



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, November 12, 2025**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:15 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

August 27th, Redevelopment Agency Meeting

New Business

| | |
|--|----------------------|
| 1. A Resolution of the Redevelopment Agency of South Salt Lake Authorizing the Conveyance of Surplus Real Property to the City of South Salt Lake | Jenny Diersen |
| 2. A Resolution of the Redevelopment Agency of South Salt Lake Authorizing the Conveyance of Surplus Real Property to the City of South Salt Lake | Jenny Diersen |
| 3. A Resolution of the Redevelopment Agency of South Salt Lake Authorizing the Execution of an Amended and Restated Tax Increment Participation Agreement with SSL Market Center QOZB, LLC, Relating to a Mixed-Use Development and Parking Structure Within the Market Station Urban Renewal Project Area | Jonathan Weidenhamer |

Motion for Closed Meeting

Adjourn

Posted November 7, 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

DRAFT RESOLUTION NO. RDA2025-_____

A RESOLUTION OF THE REDVELOPMENT AGENCY OF SOUTH SALT LAKE AUTHORIZING THE CONVEYANCE OF SURPLUS REAL PROPERTY TO THE CITY OF SOUTH SALT LAKE.

WHEREAS, the Redevelopment Agency of South Salt Lake (the “**Agency**”) was created to transact the business and exercise the powers provided in Utah Code §17C-1-101, et. seq known as the Limited Purpose Local Government Entities- Community Reinvestment Act (the “**Act**”);

WHEREAS, the Act grants the Agency powers to sell, convey, grant, gift, or otherwise dispose of any interest in real property and provide for project area development;

WHEREAS, the Agency has acquired certain real property throughout South Salt Lake City (the “**City**”) to effectuate its goals in implementing project area plans and meeting the economic development goals of the City general plan;

WHEREAS, the Agency desires to convey real property located at 313 E Park Creek Lane, South Salt Lake, Utah 84115, Parcel Record 181-015, and certain other rights and interests appurtenant thereto (the “**Property**”) as depicted and attached in Exhibit A, for the purpose of expanding public open space located in the City in accordance with the City’s parks master plan;

WHEREAS, the Agency adopted a Real Property Disposition Policy on June 15, 2022, that authorizes the disposition of real property through exclusive negotiation when property is landlocked or when the sale is to a governmental agency for public use, with Board approval for disposition of the property if sold at a discount rate greater than a certain percentage below fair market value.

NOW THEREFORE BE IT RESOLVED, by the Redevelopment Agency of South Salt Lake, that the transaction contemplated is determined to be fair, advisable, and in the best interests of the Agency, and the transaction contemplated thereby is hereby approved and adopted in all respects;

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized and directed by the Agency to execute this Resolution and all conveyance documents and to do all things necessary to render the same in full force and effect.

(signatures on the following page)

APPROVED by the Redevelopment Agency of South Salt Lake Board on the _____ day of October, 2025.

REDEVELOPMENT AGENCY OF SOUTH SALT LAKE:

