fund	Transfer to HTRZ Fund	72-95-912-00	\$ 17,500,000		To budget for reclassified interfund loan

FY 2025 RDA Budget
Proposed Budget Amendments - May 2025

RDA

Item	Fund	Description	Acct No	Uses:	Sources:	NOTES:
8	HTRZ Fund	Professional Services	76-95-911-00	\$ 5,000		To budget for costs associated with the HTRZ Zone
	HTRZ Fund	Project Professional/Technical	76-95-912-00	\$ 10,000		To budget for costs associated with the HTRZ Zone
	HTRZ Fund	Sundry Expense	76-95-913-00	\$ 500		To budget for costs associated with the HTRZ Zone
	HTRZ Fund	Transfer to Reserve	76-95-975-00	\$	15,500	To budget for costs associated with the HTRZ Zone



PROPOSED TENTATIVE BUDGET

Fiscal Year
2025-2026

GOVERNING BOARD



Mayor Cherie Wood



Clarissa Williams, At Large



Ray deWolfe, At Large



LeAnne Huff, District 1



Corey Thomas, District 2



Sharla Bynum, District 3



Nick Mitchell, District 4



Paul Sanchez, District 5

REDEVELOPMENT PROJECT AREAS

and Fund Budgets



3900 SOUTH PROJECT AREA



RDA-3900 South Project Area Fund

Revenues

Project Tax Increment	\$	232,000
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Total Revenues	\$	232,000
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Expenditures

Operating Expenditures

Increment Distributions	\$	50,000
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Transfers

Transfer to Debt Service Fund		158,800
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Transfer to Admin Fund		23,200
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Total Operating Expenditures and Transfers	\$	232,000
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Net RDA-3900 South Project Area Fund	\$	-
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MARKET STATION PROJECT AREA



RDA-Market Station Project Area Fund		
Revenues		
Property Tax Increment	\$	355,000
Total Revenues	\$	355,000
Other Sources of Funds		
Appropriation from Fund Balance	\$	2,500,000
Total Other Sources of Funds	\$	2,500,000
Expenditures		
Operating Expenditures		
Increment Distributions	\$	2,500,000
Transfers		
Transfer to Admin Fund		14,000
Transfer to Housing Fund		56,000
Transfer to Reserve		285,000
Total Operating Expenditures and Transfers	\$	2,855,000
Net RDA-Market Station Project Area Fund	\$	-

STREETCAR PROJECT AREA FUND



RDA-Streetcar Project Area Fund

Revenues

Project Tax Increment	\$	425,000
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Total Revenues	\$	425,000
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Expenditures

Operating Expenditures

Increment Distributions	\$	367,000
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Transfers

