



**Minutes of the
Millcreek Community Reinvestment Agency
November 13, 2018
7:30 p.m.
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a Regular Meeting on November 13, 2018 at the City Hall Annex, located at 3330 S. 1300 E., Millcreek, UT 84106.

PRESENT:

Board Members

Jeff Silvestrini, Chair
Silvia Catten
Dwight Marchant
Cheri Jackson
Bev Uipi (arrived at 8:00 p.m.)

City Staff

John Geilmann, City Manager
John Brems, City Attorney
Elyse Greiner, Agency Recorder
Mike Winder, Economic Development Director
Kurt Hansen, City Services Director
Francis Lilly, Community Development Director
Rita Lund, Communications & Programs Director
Laurie Johnson, HR-Finance Director
Laura Bown, Office Manager
Alexandra Muller, Legal Clerk/Deputy Recorder

Attendees: See attached.

REGULAR MEETING – 7:30 p.m.

TIME COMMENCED: 7:32 p.m.

Chair Silvestrini called the meeting to order. He said the meeting tonight is the first hearing on a blight study for the Millcreek Center Community Reinvestment Area. Chair Silvestrini said he would give some history on the project, then turn time over to the consultant for a presentation on the blight study, then the Agency will take public comment. Residents are also able to give comment at the December 10th meeting. He asked the public to fill out a comment card if they would like to speak tonight. Chair Silvestrini said the City Council (Agency) represents the residents, they care about the community, and they will listen to the residents. The reason to consider the blight study is that it may be a good resource for the City and the city center.

Chair Silvestrini said Millcreek became a city less than two years ago. The Council engaged with the public and there have been more than 30 meetings through Venture Outdoors, general plan meetings, and city center meetings about what the City should look like in the future. He said the feedback received was inquiries about a downtown for Millcreek and wants for a gathering place. The “wedge” is the area that has been identified as that downtown area. In a community reinvestment area, the City is allowed to use the money generated from increased taxes as redevelopment occurs to reinvest back into the community to help build the things residents want to see more of and better of; streets, curb and gutter, sidewalks, and improved storm water

systems. These improvements can be paid for with tax increment; the increased taxes generated produces tax increment. The other thing that is driving this process is the growth that the State is facing. There is not enough housing, so the pricing goes up. The Council (Agency) wants to preserve Millcreek but also consider density where it can be tolerated. The eminent domain power that comes with the blight study is not generally available to the City, which is why it is being considered. It is a decision the Agency has to make based upon the interests of property owners in the area balanced with the greater good of 63,000 residents in Millcreek and what is best for the community in the long term. If the blight study is approved and the Agency moves forward with it, it provides a very limited eminent domain power. The City already has the power for eminent domain to condemn property for public purposes; such as to widen or create a new street or build a public building. The Council can do that without going through the blight study. The power of eminent domain in this situation would be to condemn property if there is a hold-out property/structure hindering development. He said the Council (Agency) is not in the business of throwing people out of their houses. Chair Silvestrini's personal experience as an attorney is that in every instance when he had a client, property owners got more than fair market value for property. The condemnation process costs more than what the property is valued at so cities are incentivized to pay more than market value to avoid extra condemnation costs.

He referenced a caricature of himself that was online about him getting rich. He said Millcreek does not have the money to condemn the entire area even if the Council wanted to, which they do not. He said the only reason to adopt the eminent domain power is in the case of a hold-out property owner such as in the classic Utah example of the Flower Patch and the Grand America Hotel. He said the Council (Agency) is listening to the public. He used an example of an earlier project this year about a hotel that the Council turned down because it was not what the residents wanted. He said the Agency wants to hear from the residents and they can submit comments in writing to the City by December 5th at noon. He asked the audience to submit their comment cards and exhibits for the meeting tonight.

1. Welcome, Introduction and Preliminary Matters

1.1 Millcreek Community Reinvestment Agency Presentation

Chair Silvestrini said he would later turn the time over to Jason Burningham with Lewis Young Robertson & Burningham Inc. who is the consultant who was hired to do the blight study. John Geilmann gave instructions to the audience about comment cards.

