

CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY
MINUTES OF MEETING HELD

Date & Time Wednesday, June 10, 2026
6:30 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 (Zoom),
Nick Mitchell, 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
Jonathan Weidenhamer, Community & Economic Development Director
Charee Peck, HR Director
Jenny Diersen, Senior Program Manager
Craig Giles, Public Works Director
Matthew Robins, Executive Assistant
Joy Manwiller, Interim Finance Director
Chris Merket, City Engineer
Ariel Andrus, RDA Secretary
Sara Ramirez, Deputy City Recorder

Others Attending: See Attached

Opening Ceremonies

1. Roll Call.

Six Board Members were present at Roll Call. Director Bynum 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

May 27th, Redevelopment Agency Meeting. Director Williams moved to approve these minutes.

MOTION: Clarissa Williams

SECOND: Corey Thomas

Voice Vote:

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

Public Hearing – 6:30 (Or as soon thereafter as possible)

To receive public comment regarding the annual budget of the Redevelopment Agency for fiscal year July 1, 2026, to June 30, 2027.

Community and Economic Development Director, Jonathan Weidenhamer, presented the Redevelopment Agency's budget and recommended that the Board schedule an introductory workshop later in the summer to provide a comprehensive, foundational overview of how the Redevelopment Agency functions and utilizes its various economic development tools. He noted that the City typically collaborates with external consultants, such as Rob Sant, to assist with these educational sessions and strategic tools.

Mr. Weidenhamer explained that South Salt Lake is unique compared to some larger municipalities because it blends its Redevelopment Agency efforts directly with traditional economic development activities. This comprehensive approach targets large project areas, such as the downtown Housing Transit Reinvestment Zone (HTRZ), while simultaneously funding ongoing business outreach, communication plans, and community partnerships handled by Senior Program Manager, Jenny Diersen.

Mr. Weidenhamer acknowledged that tracking the funding can be unintuitive due to necessary accounting transfers, loans between funds, and debt service allocations, and he expressed gratitude to Interim Finance Director, Joy Manwiller, for her assistance in preparing the financial details.

Mr. Weidenhamer emphasized a general tone of fiscal conservatism for the upcoming fiscal year, explaining that the Redevelopment Agency had successfully tightened its belt to reduce its reliance on the City general fund dollars to zero. By relying exclusively on Redevelopment Agency funds for its operations, the agency aimed to remain mindful of unpredictable national and state economic conditions. He stated that economic uncertainty often slows down traditional redevelopment projects, making it crucial for the City to fulfill its existing downtown commitments and maintain the momentum generated by the Housing Transit Reinvestment Zone bond funds.

Detailing specific funds, Mr. Weidenhamer highlighted that Fund 71, which governs Operations, included a \$250,000 reduction in professional services. This reduction would not decrease the agency's level of service because a two percent administration allowance from the Housing Transit Reinvestment Zone bonds would offset the costs. Fund 71 also featured a \$135,000 allocation for capital expenditures to preserve two existing agency facilities. Specifically, approximately \$40,000 was designated for xeriscaping and general maintenance of the Square Kitchen roof, asphalt, and HVAC systems. Additionally, funds were allocated to clean up falling trees at the Millcreek Pond facility to mitigate property damage risks before potentially transferring the property to a conservation easement holder.

For Fund 72, which covers Debt Service, Mr. Weidenhamer explained that revenue from the Market Station project area would be pledged to cover obligations previously paid by the general fund. This shifting of revenue provides a two-year window of financial flexibility before those funds must be

redirected toward Housing Transit Reinvestment Zone debt service.

Regarding Fund 73, the Housing Fund, Mr. Weidenhamer recalled that the agency received one million dollars from the general fund in fiscal year 2026, which was primarily used to match a \$500,000 county grant for community development programs. Because the agency was carrying forward approximately \$600,000 into fiscal year 2027, staff did not request any additional general fund allocations from the City. He reported that the City had successfully acquired five houses and was in the process of securing a sixth property. Within the next few months, staff plans to introduce a community land trust framework to partner with organizations like Habitat for Humanity. This mechanism allows the City to retain land ownership through long-term leases while selling the residential structures, thereby ensuring permanent housing affordability while allowing buyers to build equity in the buildings.

Mr. Weidenhamer stated that Fund 74, representing the old streetcar project associated with the Zellerbach development, had exhausted its financial obligations and would be closed out. Consequently, the property tax increments previously captured by this fund will return to the standard taxing entities, including the school district, the county, and the City.

Fund 76, which tracks the Market Station, will continue to pledge its revenues to debt service until its scheduled expiration in 2038.

Finally, Mr. Weidenhamer discussed Fund 78, noting that Ms. Manwiller helped reconcile the \$20.4 million in bond funds secured in December. These funds are actively backing existing developments such as Bowers, One Burton, and Blazer. While participation agreements are in place for the aQui 2194 and Utopia developments, the exact timing of the fund disbursements across the current or upcoming fiscal years remains to be finalized. Upcoming initiatives under this fund include the Belhaven development on 3rd West and the Haven project on the corner of Southwest Temple and Haven Avenue, which is a planned 300-unit residential complex that recently submitted concept designs to the fire department. Construction on the Haven project is projected to begin late next summer.

Mr. Weidenhamer concluded by requesting that the Board hold the Public Hearing, take feedback, and continue the item to the June 17th meeting for final action.

Director Thomas inquired about the City contract with the Chamber of Commerce, asking what specific benefits the City receives in return for the \$70,000 contractual expenditure.

Mr. Weidenhamer replied that the contract is divided into several portions, primarily covering a piece of the salary for the Chamber president and Chief Executive Officer, as well as allocating \$25,000 toward the Utah Microloan Fund to support local businesses within South Salt Lake. He noted he could provide a more detailed breakdown via email to the Board.

Director deWolfe opened the public hearing at 6:44 p.m.

There were no comments.

Director deWolfe closed the public hearing at 6:44 p.m.

Director Thomas motioned to move this to the June 17th 2026 RDA meeting for final action.

MOTION: Corey Thomas

SECOND: Nick Mitchell

Voice Vote:

Glad: Yes

Thomas: Yes

Bynum: Yes

Mitchell: Yes

Jones: Yes

Williams: Yes

deWolfe: Yes

The meeting adjourned at 6:45 p.m.

Ray deWolfe, RDA Chair

Ariel Andrus, RDA Secretary