Transfer to Reserve		58,000
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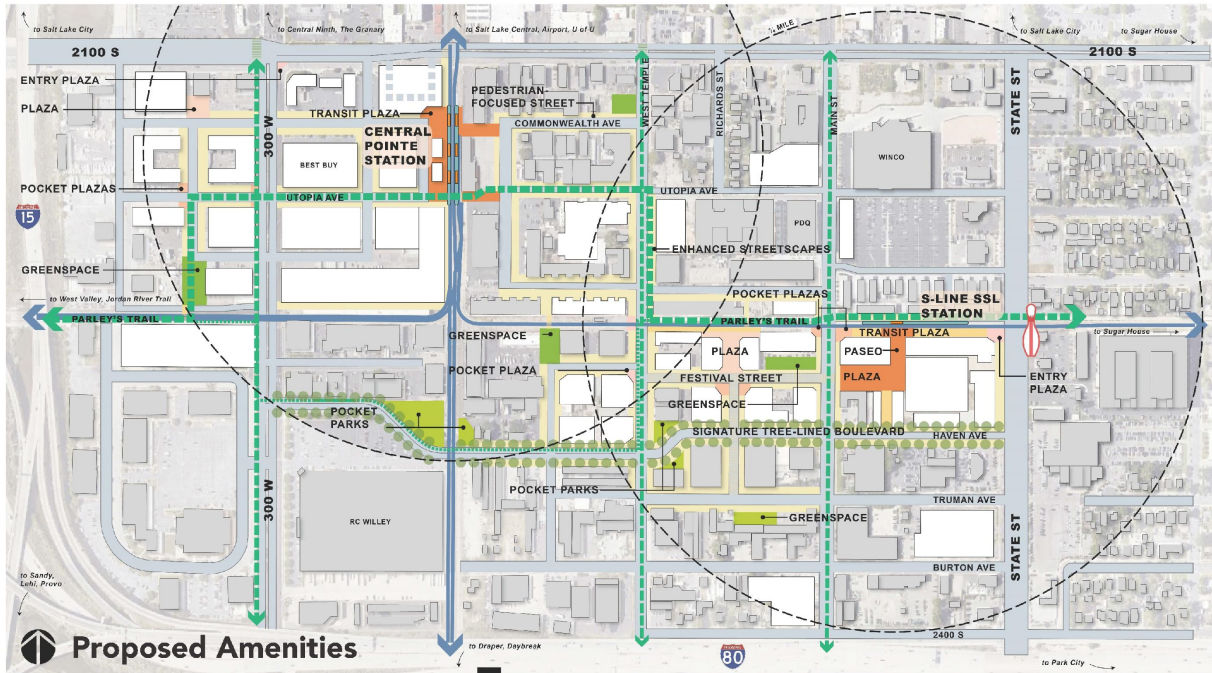
Total Operating Expenditures and Transfers	\$	425,000
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Net RDA-Streetcar Project Area Fund	\$	-
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HTRZ PROJECT AREA FUND

SSL HTRZ ZONE

- Increase availability of affordable housing.
- Maximize existing transportation infrastructure.
- Create density where it belongs.



SOUTH SALT LAKE

ARCADIS SOUTH SALT LAKE

RDA-HTRZ Project Area Fund

Revenues

Property Tax Increment	\$	250,000
Interest Earnings	\$	1,000

Total Revenues	\$	251,000
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Other Sources of Funds

Appropriation from Fund Balance	\$	15,280,000
Transfer from Capital Fund	\$	2,000,000

Total Other Sources of Funds	\$	17,280,000
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Expenditures

Operating Expenditures

Increment Distributions	\$	17,280,000
Professional Services	\$	5,000
Project Profession/Technical	\$	10,000
Sundry Expenses	\$	1,000

Total Operating Expenditures	\$	17,296,000
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Transfers

Transfer to Admin Fund		2,500
Transfer to Reserve		232,500

Total Operating Expenditures and Transfers	\$	235,000
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Net RDA-HTRZ Project Area Fund	\$	-
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OTHER OPERATING FUNDS