2. Business Matters

2.1 Public Hearing on Consideration of 1) Draft Project Area Plan and Budget for Olympus Hills Community Reinvestment Area, and 2) Draft Project Area Plan and Budget for Canyon Rim Commons Community Reinvestment Project Area

Mike Winder said Community Reinvestment Agencies are in State Code 17C which says that local governments have the authority to conduct economic development activities within their communities through their Community Reinvestment Agencies. There are four terms these agencies have gone by, Community Development Areas, Economic Development Areas, Urban Renewal Areas, and now Community Reinvestment Areas (CRA). Winder said when Millcreek was a township, the West Millcreek Urban Area was formed by the County. It has been in existence for 2-3 years and it does have eminent domain authority. Once CRAs are established, portions of incremental property taxes become available to the Agency for a specified period of time to provide assistance for: existing businesses, new development, infrastructure improvements, affordable housing,

crime reduction, expanded employment opportunities, and other community concerns/priorities. Winder went through the steps of forming a CRA which are: Step 1, a resolution authorizing the preparation of a Project Area Plan along with the description of the proposed Project Area; Step 2, research of potential development and project needs by drafting the Project Area Plan and Budget; Step 3, noticing the Project Area Plan, holding a public hearing regarding the Project Area Plan and Budget, and adopting the plan by the Agency and City; and Step 4, negotiation and adoption of interlocal agreements with taxing entities. Winder showed a map of the Olympus Hills CRA Project Area which includes approximately 41 acres of land. The Project Area Plan envisions a mixed-use development anchored by a corporate headquarters or hotel. The assumptions are that the first tax increment receipt is to be 2021, the estimated base year tax value (2017) is \$3,768,320, the incremental assessed value in twenty years is \$26,335,148, and the total assessed value in 15 years is \$30,103,468. For twenty years, the increment would be a 70/30 split with the other taxing entities. Seventy percent is reinvested back into the area and thirty percent goes through to the entities. He said tax increment is not a tax increase, just a mechanism to capture the growth and taxes that come from development to be used in the areas. Property taxes are “frozen” the first year of the project (“base year”). Winder showed charts on the tax increment, base year taxes, pass-through increment to taxing entities, estimated sources of tax increment, and estimated uses of tax increment. He said three percent of the increment will be used for project area administration and operations, ten percent for the CRA housing requirement, and the rest for redevelopment activities. The City is contemplating a parking structure, relocating the salt and sand lot, and utility work. He said none of the money will be used to subsidize a private developer.

Winder went over the Canyon Rim Commons CRA Project Area map which contains approximately 75 acres. The Plan proposes a neighborhood center. The assumptions are that the first tax increment receipt is to be 2021, the estimated base year tax value (2017) is \$69,547,441, the incremental assessed value in twenty years is \$46,432,764, and the total assessed value in 20 years is \$115,980,204. The twenty-year split will also be 70/30 percent. He went through the same charts on tax increment with Canyon Rim Commons. The redevelopment activities will get about \$7.3 million for infrastructure, which might include open space acquisition, utility work, and streetscapes.

Winder said the next steps on the Olympus Hills and Canyon Rim Commons CRAs is the public hearing on the plan and budget tonight. The resolutions will be adopted at the next meeting, then negotiations will take place with the taxing entities.

Chair Silvestrini opened the public hearing.

David Baird, 4538 Thousand Oaks Drive, said he endorses the Olympus Hills budget and plan as the Mt. Olympus Community Council Chair. He feels this is a good opportunity to provide amenities to the area. He thanked the Council and staff for moving this forward.

Joan Haven, 4219 S. Mars Way, said she endorses the project and thanked the City for improving the area and giving the area needed amenities.

Mike Winder mentioned that all of the material is on the Millcreek website (millcreek.us) and residents are welcome to contact staff anytime.

Steve Clarke, with Berkshire Hathaway Real Estate representing Jenny Burbank who owns 1078 E. 3300 S., said they are opposed to this. He said they are in the middle of a real estate transaction and was not informed about the eminent domain issue. He said English is a second language for his client and felt that if there is a real estate sign on a piece of property that the City should contact the real estate brokerage. He said they remedied the blighted factors and felt that the property was no longer blighted. Chair Silvestrini said the Agency is currently taking comment on two other matters but they will consider his comments as part of the record for that agenda item. Exhibit 6

Board Member Jackson moved to close the public hearing. Board Member Catten seconded. Chair Silvestrini called for the vote. The motion passed unanimously.

2.2 Public Hearing on Consideration of Millcreek Center Community Reinvestment Project Area Blight Study

Chair Silvestrini asked for a show of hands from the audience for who was in favor of approval of a blight study and who was not in favor of approval of the blight study for the Millcreek Center CRA. The majority were not in favor. He asked the audience to tell the Agency whether they liked or hated the blight study, and the reasons as to why the blight study might be wrong.

