



# Bonneville Research

September 12, 2025

## **Introduction:**

This analysis is intended 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 completes a Study before awarding the grants.

## **Key Elements of the Study:**

The following factors are considered in making the Study:

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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 enhance Millcreek residents' safety, health, prosperity, moral well-being, peace, order, comfort, or convenience.
  - c. Whether the appropriation is necessary and appropriate to accomplish any of the 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. Completion of a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the appropriate amount.
2. A finding by the Council that the development will promote the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the Millcreek residents shall be adopted by Resolution, citing the Study as evidence to support that finding.
3. The final appropriation shall be completed in accordance with the processes outlined in Utah Code Ann. § 10-8-2:

- 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:

- Friends of Millcreek Senior Center - \$2,500

**ANALYSIS:**

Chapter 2.39.010 of the "Millcreek Municipal Code" states that:

... it is the purpose of the City Council to provide for the encouragement of volunteer services and programs within the City. The City Council recognizes that volunteers are essential to the City government's productivity, efficiency, and cost-effectiveness. Therefore, effective management of volunteer programs is a matter of significant importance.

Chapter 2.04.130 of the "Millcreek Municipal Code" further states that:

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- A. The (City) Council may establish additional committees as it deems appropriate. It may convene committee meetings for Study, discussion, investigation, formal hearings or inquiries, workshops, training, or presentations by or responses from citizens or other interested persons or groups.
- B. No official action may be taken in committee meetings other than adopting non-binding recommendations to the Council.

The Friends of Millcreek Senior Center, a 501(c)(3) nonprofit organization in Utah, is requesting \$2,500 from Millcreek City to support the members of the Millcreek Senior Center, which Salt Lake County operates.

Millcreek City's past donations have been instrumental in helping The Friends of Millcreek Senior Center provide essential support to our members. These contributions have enabled us to offer:

- Field trips to the Tulip Festival, the International Peace Garden, and the Living Planet Aquarium, which include transportation and lunch.
- Monthly decorations in the senior area to create a warm and inviting atmosphere for learning and socializing.
- Birthday Celebrations on the second Tuesday of each month, where we serve birthday cake to all members. Those celebrating birthdays receive a free meal ticket for that month, adding to the joy of the occasion. These celebrations are a

testament to the sense of community and inclusivity we strive to foster at the senior center.

The Friends of Millcreek Senior Center's twice-yearly Boutique Sales are a unique offering that not only showcases local artisans but also provides a unique shopping experience for the community. Since moving to Millcreek Commons and making it a two-day event, participation has increased, and more vendors are interested than we can accommodate, demonstrating the unique value of this event to the community.

#### **CONCLUSION AND REQUIRED FINDINGS:**

The municipality of Millcreek's purpose for the above-listed appropriation will be to seek presentations by or responses from citizens or other interested persons or groups regarding the Millcreek Senior Center and thereby supporting Millcreek City's efforts to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality.

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, and preservation of historic structures and property, and any other public purpose.

## **GENERAL LIMITING CONDITIONS**

Every reasonable effort was made to ensure that the data in this study reflect 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 during September of 2025, and Bonneville Research has not updated its research since this date. Bonneville Research makes no warranty that any of the projected 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 and should be considered considering these limitations, conditions, and considerations.

## **Robert L. 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 provided 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. Mr. Springmeyer is the Chairman of Bonneville Research. 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 in Who's Who in Finance and Who's Who in the West.