Administration
Fund

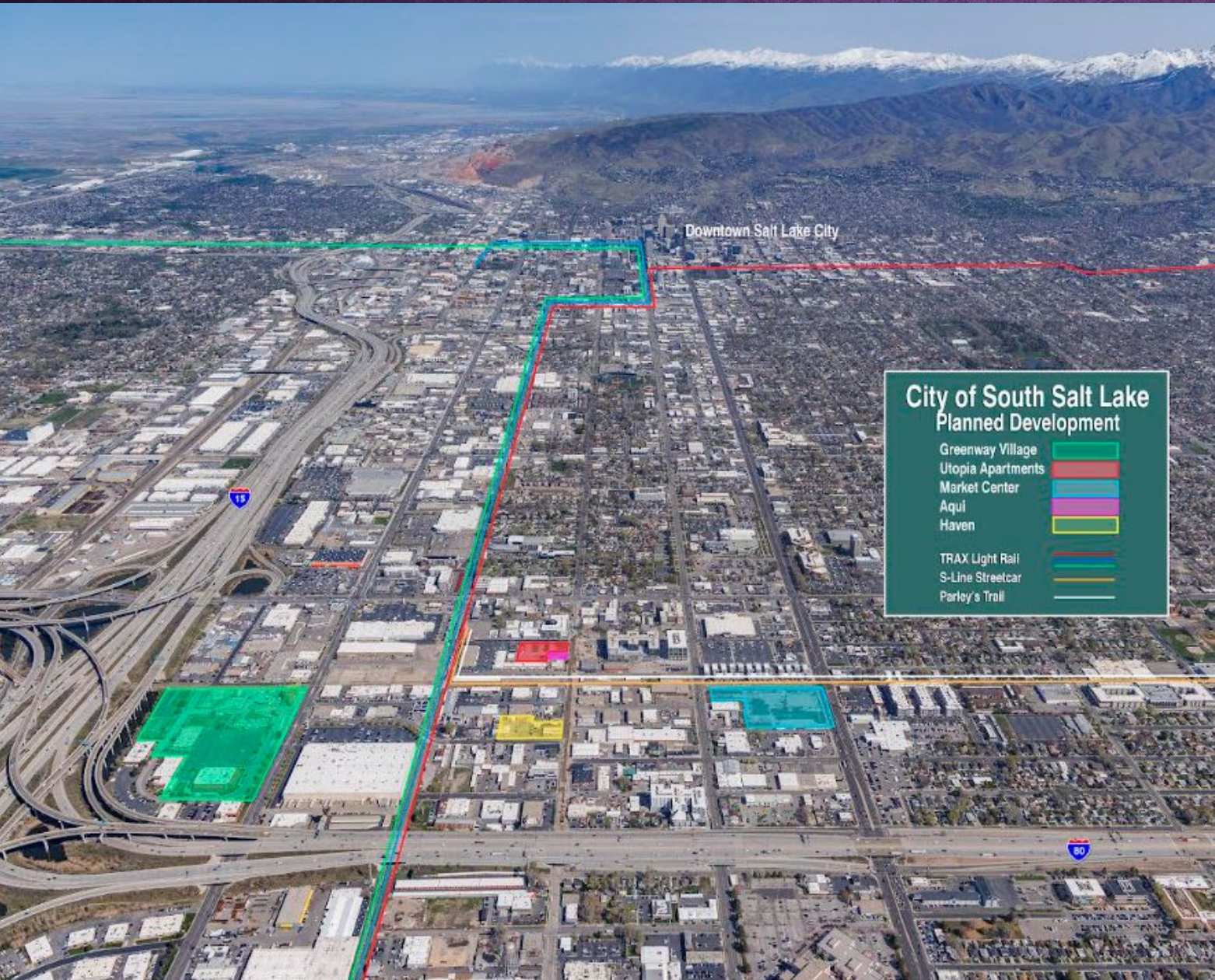
Housing Fund

Debt Service
Fund



ADMINISTRATION FUND

- Highlights:
 - Rental of 2435 So State Building
 - Community Art Support
 - Partnership with SSL Chamber of Commerce
 - Supports for Economic Development of South Salt Lake



DEBT SERVICE FUND

- Used to administer debt proceeds and manage debt payments.
- Excise Bond:
 - Yearly payments of \$1,110,800
 - Payoff in 2030
- HTRZ Bond:
 - Closes in June 2025
 - Payments Begin in 2027



HOUSING FUND

- Used to foster housing programs city-wide, including:
 - Affordable Housing
 - Utility Assistance Program
 - Other housing related programs, as funds become available.

RDA TENTATIVE PROPOSED BUDGET

Administration Fund	\$ 1,086,800
Debt Service Fund	\$ 1,269,600
Housing Fund	\$ 1,063,000
Streetcar Project Area Fund	\$ 425,000
3900 So. Project Area Fund	\$ 232,000
Market Station Project Area Fund	\$ 2,855,000
HTRZ Project Area Fund	<u>\$17,531,000</u>
TOTAL RDA PROPOSED BUDGET	<u>\$24,462,400</u>

QUESTIONS?