Jason Burningham said his colleagues Cody Hill and Rob Sant were involved with the blight study and physically looking at the properties. They have received a number of comments with respect to the blight factors. He said it is helpful to understand what specific factors were noted in the study and how the property owners have addressed them and asked the audience to tell them about it. He posed the question of, what is a blighted community reinvestment area. It is a public finance tool for encouraging and facilitating new development or more intense development within a blighted and under-utilized geographic area. The CRA area is broader than the blight survey area. The survey area does not make a designation of blight, the study is evidence towards the factors. The study is presented to the Agency as findings and a determination must be made by the Agency. They will decide if it meets the statutory threshold or if a subset smaller area could be designated as blight. The consultants rely on comments and feedback from the property owners. There are three primary reasonings for looking at the survey area; lack of public improvements (curb and gutter, sidewalks, etc.) or social gathering spaces; assembling developable land; and blight.

The statutory conditions required for blight designation in the survey area are: currently zoned for urban purposes and generally served by utilities; 50% of parcels with improvements (non-agricultural/non-accessory buildings or improvements); the present condition or use within the survey area substantially impairs the sound growth of the community, delays the provision of housing accommodations, constitutes an economic liability, or is detrimental to the public health, safety, or welfare, as evidenced or shown by the existence of blight factors; and the presence of at least 4 of the following factors:

- Substantial physical dilapidation, deterioration or defective construction of buildings or infrastructure OR significant noncompliance with current building, safety, health or fire codes
- Unsanitary or unsafe conditions in the proposed survey area that threaten the health, safety, or welfare of the community
- Environmental hazards requiring remediation
- Excessive vacancy, abandoned buildings or vacant lots within the survey area zoned for urban use and served by utilities
- Abandoned or outdated facilities posing a threat to public health, safety or welfare
- Criminal activity within the survey area higher than comparable non-blighted areas; and
- Defective conditions making title unmarketable

At least 50% of parcels within the Survey Area are affected by at least one blight factor and the affected parcels comprise at least 66% of acreage within the survey area.

The main difference between a blighted community reinvestment area and not blighted is the tool of eminent domain. The use of eminent domain must be identified in the project area plan. Eminent domain could be used with single family dwelling property when the property owner consents, or by a petition to use it by property owners of more than 80% of parcels and more than 70% of value of owner-occupied property, or by a petition of more than 90% of owners and property owned by a public entity within Project Area. Eminent domain could be used with commercial property if the property owner consents, or if there is a petition of property owners of more than 75% of property and 60% of value of property. Then there would need to be a super majority vote by the Community Reinvestment Agency to use it. Burningham said eminent domain can be a friendly tool in the State of Utah. The Project Area plan does describe how blight will be reduced or eliminated and it is consistent with the City's general plan. The documents describe any specific projects that are contemplated by the Agency within the Project Area and it identifies how developers and property owners will be selected or identified for purposes of using tax increment financing.

The original survey area included 372 parcels and 112.17 acres. Winder went over the survey area on a map for the Agency. Burningham said the proposed survey area meets all statutory conditions for determination of blight: the area consists of predominantly non-greenfield parcels (100%); the area is currently zoned for urban purposes and generally served by utilities (100%); no single parcel comprising 10% or more of the entire area may be counted as blighted unless at least 50% of the area of the parcel is occupied by buildings or an improvement; at least 50% of the parcels within the proposed survey area contain nonagricultural or non-accessory buildings or improvements used or intended for urban purposes (87%); a minimum of 4 statutory conditions of blight exist in the survey area (5); a minimum of 50% of the parcels are affected by at least one of the statutory factors (77%); and the affected parcels comprise at least of 66% of the acreage (68%). Burningham showed an aggregated map in color of parcels affected by blight in the survey area. He then went through each blight factor in greater detail with pictures illustrating the findings in the area as indicated on a map.

The Agency's purpose tonight is to be informational and address how the factors were defined and how they were noted. They want to hear from the public who did have a

factor on their property. There will be another hearing on this and it will be held on December 10th. On December 17th, the blight study will be up for determination by the Agency. If there was a designation of blight, the approved resolution would go to the Taxing Entity Committee (TEC), which consists of two county representatives, two local school board representatives, one state representative from the State Board of Education, two members from the City of Millcreek, and one representative representing the other taxing entities. He said they also have to determine a finding of blight. If the TEC blight designation were approved, then the Project Area plan and budget would be considered. If the Agency determined not to designate any area as blight, they could still create the CRA with the budget and plan, it would just not have the blight, or eminent domain power.

