



Bonneville Research

July 31, 2025

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.

Critical Elements of the Study:

The Study shall consider the following factors:

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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 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 that 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:

- a. If the appropriation is made as an amendment to the current year's fiscal budget, then the appropriation shall be approved according to the process outlined in Utah Code Ann. § 10-8-2(3)(d).
- b. 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 appropriation for the Fiscal Year 2025/2026:

Millcreek Fire Proposal: Up to \$11,000

ANALYSIS:

On Friday, July 25th. It was horrendous, 24 apartments were totally destroyed, and residents were not even allowed to go back in to look for any belongings that might not have burned. These people had about three minutes to get out and didn't have time to grab anything and found themselves with just the clothes on their backs.

- 2 Our community has been amazing, donating physical items and people have been coming in to pick out things they might need but it became apparent quickly that the biggest need was financial.

Millcreek City set up a portal and as of Tuesday morning over \$50,000 had been donated with donations still coming in. We are going to cut it off on Monday.

At the City Council meeting on Monday, July 28th, the council voted to appropriate \$11,000 (\$500 for each unit) to add to the donations that had been received. Of the 24 units, one was unoccupied and the resident in one unit said he did not need any assistance). On Tuesday, we cut checks to each family (each apt unit) for \$3,229.03 which included the donations up to Tuesday morning and the city appropriation. After we cut off donations on Monday, the rest of those funds will be distributed.

As this is an emergency, the Millcreek City Council is seeking an expedited 10-8-2 study process for the \$11,000. The 10-8-2 study process involves also adopting the elements of the Millcreek Fire Emergency Plan.

CONCLUSION AND REQUIRED FINDINGS:

Millcreek City recognizes that the Utah State Government holds primary authority for coordinating recovery efforts under Utah Code §532a.

Millcreek City's role as a local government is to implement and oversee disaster recovery using state and federal resources.

Millcreek City will collaborate with local, regional, tribal, and federal governments, as well as the private sector and NGOs, to ensure an effective recovery for all.

GUIDING PRINCIPLES:

1. Transparency: Millcreek City prioritize transparency to build credibility with affected communities.
2. Equity: Millcreek City will ensure all communities have equal access to recovery resources.
3. Continuity: Millcreek City is committed to building local resilience as external assistance decreases.
4. Building Resilience: Millcreek City will enhance our communities' assets for a secure future.
5. Local Control: Local leaders will actively guide the recovery process.
6. Regional Collaboration: Millcreek City will leverage regional resources for maximum impact.
7. Prioritization: Millcreek City will equitably prioritize essential services like water, sewer, electricity, and shelter.

Emergency Municipal Powers:

- Enable rapid responses to public health crises, natural disasters, or civil unrest.
- Temporarily suspend regulations for emergency measures.
- Authorize the strategic allocation of resources for disaster response.
- Maintain clear communication with state and federal agencies.
- Enforce public safety measures as needed.
- Declare states of emergency to address urgent situations.
- Allocate resources to protect public health and safety.
- Communicate effectively with the public to ensure compliance.

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

public purpose.

CONCLUSION:

The municipality of Millcreek's purpose for the appropriation and the adoption of to the Millcreek Emergency Fire Recovery Plan is to provide financial assistance toward the Health, Safety and Economic Well-Being of all residents of Millcreek, Utah, by accomplishing the following public purposes:

1. HEALTH AND SAFETY: All Millcreek residents have access to health and safety services and resources.
2. 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, 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 in July of 2025, and Bonneville Research has not undertaken 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 for any public or private offering of securities or other similar purposes. This Study is qualified in its entirety and should be considered considering these limitations, conditions, and considerations.*

Robert Springmeyer

Robert Springmeyer, the Principal 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. As the Chairman of Bonneville Research, Bob leads with influence and expertise. 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 as Who's Who in Finance and Who's Who in the West.