Leann Huff, RDA Chair

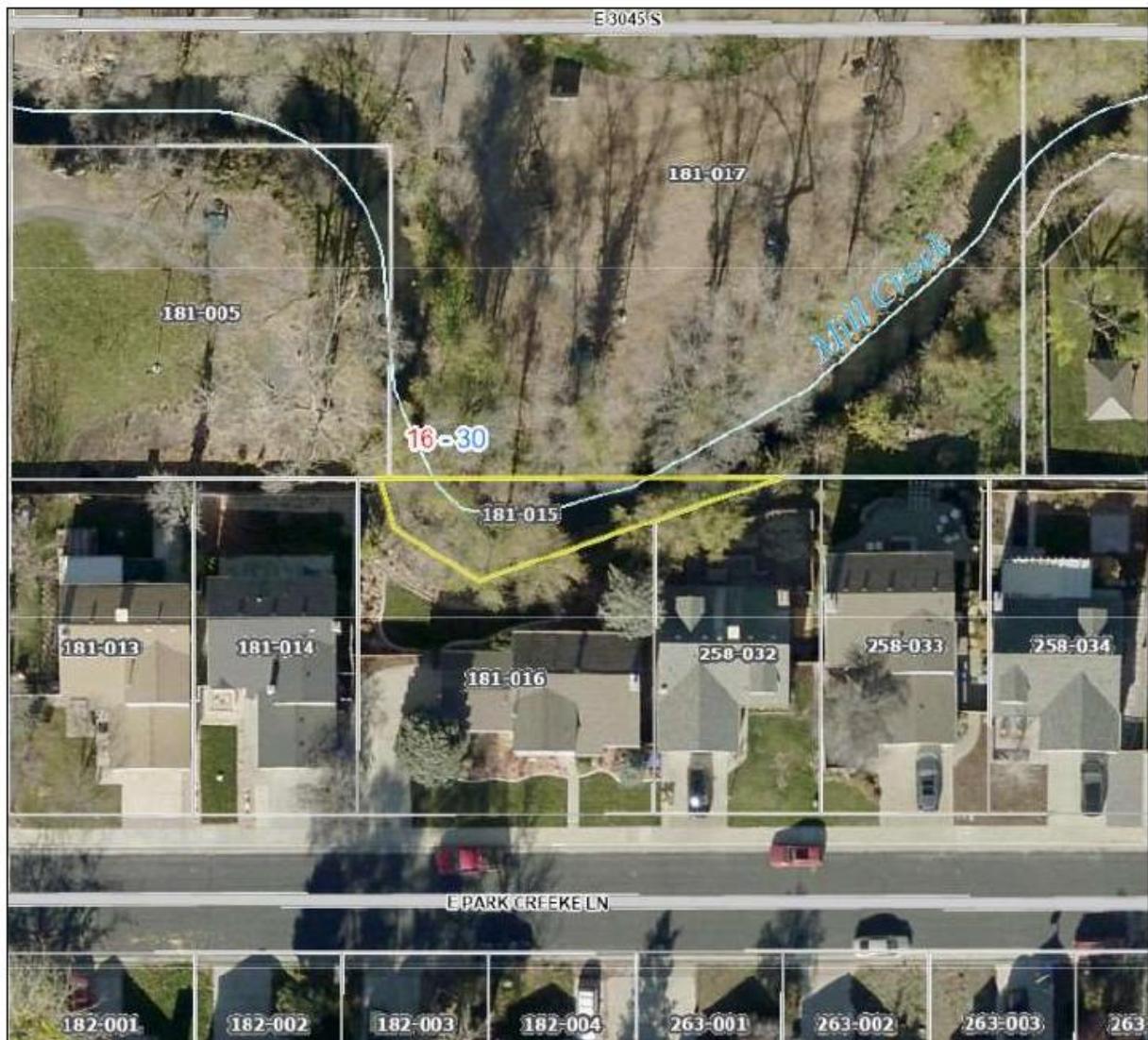
ATTEST:

Ariel Andrus, RDA Secretary

RDA Vote as Recorded:

| | |
|----------|-------|
| Huff | _____ |
| Thomas | _____ |
| Bynum | _____ |
| Mitchel | _____ |
| deWolfe | _____ |
| Sanchez | _____ |
| Williams | _____ |

Exhibit A



DRAFT RESOLUTION NO. RDA2025-_____

A RESOLUTION OF THE REDVELOPMENT AGENCY OF SOUTH SALT LAKE AUTHORIZING THE CONVEYANCE OF SURPLUS REAL PROPERTY TO THE CITY OF SOUTH SALT LAKE.

