



Bonneville Research

July 22nd, 2026

Introduction:

This analysis is intended to provide Millcreek, a Utah Municipality, and the Millcreek City Council with the information required by 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 complete a Study before awarding the grants.

Key Elements of the Study:

The Study shall consider the following factors:

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 be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of Millcreek residents.
 - c. Whether the appropriation is necessary and appropriate to accomplish 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. Completing a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the appropriation amount.
2. A finding by the Council that the development will promote safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of the

Millcreek residents shall be adopted by Resolution citing the Study as evidence to support that finding.

3. The processes outlined in Utah Code Ann. § 10-8-2h will complete the final appropriation:
 - a. If the appropriation is made as an amendment to the current year's fiscal budget, it 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 appropriations:

Millcreek City is anticipating a grant of up to \$20,000 to establish a Millcreek City "Emergency Response Fund".

They plan to use the funds to support those in a basic needs crisis, such as if they lose their job and can no longer pay their rent; this funding would be there to support them for a limited time. Conditions of the grant prohibit openly advertising this funding, but it would be available to wait for someone to need it and then offer it. The eligibility explanation document and checklist is attached to this email.

The strategic plan objectives I think fall under the City Budget Book under the following:

Engaged Community:

- Respond to the needs and concerns of the community in a professional and respectful manner.

Note:

"2024 Community Response Fund Eligibility Fund" and the 2024 CRF Eligibility Checklist.pdf are referenced as attachments.

ANALYSIS

Chapter 3.71.050 Procedures of the "Millcreek Code of Ordinances, states:

The City may appropriate funds or resources in accordance with state law.

The municipality of Millcreek's purpose for the above-listed appropriations, will be to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or

convenience of the inhabitants of the municipality; and the appropriations are necessary and appropriate to accomplish the reasonable goals and objectives of Millcreek, a Utah Municipal Corporation, in the areas of economic development, job creation, affordable housing, blight elimination, job preservation, the preservation of historic structures and property, and any other public purpose.

Conclusion and Required Finding:

The appropriations are necessary and appropriate to accomplish the public purposes of Millcreek, a Utah Municipal Corporation, in the areas of economic development, job creation, job preservation, in order to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of Millcreek, and therefore Millcreek, a Utah Municipal Corporation, will receive adequate benefit in return for any money or resources appropriated.

Attachments:

"2024 Community Response Fund Eligibility Fund.pdf"

'2024 CRF Eligibility Checklist.pdf"

Robert Springmeyer

Robert Springmeyer, the Principal of Bonneville Research, performed this 10-8-2. Appropriations study.

Mr. Springmeyer is actively involved in redevelopment and other economic impact projects. He has provided independent economic and redevelopment analyses for numerous urban renewal agencies within the State and completed "Fair Value Analyses" for the Cities of Holladay and South Salt Lake.

With over 40 years of consulting experience, he brings deep expertise that inspires confidence. He 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. He has been recognized in Who's Who in Finance and Who's Who in the West.