Redevelopment Agency of South Salt Lake State of Utah

Fiscal Year 2025-2026 Tentative Proposed Budget with Prior Year Comparisons

**For Fiscal Year Ended
June 30, 2026**



220 East Morris Ave Suite 200
South Salt Lake City, UT 84115

Account Number	Account Title	2021-22 Pri Year 3 Actual	2022-23 Pri Year 2 Actual	2023-24 Pri Year Actual	06/25 Cur YTD Actual	2024-25 Cur Year Budget	2025-26 Future year Budget	FUTURE YEAR BUDGET
REDEVELOPMENT AGENCY ADMIN FND								
TAXES								
71-3111-000	PROPERTY TAX INCREMENT	742,278	645,059	636,737	0	0	0	
Total TAXES:		742,278	645,059	636,737	0	0	0	
MISCELLANEOUS REVENUE								
71-3610-000	INTEREST EARNINGS	0	1,000	0	0	1,000	1,000	
71-3615-000	RENTAL INCOME	0	0	2,560	23,042	31,000	31,000	
71-3647-000	RENTAL CAM INCOME	0	0	1,483	13,350	17,800	18,000	
71-3651-000	PROCEEDS-PROP SALES-BELLO TERR	3,162,504	0	1,191,895	0	0	0	
Total MISCELLANEOUS REVENUE:		3,162,504	1,000	1,195,939	36,392	49,800	50,000	
REVENUE								
71-3771-000	REIMBURSEMENT- SOILS STABILIZE	0	0	250,000	0	0	0	
Total REVENUE:		0	0	250,000	0	0	0	
OTHER SOURCES OF FUNDS								
71-3850-000	TRANSFER FROM GENERAL FUND	1,112,000	1,109,550	1,109,255	0	0	0	
71-3870-000	OTHER FIN USES-PMT TO ESCROW	0	0	0	0	38,000	0	
71-3880-000	TRANSFER FROM PROJECT FUNDS	0	0	0	29,321	0	39,700	
71-3890-000	APPROPRIATION FRM FUND BALANCE	0	0	0	0	723,500	997,100	
Total OTHER SOURCES OF FUNDS:		1,112,000	1,109,550	1,109,255	29,321	761,500	1,036,800	
OPERATING EXPENSES								
71-70-110-00	PERMANENT SALARIES	525	-525	0	0	0	116,000	
71-70-111-00	ADMINISTRATIVE SALARIES	52,182	36,814	37,169	187,113	200,000	142,000	
71-70-150-00	EMPLOYEE BENEFITS	16,807	9,760	13,629	67,507	90,000	110,000	
71-70-190-00	SERVICE AWARDS	0	0	70	0	0	0	
71-70-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	125	4,050	3,282	4,298	10,000	3,000	
71-70-235-00	TRAVEL	7,455	0	223	0	7,500	0	
71-70-237-00	CONFERENCES	3,975	0	0	0	0	0	
71-70-243-00	OFFICE EXPENSE	0	964	214	764	1,000	0	
71-70-260-00	BLDGS & GRNDS SUPPLIES & MAINT	0	0	10,968	6,670	2,800	5,000	
71-70-270-00	UTILITIES	0	0	2,853	260	10,000	1,000	
71-70-310-00	PROFESSIONAL SERVICES	0	0	7,830	66,924	5,000	110,000	
71-70-310-01	CHAMBER OF COMMERCE CONTRACT	5,000	30,000	40,000	591	0	67,000	
71-70-310-02	LEGISLATIVE CONSULTING	62,750	45,000	48,750	61,500	45,000	72,000	
71-70-310-03	ECON DEVELOPMENT CONTRACT	180,075	40,175	58,086	66,000	75,000	72,000	
71-70-310-05	PROJECT PROFESSIONAL/TECHNICAL	55,675	38,865	247,145	74,579	320,000	340,000	
71-70-310-07	MISCELLANEOUS	0	2,450	2,728	6,072	0	0	
71-70-312-00	COMMUNITY ART SUPPORT	0	20,000	20,023	19,202	20,000	20,000	
71-70-314-00	LEGAL - GENERAL	19	4,000	6,303	0	1,000	1,000	
71-70-315-00	LEGAL - ENVIRONMENTAL	5,329	0	42,035	0	0	0	
71-70-530-00	INSURANCE AND TAXES	0	0	72,469	17,189	19,000	22,800	
71-70-600-00	SUNDRY EXPENSE	2,673	9,302	19,216	8,806	5,000	5,000	
Total OPERATING EXPENSES:		392,590	240,856	632,994	587,474	811,300	1,086,800	