WHEREAS, the Redevelopment Agency of South Salt Lake (the “**Agency**”) was created to transact the business and exercise the powers provided in Utah Code §17C-1-101, et. seq known as the Limited Purpose Local Government Entities- Community Reinvestment Act (the “**Act**”);

WHEREAS, the Act grants the Agency powers to sell, convey, grant, gift, or otherwise dispose of any interest in real property and provide for project area development;

WHEREAS, the Agency has acquired certain real property throughout South Salt Lake City (the “**City**”) to effectuate its goals in implementing project area plans and meeting the economic development goals of the City general plan;

WHEREAS, the Agency desires to convey real property located at 3010 S 500 East, South Salt Lake, Utah 84115, Parcel Record 258-040 and certain other rights and interests appurtenant thereto (the “**Property**”) as depicted and attached in Exhibit A, for the purpose of expanding public open space located in the City in accordance with the City’s parks master plan; and

WHEREAS, the Agency adopted a Real Property Disposition Policy on June 15, 2022, that authorizes the disposition of real property through exclusive negotiation when property is landlocked or when the sale is to a governmental agency for public use, with Board approval for disposition of the property if sold at a discount rate greater than a certain percentage below fair market value.

BE IT RESOLVED, by the Redevelopment Agency of South Salt Lake, that the transaction contemplated is determined to be fair, advisable, and in the best interests of the Agency, and the transaction contemplated thereby is hereby approved and adopted in all respects;

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized and directed by the Agency to execute this Resolution and all conveyance documents and to do all things necessary to render the same in full force and effect.

(signatures on the following page)

APPROVED by the Redevelopment Agency of South Salt Lake Board on the _____ day of October, 2025.

REDEVELOPMENT AGENCY OF SOUTH SALT LAKE:

Leann Huff, RDA Chair

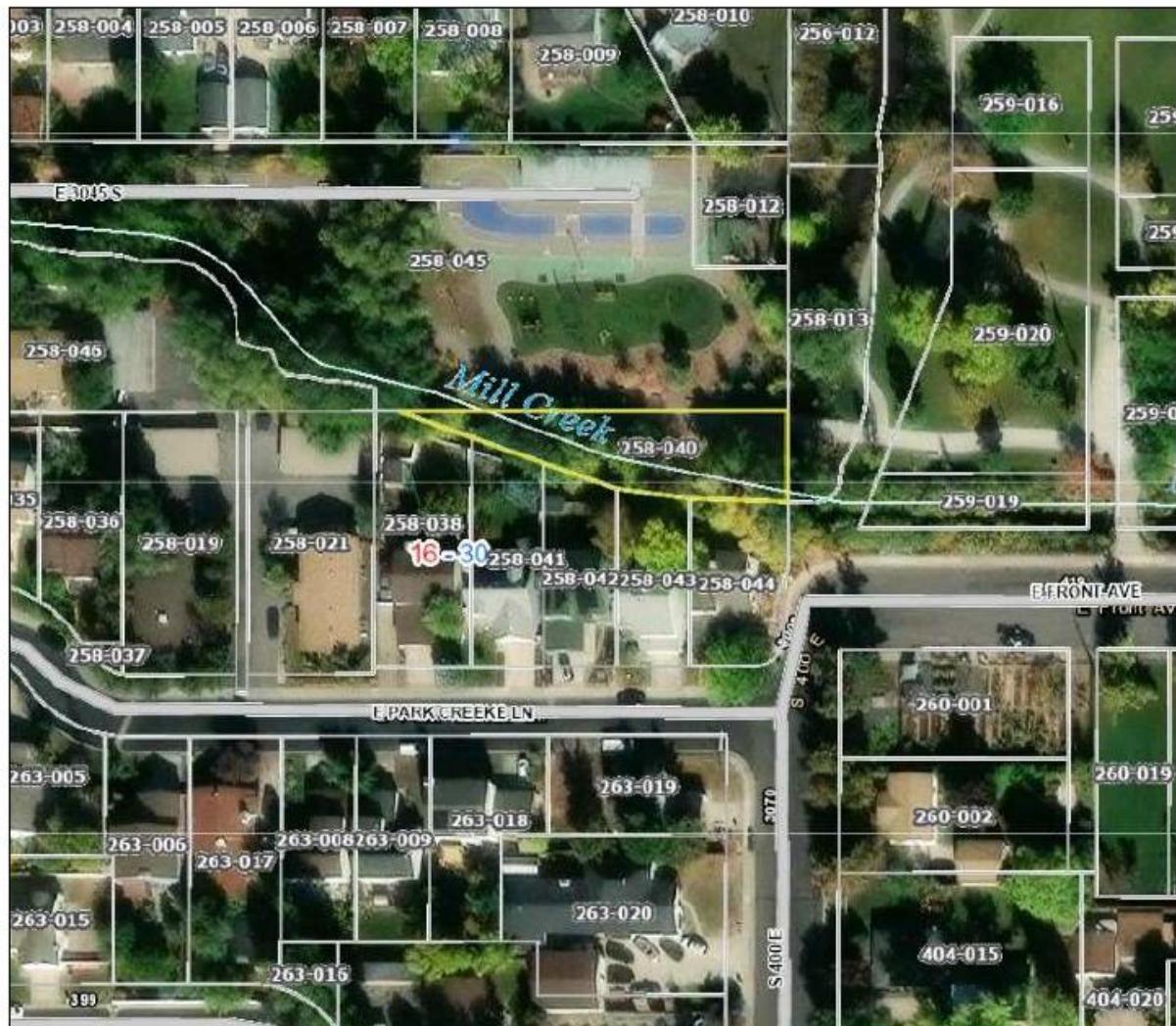
ATTEST:

Ariel Andrus, RDA Secretary

RDA Vote as Recorded:

| | |
|----------|-------|
| Huff | _____ |
| Thomas | _____ |
| Bynum | _____ |
| Mitchel | _____ |
| deWolfe | _____ |
| Sanchez | _____ |
| Williams | _____ |

Exhibit A





REDEVELOPMENT AGENCY (RDA) BOARD REPORT

Subject: Fitts Park RDA Parcels Disposition

Author: Jenny Diersen, South Salt Lake RDA Senior Program Manager

Department: RDA / Community & Economic Development

Date: November 12, 2025

Summary:

The RDA received a request from the South Salt Lake Neighborhoods Department to transfer ownership of two small RDA parcels within Fitts Park to the City. The Neighborhoods Department intends to combine all city-owned property into one subdivision plat, which will allow needed improvements to Fitts Park. A Plat is required before building permits can be issued.

Property Appraisal & Map:

Appraisals from the Cook Group were received on June 6, 2025. Both properties are surrounded by City Property. There is no history of why these parcels were acquired by the RDA.

- A. Parcel 181-015 (313 E Park Creek Lane) is 0.04 Acre of Land and is valued at \$12,500.
- B. Parcel 258-040 (3010 S 500 East) is 0.13 Acre of Land and is valued at \$37,500.

The total value of both parcels combined is \$50,000.



Analysis:

Staff and the City Attorney's Office reviewed the RDA Disposition Policy which was adopted by the RDA Board on June 15, 2022 (Exhibit 3). According to Section 4(b) the board can negotiate exclusively for several reasons including:

- The property is landlocked; and
- The sale is to a non-profit or governmental agency for community development or public use.



REDEVELOPMENT AGENCY (RDA) BOARD REPORT

According to Section 5 of the RDA Disposition Policy, there are three options for the Board's consideration of sales price:

1. Option 1: Dispose for less than market rates which requires a vote from the RDA Board. This is staff's recommendation. We further recommend the Board consider doing so at no cost.
2. Option 2: Dispose at fair market value (\$50,000), which can be done administratively.
3. Option 3: Dispose of the properties at a discounted rate. Per the policy this could be 75% of market rate which would total \$37,500 (per appraisals) and would require Board action.

Recommendation:

In consultation with the City Attorney's office and according to the RDA's Disposition Policy, we recommend Option 1, disposing of the properties for less than market rate. Further we recommend doing so at no cost to the City.