A map was presented as a potential blight designated area that could be considered by the Agency. Chair Silvestrini encouraged the public to contact him or Mike Winder about anything related to the blight study. He said based on the input received, he will make a recommendation to the Agency to eliminate eight areas that he highlighted on a map. The first area is north of Elgin Avenue and west of Richmond. The second is east of Highland on 3300 S., which is principally the new gymnastics center. The third area includes the parking lot of Home Depot and south of it because there is redevelopment already there. The fourth area is on the street of 3345 S. The fifth area is the condominium project off of 3300 S. between 1100 and 1300 E. The sixth is the Granite Mill Court area; it is a relatively new planned unit development. The seventh is the Krishna Temple. The eighth is a residential area on the north side of Brickyard. He recommended that these areas be removed. Board Member Marchant asked if the fault line is the boundary around the fourth area. Chair Silvestrini said it is next to the fault line. Board Member Jackson agrees with the Chair's assessments and told the public the boundaries were squared up and logical for an easier assessment, not because new subdivisions were wanted to be included. Winder pointed out that if people want to stay in the survey area, they need to let the Agency know before December 5th.

Chair Silvestrini opened the public hearing.

Ann Owsley, 1196 E. Ridgedale Lane, said her street was not in the study but lots of her neighbors have cracked driveways and stoops, and unpainted houses. She said those conditions should not be considered as blight. She does not feel houses should be included in the blight area.

Jake Hill, 1287 E. Ridgedale Lane., said eminent domain should not be used on single-family owner-occupied residences. He expressed that he wanted to be taken out of the survey area. He said if sidewalks were a factor of blight, the whole city would be in trouble. *Exhibit 5*

Dan Northrup, 1390 E. 3300 S., said he owns the emissions shop on the corner of Highland Dr. and 3300 S. He said at this meeting, it sounds like the ultimate goal is for the City to use eminent domain. He said the three factors of blight on his property was fixed in one afternoon. He said most of the people could fix their blight factors if given the time to do so. He said there should be another way of improving the City without

blighting businesses. He requested that property owners be able to opt out of the blight survey. *Exhibit 10 & 11*

Adam Flamm, 1879 E. Siggard Drive, said he is in favor of the blight study though he does not live in it. He feels this is an ugly part of town and this will make it a prettier place to live.

Ryan Robison, Attorney for Granite Mill Court Home Owners Association, said his client asked to be removed from the study. The HOA is fine as it is. He said only one parcel of the eight had one factor on it and it was lack of sidewalk. He felt a lack of sidewalk in a cul-de-sac did not impair community growth. He said the development is a credit to Millcreek and not a blight. He asked for them to be removed from the blight survey, the CRA, and any intentions to be rezoned for mixed-use.

Renee Gilson, 3192 S. 1000 E., said she lives across the street from the blight area. She thinks the Brickyard Plaza should be the center of the City Center. She suggested changing the boundaries to include Brickyard in Millcreek. She does not want to see high density housing or tall commercial buildings in the neighborhood and does not want to encourage growth.

Michael Goldberg, 982 E. -1060 E. 3300 S., said his agricultural business has been in Millcreek for nearly 50 years. He objected to the designation stated in a letter dated October 29th. He said the blight items were easily remedied. He said he has a \$2 million greenhouse on the property that was not mentioned in the study. He said there is a house at 982 E. that will be demolished on November 21st. There are extra bricks outside of the building though it was renovated 5 years ago. He said he is happy to meet with the City on covering soil on the property. He said the criminal calls are from the alarm system going off and not actual crime. He feels zoning is what is holding back development. He said if the City calls an area blighted, it could become a self-fulfilling prophesy. He feels the City should work with the property owners to make redevelopment possible. *Exhibit 8*

Alice Larkin Steiner, owns 3350 S. 1100 E. but lives on S St. in Salt Lake City, requested that 3350 S. 1100 E. be removed from the blight study and CRA plan. She requested the neighborhood remain as single-family residential neighborhood. She continued to read from a letter, see *Exhibit 9* letter attached.

Andrew Gruber, 1916 E. 3060 S., expressed appreciation for this discussion. He had concerns about the blight study initially but when he looked into it, he came to understand that it is an unfortunately named term and study that is really needed in order to enable the City to have some tools to develop in the way the residents say they want it to. He now understands the blight study to be one portion of a larger effort of what residents say they want the City to be. He said blight causes concern that the City or developers are going to come in and sweep the area clean, but when he looks into the details of it, that is not what he sees being proposed. The community at every stage of the process will have the ability to say here is what we like and what we do not like. He said the overwhelming majority of property owners would have to agree with the eminent domain use, at least fair market value is required after negotiation with the property owner, and it is limited to a five-year time span. He is inclined to be supportive with this

because of the engagement that has taken place with the City and because the people the residents have elected have earned his trust.

