



**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, December 10, 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](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

- November 12th, Redevelopment Agency Meeting

New Business

1. 2026 Redevelopment Agency Meeting Schedule Ariel Andrus
2. A Resolution of the Redevelopment Agency of South Salt Lake Authorizing the Execution of a Tax Increment Participation Agreement with Abstract Development Group LLC, Relating to Development Within the Downtown SSL Housing and Transit Reinvestment Zone Jonathan Weidenhamer
3. A Resolution of the Redevelopment Agency of South Salt Lake Authorizing the Execution of a Tax Increment Participation Agreement with SSLC Office 1 LLC, Relating to Development Within the Downtown SSL Housing and Transit Reinvestment Zone Jonathan Weidenhamer

Motion for Closed Meeting

Adjourn

Posted December 5, 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



Below is the proposed schedule for the City of South Salt Lake Redevelopment Agency meetings that may be held in 2026. These dates have taken into consideration the meetings of the Utah League of Cities and Towns, Federal and State holidays and City functions.

PROPOSED CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY
MEETING SCHEDULE FOR 2026

TO THE PUBLIC AND RESIDENTS OF THE CITY OF SOUTH SALT LAKE

Public notice is hereby given that the City of South Salt Lake Redevelopment Agency (RDA) holds regular meetings at City Hall, 220 East Morris Avenue, Suite 200, on the second and fourth Wednesdays of each month on an “as needed” basis (unless otherwise noted by an *). Meetings normally begin at 6:00 p.m. The Agency may also hold additional meetings, for which the Agency will publish dates and times. Possible meeting dates are as follows:

January 7 and 21
February 11 and 25
March 11 and 25
April 15 and 29*
May 13 and 27
June 10 and 17**
July 8 and 22
August 12 and 26
September 9 and 23
October 14 and 28
November 18***
December 9****

***APRIL** – I & A (Recorder’s Office) April 6-10, ULCT Mid-year conference (Board and Executive Director) 22-24. Change meeting dates to third and fifth Wednesdays.

****JUNE** - The Certified Tax rate must be adopted by June 22. Change meeting dates to the second and third Wednesdays.

*****NOVEMBER** – Adjust meeting dates to one meeting due to Veteran’s Day and Thanksgiving.

******DECEMBER** – Adjust meeting dates to one meeting due to the Holiday Season.

CHERIE WOOD
MAYOR

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE CITY
UTAH
84115
O 801.483.6000
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Resolution No. R2025- _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SOUTH SALT LAKE AUTHORIZING THE EXECUTION OF A TAX INCREMENT PARTICIPATION AGREEMENT WITH ABSTRACT DEVELOPMENT GROUP LLC, RELATING TO DEVELOPMENT WITHIN THE DOWNTOWN SSL HOUSING AND TRANSIT REINVESTMENT ZONE.

WHEREAS, the Redevelopment Agency of South Salt Lake (the “Agency”) was 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 “RDA Act”);

WHEREAS, the Housing and Transit Reinvestment Zone Act (the “HTRZ Act”) was enacted to further several objectives, including promoting a higher utilization of public transit and increasing the availability of housing, including affordable housing;

WHEREAS, Utah Code 63N-3-607(6) authorizes the Agency to provide HTRZ funds to a participant, “if the agency and participant enter into a participation agreement that requires the participant to utilize” HTRZ funds as outlined in that section of the HTRZ Act;

WHEREAS, Utah Code 17C-1-102(41) defines a Participation Agreement as a written agreement between a person and an agency that: a) includes a description of: i) the project area development that that person will undertake; ii) the amount of project area funds the person may receive; and iii) the terms and conditions under which the person may receive project area funds; and b) is approved by resolution of the board; and

WHEREAS, the Downtown SSL Housing and Transit Reinvestment Zone (the “HTRZ Area”) has been established, and pursuant to the HTRZ Act, the Agency administers the tax increment, including entering into tax increment participation agreements (“Participation Agreements”) with project developers or property owners associated with the approved HTRZ Area for the purpose of utilizing the funds as allowed by the HTRZ Act;

WHEREAS, the Agency, in furtherance of the purposes of the HTRZ Act, and the objectives of the Downtown SSL HTRZ Proposal, desires to enter into a Tax Increment Participation Agreement (the “Agreement”) with Abstract Development Group LLC, substantially in the form attached hereto as Exhibit A, by participating in the costs of certain HTRZ Act qualified expenses, including parking structures, extraordinary infrastructure costs, and other improvements within the HTRZ Area;

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

1. The Agreement in substantially the form attached hereto as **Exhibit A** is hereby approved. 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 Board's acceptance of all such minor modifications, amendments, or revisions.

2. The Board finds that the attached Participation Agreement will contribute to achieving the goals, policies, and purposes of the HTRZ Area as follows:

- a. Higher utilization of public transit.
 - b. Increasing availability of housing.
 - c. Improving efficiencies in parking and transportation, including walkability of communities near public transit facilities.
 - d. Overcoming development impediments and market conditions that render a development cost prohibitive absent the proposal and incentives.
 - e. e. Conserving water resources through efficient land use.
 - f. Improving air quality by reducing fuel consumption and motor vehicle trips.
 - g. Encouraging transformative mixed-use development and investment in transportation and public transit infrastructure in strategic areas.
 - h. Strategic land use and municipal planning in major transit investment corridors.
 - i. Increasing access to employment, educational opportunities and childcare.
3. This resolution takes effect upon adoption.

(signatures appear on next page)

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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

Resolution No. R2025- _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SOUTH SALT LAKE AUTHORIZING THE EXECUTION OF A TAX INCREMENT PARTICIPATION AGREEMENT WITH SSLC OFFICE 1 LLC, RELATING TO DEVELOPMENT WITHIN THE DOWNTOWN SSL HOUSING AND TRANSIT REINVESTMENT ZONE.

WHEREAS, the Redevelopment Agency of South Salt Lake (the “Agency”) was 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 “RDA Act”);

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WHEREAS, the Downtown SSL Housing and Transit Reinvestment Zone (the “HTRZ Area”) has been established, and pursuant to the HTRZ Act, the Agency administers the tax increment, including entering into tax increment participation agreements (“Participation Agreements”) with project developers or property owners associated with the approved HTRZ Area for the purpose of utilizing the funds as allowed by the HTRZ Act;

WHEREAS, the Agency, in furtherance of the purposes of the HTRZ Act, and the objectives of the Downtown SSL HTRZ Proposal, desires to enter into a Tax Increment Participation Agreement (the “Agreement”) with SSLC Office 1 LLC, substantially in the form attached hereto as Exhibit A, by participating in the costs of certain HTRZ Act qualified expenses, including parking structures, extraordinary infrastructure costs, and other improvements within the HTRZ Area;

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 - e. Conserving water resources through efficient land use.
 - f. Improving air quality by reducing fuel consumption and motor vehicle trips.
 - g. Encouraging transformative mixed-use development and investment in transportation and public transit infrastructure in strategic areas.
 - h. Strategic land use and municipal planning in major transit investment corridors.
 - i. Increasing access to employment, educational opportunities and childcare.
3. This resolution takes effect upon adoption.

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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