Attachments:

1. Draft Resolution for Property Disposition Fitts 2025, 313 E Park Creeke Lane
2. Draft Resolution for Property Disposition Fitts 2025, 3010 S 500 East
3. SSL RDA Real Property Disposition Policy

RESOLUTION NO. RDA 2022-02

**A RESOLUTION OF THE SOUTH SALT LAKE CITY REDEVELOPMENT AGENCY
ADOPTING A REAL PROPERTY DISPOSITION POLICY**

WHEREAS, the South Salt Lake City Redevelopment Agency (the “RDA”) was created to transact the business and exercise the powers provided for in Utah Code Ann. Title 17C known as the Limited Purpose local Governmental Entities-Community Reinvestment Act (the “Act”); and

WHEREAS, the Board of Directors of the South Salt Lake Redevelopment Agency (the “Board”) desires to formalize policies with respect to the RDA real property disposition, and

WHEREAS, the Act grants the RDA powers to sell, convey, grant, gift, or otherwise dispose of any interest in real property and provide for project area development, and

WHEREAS, the RDA utilizes real property disposition to implement project area plans and to meet economic development goals of the South Salt Lake City general plan

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE SOUTH SALT LAKE CITY REDEVELOPMENT AGENCY, AS FOLLOWS:

- 1. Administrative and Approval Process**. Unless otherwise designated herein, the administration and approval process for the disposition of RDA-owned real property shall be conducted in the following manner:
 - a.** The Board shall be provided reports on the status of all RDA-owned real properties, including properties actively being disposed of, as according to the reporting procedures outlined herewith
 - b.** As determined by the RDA Executive Director, RDA-owned real property may be identified as eligible for disposition and authorized to be disposed of according to the Methods of Disposition contained in this policy.
 - c.** If a satisfactory offer is received on an RDA-owned property, and the disposition terms and conditions are approved by the RDA Executive Director, RDA staff shall dispose of the real property pursuant to the RDA’s administrative procedure, unless disposition terms are required to be forward to the Board for consideration and approval of the Sales Price Protocol outlined below.
 - d.** If the disposition requires the approval of the Board, upon approval of the sales price by a majority vote of the Board, real property disposition shall be arranged pursuant to the RDA’s administrative procedures.

- e. The RDA Executive Director may enter into exclusive negotiations, options to purchase, and development agreements on all RDA-owned real property to be disposed of.

2. **Real Property Disposition Scope.** The policy applies to all real property owned by the RDA.

3. **Reporting.** Unless otherwise specified herein, RDA staff shall provide the Board with information regarding the disposition and status of RDA-owned real properties on an annual basis, by a written report or an oral briefing. The report will include an inventory of all RDA owned real property; address and description of each property; including approximant size, and zoning; description of any interim use occurring on the property; date acquired; disposition status; and approximate timeframe of potentially disposing of the property.

4. **Methods of Disposition.** Disposition of all RDA-owned real property shall comply with all applicable laws and be conducted in a competitive and transparent manner. Further, disposition methods shall support the RDA and South Salt Lake City objectives as outlined in adopted master plans, project area plans, and other adopted policies. All RDA-owned real property shall be subject to a development agreement or other mechanism to ensure compliance with the intended reuse plan proposed for the property. Unless otherwise specified herein, RDA-owned real property shall be disposed of using the following methods:

- a. **Competitively Marketed.** The RDA shall competitively market RDA-owned real property to create open, transparent exposure to the marketplace. Methods available to competitively market RDA-owned real property include the following:
 - i. Request for qualifications (RFQ) to competitively market the property through a time-limited qualification-based selection process;
 - ii. Request for proposals (RFP) to competitively market the property through a time-limited project-based selection process;
 - iii. Market property on an open-ended basis to competitively market the property through a listing with a property broker or other through other means of marketing.
- b. **Exclusively Negotiated.** An exclusively negotiated sale of RDA-owned real property is deemed to be appropriate and effective only if at least one of the following criteria is met:
 - i. The property is landlocked;
 - ii. The sale is to an adjacent property owner(s) to facilitate meeting objectives as defined in a project area plan, or to eliminate costs related to the upkeep of the property;