OTHER

Account Number	Account Title	2021-22 Pri Year 3 Actual	2022-23 Pri Year 2 Actual	2023-24 Pri Year Actual	06/25 Cur YTD Actual	2024-25 Cur Year Budget	2025-26 Future year Budget	FUTURE YEAR BUDGET
71-76-549-00	CLOSING COSTS-BELLO TERRA	10,310	0	0	0	0	0	
71-76-795-00	INCREMENT DISTRIBUTIONS	192,942	31,467	0	0	0	0	
71-76-795-20	REPAYMENT OF COUNTY TIF	0	115,829	400,305	0	0	0	
71-76-795-40	INCREMENT DISTRIB - ZELLERBACH	209,648	107,901	0	0	0	0	
Total OTHER:		412,900	255,196	400,305	0	0	0	
DEBT SERVICE								
71-78-835-00	EXCISE TAX BOND PRINCIPAL	760,000	790,000	820,000	0	0	0	
71-78-836-00	EXCISE TAX BOND INTEREST	348,741	317,800	285,305	0	0	0	
71-78-838-00	BOND TRUST FEES	0	1,750	3,950	0	0	0	
Total DEBT SERVICE:		1,108,741	1,109,550	1,109,255	0	0	0	
CAPITAL EXPENDITURES								
71-80-711-00	LANDS AND RIGHTS-OF-WAY	0	0	0	0	0	0	
71-80-865-04	MARKET STATION-PROP MGT	9,962	0	0	0	0	0	
71-80-865-05	MARKET STATION-REPAIR/MAINT	5,217	0	0	0	0	0	
71-80-868-06	S-LINE SOUTH - INSUR/TAXES	38,740	0	0	0	0	0	
Total CAPITAL EXPENDITURES:		53,919	0	0	0	0	0	
TRANSFERS								
71-95-115-00	TRANSFER TO RDA DEBT SERVICE	0	0	0	181,939	0	0	
71-95-125-00	TRANSFER TO RDA HOUSING FUND	0	0	0	80,086	0	0	
71-95-130-00	TRANSFER TO MARKET STATION FUN	0	0	0	1,331,950	0	0	
71-95-140-00	TRANSFER TO STREETCAR FUND	0	0	0	-801,383	0	0	
71-95-150-00	TRANSFER TO 3900 SO. FUND	0	0	0	103,061	0	0	
Total TRANSFERS:		0	0	0	895,653	0	0	
REDEVELOPMENT AGENCY ADMIN FND Revenue Total:								
		5,016,782	1,755,609	3,191,930	65,713	811,300	1,086,800	
REDEVELOPMENT AGENCY ADMIN FND Expenditure Total:								
		1,968,149	1,605,603	2,142,553	1,483,127	811,300	1,086,800	
Total REDEVELOPMENT AGENCY ADMIN FND:		3,048,633	150,006	1,049,377	-1,417,414	0	0	

