

CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY
MINUTES OF MEETING HELD

Date & Time Wednesday, May 27, 2026
6:00 p.m.

Location 220 East Morris Avenue
South Salt Lake, Utah 84115

Conducting: Ray deWolfe, RDA Chair

DIRECTORS PRESENT:

Joy Glad, Corey Thomas, Sharla Bynum, Nick Mitchell (Zoom),
Irvin Jones, Clarissa Williams, and Ray deWolfe

DIRECTORS NOT PRESENT:

None

STAFF PRESENT:

Cherie Wood, Executive Director
Josh Collins, Agency Attorney
Danielle Croyle, Police Chief
Terry Addison, Fire Chief
Jared Christensen, Deputy Fire Chief
Sharen Hauri, Neighborhoods Director
Joseph Dane, Communications Director
Joy Manwiller, Interim Finance Director
Jenny Diersen, Senior Program Manager
Britney Helmers, South Salt Lake Arts Director
Yasmin Abbyad, Emergency Management Coordinator
Tereza Bagdasarova, City Planner
Spencer Cawley, Senior Planner
Matt Robins, Executive Assistant
Spencer Redden, Police Officer
Carson Aprato, Police Sergeant
Jonathan Weidenhamer, Community & Economic Development Director
Ariel Andrus, Redevelopment Agency Secretary
Sara Ramirez, Deputy City Recorder

Others Attending: See Attached

Opening Ceremonies

1. **Roll Call.** Seven Board Members were present. Six Board Members were present at Roll Call. Director Mitchell joined after Roll Call was taken and once the meeting was underway.

No Action Comments.

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

Approval of Minutes

January 14th, Redevelopment Agency Meeting. Director Bynum moved to approve these

minutes.

MOTION: Sharla Bynum

SECOND: Clarissa Williams

Voice Vote:

Glad:	Abstain
Thomas:	Yes
Bynum:	Yes
Mitchell:	Not Present
Jones:	Abstain
Williams:	Yes
deWolfe:	Yes

New Business

1. A Resolution of the Redevelopment Agency of South Salt Lake Authorizing the Execution of a Tax Increment Participation Agreement with Alpha Development Group, LLC, Relating to Development Within the Downtown SSL Housing and Transit Reinvestment Zone

Community & Economic Development Director, Jonathan Weidenhamer, along with Cody Deeter and Bryce Baker, elected to present two projects simultaneously, the Utopia Apartments and aQui 2194, (New Business Items 1 & 2) explaining that the developments were always intended to be completed together despite differing land assembly timelines.

Mr. Weidenhamer provided a comprehensive overview of the overarching downtown planning efforts, noting that the current progress represents the culmination of ten to fifteen years of planning. He explained that housing and transit reinvestment zone bonds issued in December 2025 allocated \$19.5 million for various development projects. He detailed that statutory guidelines permit the City or the Redevelopment Agency to repurpose up to eighty percent of the property tax increment over a fifteen-year period for qualifying projects. He further explained the criteria adopted by the Board in October 2024 for awarding these funds. To qualify for fifty percent of the tax increment, developers must provide twelve and a half percent affordable housing, activate twenty percent of the ground floor, and include three enhancements such as public art, transportation improvements, or upgraded design features. Developers can qualify for up to one hundred percent of the eligible eighty percent increment by providing additional enhancements.

The presentation then focused on the specifics of the two proposed developments. Mr. Weidenhamer stated the Utopia project will feature 187 rental units, meeting the baseline requirement of twelve and a half percent affordable housing, along with 4,300 square feet of retail space and over 200 structured parking stalls.

Director Weidenhamer concluded his presentation by discussing the project justification memos provided to the Mayor, Finance Director, and City Attorney. He emphasized that the assessed property value and subsequent tax revenues would experience a significant increase following the fifteen-year period. During the interim period, the projects are projected to generate ongoing revenues for the housing and transit reinvestment zone, the City, and the Redevelopment Agency.

The Redevelopment Agency Directors had no further questions.

Director Bynum made a motion to approve the Resolution for the Participation Agreement.

MOTION: Sharla Bynum

SECOND: Clarissa Williams

Roll Call Vote:

Glad:	Yes
Thomas:	Yes
Bynum:	Yes
Mitchell:	Yes
Jones:	Yes
Williams:	Yes
deWolfe:	Yes

2. A Resolution of the Redevelopment Agency of South Salt Lake Authorizing the Execution of a Tax Increment Participation Agreement with DUSTY BAKER COMMUNITIES, LLC (AKA/DBA dbURBAN), Relating to Development Within the Downtown SSL Housing and Transit Reinvestment Zone

Community & Economic Development Director, Jonathan Weidenhamer, along with Cody Deeter and Bryce Baker, elected to present two projects simultaneously, the Utopia Apartments and aQui 2194, (New Business Items 1 & 2) explaining that the developments were always intended to be completed together despite differing land assembly timelines.

Mr. Weidenhamer provided a comprehensive overview of the overarching downtown planning efforts, noting that the current progress represents the culmination of ten to fifteen years of planning. He explained that housing and transit reinvestment zone bonds issued in December 2025 allocated \$19.5 million for various development projects. He detailed that statutory guidelines permit the City or the Redevelopment Agency to repurpose up to eighty percent of the property tax increment over a fifteen-year period for qualifying projects. He further explained the criteria adopted by the Board in October 2024 for awarding these funds. To qualify for fifty percent of the tax increment, developers must provide twelve and a half percent affordable housing, activate twenty percent of the ground floor, and include three enhancements such as public art, transportation improvements, or upgraded design features. Developers can qualify for up to one hundred percent of the eligible eighty percent increment by providing additional enhancements.

The presentation then focused on the specifics of the two proposed developments. The aQui 2194 project will consist of micro-units with a designated fifty percent affordable housing rate.

Mr. Weidenhamer highlighted the enhanced civil package associated with the aQui 2194 project, which prioritizes safe pedestrian movement to the transit station and incorporates innovative soil cells. He explained that these soil cells support necessary tree canopies by providing horizontal structural stability without encroaching on the City mobility networks. During this section, Director Weidenhamer noted a discrepancy in the provided materials regarding the tree count, clarifying that while the Resolution listed fifteen trees, the exhibit depicted thirteen. He asked the Board to officially acknowledge the number as thirteen, though he welcomed the developer over-delivering on that number.

Director Weidenhamer concluded his presentation by discussing the project justification memos provided to the Mayor, Finance Director, and City Attorney. He emphasized that the assessed property value and subsequent tax revenues would experience a significant increase following the fifteen-year period. During the interim period, the projects are projected to generate ongoing revenues for the housing and transit reinvestment zone, the City, and the Redevelopment Agency.

The Redevelopment Agency Directors had no further questions.

Director Williams made a motion to approve the Resolution for the Participation Agreement.

MOTION: Clarissa Williams

SECOND: Corey Thomas

Roll Call Vote:

Glad:	Yes
Thomas:	Yes
Bynum:	Yes
Mitchell:	Yes
Jones:	Yes
Williams:	Yes
deWolfe:	Yes

The meeting adjourned at 6:11 p.m.

Ray deWolfe, RDA Chair

Ariel Andrus, RDA Secretary