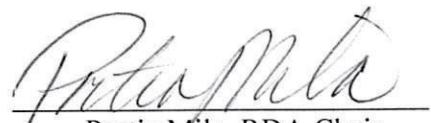
- iii. The sale is to a non-profit or governmental agency for a community development or public use;
- iv. The sale of property has been competitively offered with no competitive responses received;
- v. The sale of property has previously been used as a public right of way that is no longer required for such proposes;
- vi. The exchange of property is to facilitate redevelopment objectives defined in a project area plan.

5. **Sales Price Protocol.** Unless otherwise specified herein, the RDA shall dispose of RDA-owned real property under the most advantageous terms appropriate for the Circumstances, and shall abide by the methodology outlined as follows:

- a. The sales price of all RDA-owned real property shall be at fair market value as determined by an RDA-commissioned appraisal that is based on an as-is appraisal premise. No Board approval shall be required for a sale at appraised value.
- b. RDA-owned real property may be discounted below fair market value to support the implementation of project area plans, or where it has been determined by a financial analysis, including, but not limited to a gap analysis, that demonstrates the property discount is necessary for the project to succeed. Market conditions, economic trends, costs to maintain RDA-owned real property, and public benefits relating to economic development shall be considered when determining property discounts.
- c. Property discounts are subject to approval by a majority vote of the Board if property is to be sold at a discount rate greater than 25% below the as-is appraised fair market value.

ADOPTED by the South Salt Lake City Redevelopment Agency Board on the 15th day of
June, 2022

SOUTH SALT LAKE CITY REDEVELOPMENT AGENCY


Portia Mila, RDA Chair

ATTEST:


Secretary



Resolution No. R2025- _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SOUTH SALT LAKE AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED TAX INCREMENT PARTICIPATION AGREEMENT WITH SSL MARKET CENTER QOZB, LLC, RELATING TO A MIXED-USE DEVELOPMENT AND PARKING STRUCTURE WITHIN THE MARKET STATION URBAN RENEWAL PROJECT AREA.

WHEREAS the Redevelopment Agency of South Salt Lake (the “Agency”) has been created by the South Salt Lake City Council to transact the business and exercise all of the powers provided for by Title 17C of the Utah Code Annotated, “Limited Purpose Local Government Entities — Community Reinvestment Agency Act” (the “Act”);

WHEREAS, the Agency, in furtherance of the purposes of the Act and the Project Area Plan for the Market Station Urban Renewal Project Area (the “Project Area”), entered into a Tax Increment Participation Agreement with SSL Market Center QOZB, LLC (the “Agreement”) dated May 29, 2024, and now desires to amend and restate the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE REDEVELOPMENT AGENCY OF SOUTH SALT LAKE CITY:

1. The Amended and Restated Agreement in substantially the form attached hereto as **Exhibit A** is hereby approved, and the Executive Director of the Agency is authorized and directed to execute the same for and on behalf of the Agency. The Executive Director is authorized to approve any minor modifications, amendments, or revisions to the Addendum as may be in the Agency’s best interest and in harmony with the intent and purpose of the Addendum, and the Executive Director’s signature upon the final Addendum shall constitute the Agency Board’s acceptance of all such minor modifications, amendments, or revisions.
2. This resolution takes effect upon adoption.

(signatures appear on next page)

(remainder of page intentionally left blank)

ADOPTED by the Board of the Redevelopment Agency of South Salt Lake on the _____ day of
_____, 2025.

REDEVELOPMENT AGENCY OF SOUTH SALT LAKE

LeAnne Huff, RDA Chair

RDA Board Vote as Recorded:

Bynum: _____
deWolfe: _____
Huff: _____
Mitchell: _____
deWolfe: _____
Sanchez: _____
Thomas: _____
Williams: _____

ATTEST:

Ariel Andrus, RDA Secretary

Exhibit A

Form of Agreement