Account Number	Account Title	2021-22 Pri Year 3 Actual	2022-23 Pri Year 2 Actual	2023-24 Pri Year Actual	06/25 Cur YTD Actual	2024-25 Cur Year Budget	2025-26 Future year Budget	FUTURE YEAR BUDGET
RDA DEBT SERVICE FUND								
OTHER SOURCES OF FUNDS								
72-3810-000	BOND PROCEEDS	0	0	0	0	15,000,000	0	
72-3850-000	TRANSFER FRM ADMINSTRTN FUND	0	0	0	1,288,600	1,110,800	0	
72-3860-000	TRANSFER FRM MARKET STATN FUND	0	0	0	0	210,000	0	
72-3870-000	TRANSFER FROM 3900 SO FUND	0	0	0	0	0	158,800	
72-3880-000	TRANSFER FROM GENERAL FUND	0	0	0	0	0	1,110,800	
Total OTHER SOURCES OF FUNDS:		0	0	0	1,288,600	16,320,800	1,269,600	
DEBT SERVICE								
72-78-835-00	EXCISE TAX BOND PRINCIPAL	0	0	0	850,000	810,000	810,000	
72-78-836-00	EXCISE TAX BOND INTEREST	0	0	0	252,061	300,800	300,800	
72-78-838-00	BOND TRUST FEES	0	0	0	4,600	3,000	3,000	
72-78-840-00	BOND ISSUANCE COSTS	0	0	0	0	150,000	0	
72-78-845-00	BOND TRUSTEE FEES	0	0	0	0	3,000	3,000	
Total DEBT SERVICE:		0	0	0	1,106,661	1,266,800	1,116,800	
TRANSFERS								
72-95-911-00	TRANSFER TO MARKET STATN FUND	0	0	0	0	15,000,000	0	
72-95-975-00	TRANSFER TO/(FROM) RESERVE	0	0	0	0	54,000	152,800	
Total TRANSFERS:		0	0	0	0	15,054,000	152,800	
RDA DEBT SERVICE FUND Revenue Total:		0	0	0	1,288,600	16,320,800	1,269,600	
RDA DEBT SERVICE FUND Expenditure Total:		0	0	0	1,106,661	16,320,800	1,269,600	
Total RDA DEBT SERVICE FUND:		0	0	0	181,939	0	0	

Account Number	Account Title	2021-22 Pri Year 3 Actual	2022-23 Pri Year 2 Actual	2023-24 Pri Year Actual	06/25 Cur YTD Actual	2024-25 Cur Year Budget	2025-26 Future year Budget	FUTURE YEAR BUDGET
RDA HOUSING FUND								
OTHER SOURCES OF FUNDS								
73-3840-000	TRANSFER FROM CAPITAL FUND	0	0	0	0	0	1,000,000	
73-3850-000	TRANSFER FROM RDA ADMIN FUND	0	0	0	80,086	0	0	
73-3860-000	TRANSFER FRM RDA PROJ AREA FND	0	0	0	117,285	152,000	56,000	
73-3890-000	APPROPRIATION FRM FUND BALANCE	0	0	0	0	0	7,000	
Total OTHER SOURCES OF FUNDS:		0	0	0	197,371	152,000	1,063,000	
OPERATING EXPENSES								
73-70-243-00	OFFICE EXPENSE	0	0	0	370	0	1,000	
73-70-310-00	PROFESSIONAL SERVICES	0	0	0	8,295	0	50,000	
73-70-310-01	UTILITY ASSIST PRGRM SUPPORT	0	0	0	10,000	10,000	10,000	
73-70-310-07	MISCELLANEOUS	0	0	0	140	0	1,000	
73-70-400-00	AFFORDABLE HOUSING PROGRAM	0	0	0	0	0	1,000,000	
73-70-600-00	SUNDRY EXPENSE	0	0	0	110	0	1,000	
Total OPERATING EXPENSES:		0	0	0	18,914	10,000	1,063,000	
TRANSFERS								
73-95-975-00	TRANSFER TO RESERVE	0	0	0	0	142,000	0	
Total TRANSFERS:		0	0	0	0	142,000	0	
RDA HOUSING FUND Revenue Total:		0	0	0	197,371	152,000	1,063,000	
RDA HOUSING FUND Expenditure Total:		0	0	0	18,914	152,000	1,063,000	
Total RDA HOUSING FUND:		0	0	0	178,457	0	0	

