



REDEVELOPMENT
AGENCY

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
NICK MITCHELL
PAUL SANCHEZ
RAY DEWOLFE
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, June 11, 2025**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:50 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

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 28th, Redevelopment Agency Meeting

Public Hearing – 6:50 p.m. (Or As Soon Thereafter As Possible)

To receive public comment regarding the annual budget of the Redevelopment Agency for fiscal year July 1, 2025, to June 30, 2026.

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 annual budget of the Redevelopment Agency for fiscal year July 1, 2025, to June 30, 2026 via Resolution.

Motion for Closed Meeting

Adjourn

Posted June 6, 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

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

Date & Time Wednesday, June 11, 2025
6:50 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 (Zoom),
Nick Mitchell, Clarissa Williams, and Ray deWolfe

DIRECTORS EXCUSED:

Paul Sanchez

STAFF PRESENT:

Cherie Wood, Executive Director
Josh Collins, Agency Attorney
Terry Addison, Fire Chief
Jonathan Weidenhamer, Community & Economic Development Director
Ariel Andrus, Redevelopment Agency Secretary
Sara Ramirez, Deputy City Recorder
Crystal Makin, Finance Director
Spencer Redden, Police Officer
David Wirthlin, Police Officer
Kelli Meranda, Promise Director
Jen Hill, Executive Assistant
Jared Christensen, Deputy Fire Chief

Others Attending: See Attached

Opening Ceremonies

1. **Roll Call.** Six Board Members were present. Director Bynum was logged on via Zoom. Director Sanchez was excused.

No Action Comments.

1. **Report of the Executive Director.** None.

Approval of Minutes

May 28th, Redevelopment Agency Meeting. Director Williams moved to approve these minutes.

MOTION: Clarissa Williams

SECOND: Ray deWolfe

Voice Vote:

Bynum: Yes
Huff: Yes

Mitchell: Yes
deWolfe: Yes
Thomas: Yes
Williams: Yes
Sanchez: Absent

Public Hearing – 6:50 (Or as soon thereafter as possible)

To receive public comment regarding the annual budget of the Redevelopment Agency for fiscal year July 1, 2025, to June 30, 2026.

Finance Director, Crystal Makin, stated that no additional changes or questions about the proposed budget had been made or received since this was last discussed at the previous Redevelopment Agency meeting.

Director Huff opened the public hearing at 6:52 p.m.

There were no comments.

Director Huff closed the public hearing at 6:52 p.m.

Director Williams motioned to approve the annual 2025-2026 Redevelopment Agency budget via Resolution.

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

MOTION: Clarissa Williams

SECOND: Corey Thomas

Roll Call Vote:

Bynum: Yes
Huff: Yes
Mitchell: Yes
deWolfe: Yes
Thomas: Yes
Williams: Yes
Sanchez: Absent

Director Williams made a motion to adjourn.

MOTION: Clarissa Williams

SECOND: Corey Thomas

Voice Vote:

Bynum: Yes

Huff: Yes

Mitchell: Yes

deWolfe: Yes

Thomas: Yes

Williams: Yes

Sanchez: Absent

The meeting adjourned at 6:53 p.m.



LeAnne Huff

LeAnne Huff, RDA Chair



Ariel Andrus

Ariel Andrus, RDA Secretary

11-Jun-25

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

REDEVELOPMENT AGENCY MEETING

LIST OF ATTENDEES

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