Account Number	Account Title	2021-22 Pri Year 3 Actual	2022-23 Pri Year 2 Actual	2023-24 Pri Year Actual	06/25 Cur YTD Actual	2024-25 Cur Year Budget	2025-26 Future year Budget	FUTURE YEAR BUDGET
TAXES								
74-3111-000	PROPERTY TAX INCREMENT	0	0	0	1,058,160	0	425,000	
Total TAXES:		0	0	0	1,058,160	0	425,000	
OTHER SOURCES OF FUNDS								
74-3850-000	TRANSFER FROM RDA ADMIN FUND	0	0	0	-801,383	0	0	
Total OTHER SOURCES OF FUNDS:		0	0	0	-801,383	0	0	
OTHER								
74-76-795-10	INCREMENT DISTRIBUTION	0	0	0	126,130	0	240,000	
74-76-795-20	REPAYMENT OF COUNTY TIF	0	0	0	0	0	127,000	
Total OTHER:		0	0	0	126,130	0	367,000	
TRANSFERS								
74-95-975-00	TRAN TO RESERVE	0	0	0	0	0	58,000	
Total TRANSFERS:		0	0	0	0	0	58,000	
Revenue Total:		0	0	0	256,777	0	425,000	
Expenditure Total:		0	0	0	126,130	0	425,000	
Total :		0	0	0	130,647	0	0	

Account Number	Account Title	2021-22 Pri Year 3 Actual	2022-23 Pri Year 2 Actual	2023-24 Pri Year Actual	06/25 Cur YTD Actual	2024-25 Cur Year Budget	2025-26 Future year Budget	FUTURE YEAR BUDGET
RDA 3900 S PROJECT FUND								
TAXES								
75-3111-000	PROPERTY TAX INCREMENT	0	0	0	231,583	480,000	232,000	
Total TAXES:		0	0	0	231,583	480,000	232,000	
TAXES								
75-3850-000	TRANSFER FROM RDA ADMIN FUND	0	0	0	103,061	0	0	
Total TAXES:		0	0	0	103,061	0	0	
OTHER								
75-76-795-10	INCREMENT DISTRIBUTN-3900 S	0	0	0	98,109	50,000	50,000	
Total OTHER:		0	0	0	98,109	50,000	50,000	
TRANSFERS								
75-95-911-00	TRANSFER TO RDA DEBT SVC FUND	0	0	0	0	0	158,800	
75-95-912-00	TRANSFER TO RDA ADMIN FUND	0	0	0	11,579	24,000	23,200	
75-95-913-00	TRANSFER TO RDA HOUSING FUND	0	0	0	46,317	96,000	0	
75-95-975-00	TRANSFER TO RESERVE	0	0	0	0	310,000	0	
Total TRANSFERS:		0	0	0	57,896	430,000	182,000	
RDA 3900 S PROJECT FUND Revenue Total:		0	0	0	334,644	480,000	232,000	
RDA 3900 S PROJECT FUND Expenditure Total:		0	0	0	156,005	480,000	232,000	
Total RDA 3900 S PROJECT FUND:		0	0	0	178,639	0	0	

Account Number	Account Title	2021-22 Pri Year 3 Actual	2022-23 Pri Year 2 Actual	2023-24 Pri Year Actual	06/25 Cur YTD Actual	2024-25 Cur Year Budget	2025-26 Future year Budget	FUTURE YEAR BUDGET
RDA MARKET STATION PROJ FUND								
TAXES								
76-3111-000	PROPERTY TAX INCREMENT	0	0	0	354,842	280,000	355,000	
Total TAXES:		0	0	0	354,842	280,000	355,000	
OTHER SOURCES OF FUNDS								
76-3680-000	PROCEEDS FROM INTERFUND LOAN	0	0	0	0	15,000,000	0	
Total OTHER SOURCES OF FUNDS:		0	0	0	0	15,000,000	0	
OTHER SOURCES OF FUNDS								
76-3850-000	TRANSFER FROM RDA ADMIN FUND	0	0	0	1,331,950	0	0	
76-3890-000	APPROPRIATION FRM FUND BALANCE	0	0	0	0	0	2,500,000	
Total OTHER SOURCES OF FUNDS:		0	0	0	1,331,950	0	2,500,000	
OTHER								
76-76-795-10	INCREMENT DISTRIBUTN-MRKT STN	0	0	0	0	15,000,000	2,500,000	
Total OTHER:		0	0	0	0	15,000,000	2,500,000	
TRANSFERS								
76-95-911-00	TRANSFER TO RDA DEBT SRVC FND	0	0	0	0	210,000	0	
76-95-912-00	TRANSFER TO RDA ADMIN FUND	0	0	0	17,742	14,000	14,000	
76-95-913-00	TRANSFER TO RDA HOUSING FUND	0	0	0	70,968	56,000	56,000	
76-95-975-00	TRAN TO RESERVE	0	0	0	0	0	285,000	
Total TRANSFERS:		0	0	0	88,711	280,000	355,000	
RDA MARKET STATION PROJ FUND Revenue Total:								
		0	0	0	1,686,792	15,280,000	2,855,000	
RDA MARKET STATION PROJ FUND Expenditure Total:								
		0	0	0	88,711	15,280,000	2,855,000	
Total RDA MARKET STATION PROJ FUND:		0	0	0	1,598,081	0	0	

Account Number	Account Title	2021-22 Pri Year 3 Actual	2022-23 Pri Year 2 Actual	2023-24 Pri Year Actual	06/25 Cur YTD Actual	2024-25 Cur Year Budget	2025-26 Future year Budget	FUTURE YEAR BUDGET
RDA HTRZ FUND								
78-3111-000	PROPERTY TAX INCREMENT	0	0	0	0	0	250,000	
Total :		0	0	0	0	0	250,000	
MISCELLANEOUS REVENUE								
78-3610-000	INTEREST EARNINGS	0	0	0	0	0	1,000	
Total MISCELLANEOUS REVENUE:		0	0	0	0	0	1,000	
OTHER SOURCES OF FUNDS								
78-3860-000	TRANSFER FRM CAPITAL FUND	0	0	0	0	0	2,000,000	
78-3890-000	APPROPRIATION FRM FUND BALANCE	0	0	0	0	0	15,280,000	
Total OTHER SOURCES OF FUNDS:		0	0	0	0	0	17,280,000	
OPERATING EXPENSES								
78-70-310-00	PROFESSIONAL SERVICES	0	0	0	3,087	0	5,000	
78-70-310-05	PROJECT PROFESSIONAL/TECHNICAL	0	0	0	6,050	0	10,000	
78-70-600-00	SUNDRY EXPENSE	0	0	0	184	0	1,000	
Total OPERATING EXPENSES:		0	0	0	9,320	0	16,000	
OPERATING EXPENSES								
78-76-795-10	INCREMENT DISTRIBUTIONS	0	0	0	0	0	17,280,000	
Total OPERATING EXPENSES:		0	0	0	0	0	17,280,000	
TRANSFERS								
78-95-912-00	TRANSFER TO RDA ADMIN FUND	0	0	0	0	0	2,500	
78-95-975-00	TRANSFER TO RESERVE	0	0	0	0	0	232,500	
Total TRANSFERS:		0	0	0	0	0	235,000	
RDA HTRZ FUND Revenue Total:		0	0	0	0	0	17,531,000	
RDA HTRZ FUND Expenditure Total:		0	0	0	9,320	0	17,531,000	
Total RDA HTRZ FUND:		0	0	0	-9,320	0	0	
Grand Totals:		3,048,633	150,006	1,049,377	841,030	0	0	