Stan Dudek, 770 E. Grand Cayman Drive, said he is not in the blighted area but a customer of businesses that are. He was surprised by the low bar that was set for what is deemed to be blighted. He said there is sidewalk damaged on his street, so he was amazed that something like that can be considered blighted. He supports local quality businesses like Quality Floral. He would like them removed from the blighted area survey.

Todd Anderson, 1352 E. 3345 S., said he would reserve his comments for the December 10, 2018 hearing.

Jemina Keller, 2910 Cascade Way, said she is not in the blighted area. She said she wholly supports the community reinvestment agency, it offers opportunity for Millcreek to enjoy a much-needed city center. Holladay has created an open space of amazing businesses and residences that are the cornerstone of their city. Millcreek and its residents deserve the opportunity to invest in their community.

Debra Sirstins, 1211 E. Ridgedale Lane, asked what it would take to annex Brickyard into Millcreek. She asked about counting votes for those that approve or object to this type of action. She felt there needed to be considerations for the people in the area on an individual basis.

Shawn Hansen, 949 Lorraine Avenue, said he has lived there for 13 years. He likes that he can walk to local floral stores. He said he visited Michael Goldberg at Quality Floral and he was down about the blight study. He likes that the City's tagline is "Connected by Nature." He hopes to protect local businesses and quality of life things that residents enjoy.

Nate Gibby, 3157 Louise Avenue, said he does not want anyone to lose businesses or homes. He does want better sidewalks, streetlights, and more money spent to do good in Millcreek and not in someone's else's community. He does not view the blight study as a land grab, but as a vehicle to find a creative way to generate revenue to make Millcreek a better place. He trusts the Council will make good decisions and supports the Reinvestment Agency.

Lisa Bagley, 3387 Honeycut Road, said she knows someone in the Mountair Subdivision. She has done research and knows the elected officials. They are good, honest people with integrity and they have been transparent. She knows that because she comes to the meetings they put on and she trusts the Council to make the right decisions. She is in support of the redevelopment. She read a quote by Zack Schofield that said, "Density may not be the only issue at hand. either, development should be designed in a way that complements the heritage of the existing community."

Liz Eagan, 3926 Skyview Circle, said she is concerned about the words, "blight" and "eminent domain." She wants words to be used that do not instill fear. She said there are a lot of empty commercial buildings that need to be dealt with. She said there is a

criminal activity statistics site on the Nextdoor Neighbor app and it matches the statistics that the City has presented.

Paxton Guymon said he represents the owners of 17 properties in the blight area. He made a request that the study be amended and updated to fix an obvious flaw. The dilapidation standard shows 29 properties are blighted for not having a sidewalk and 77 properties for not having curb and gutter. He read the definition for dilapidation, "as substantial physical dilapidation, deterioration, or defective conditions of existing buildings or infrastructure." It does not say the absence of curb, sidewalk, or gutter constitutes dilapidation. He said other consultants have used the standard the City is using, but that does not make it right. He thanked the Chair for being open and for meeting with him and his clients. He asked the Agency to stick to statutory standards and not create new ones.

David Baird, 4538 Thousand Oaks Drive, said he appreciates the pride in ownership of the community. He believes the intent of the City is good. He is pleased in people rallying with neighbors. He has prior experience with other municipalities that did establish blight, it is not unusual. There is already a blighted area established on the west side of Millcreek. He is not aware of other Agencies that have used eminent domain power and wiped out an entire block. This is a positive tool and the relative peer groups have not resorted to using this tool very often. He is proud that everyone is gathering together to support the community.

Board Member Uipi asked Jason Burningham to clarify the criminal activity factor. Burningham said they are based on reports of crime, not just calls. Board Member Marchant asked about the false alarm calls on Goldberg's Quality Flowers business. Burningham said the calls were included because they exist, but he will look into it.

Chair Silvestrini thanked the public for the civil discussion held.

Board Member Jackson moved to recess the public hearing and reconvene on December 10, 2018. Board Member Uipi seconded. Chair Silvestrini called for the vote. The motion passed unanimously.

2.3 Approval of August 13, 2018 Meeting Minutes

Board Member Marchant moved to approve the minutes. Board Member Uipi seconded. Chair Silvestrini called for the vote. The motion passed unanimously.

ADJOURNED: Board Member Marchant moved to adjourn the meeting at 9:52 p.m. Board Member Catten seconded. Chair Silvestrini called for the vote. The motion passed unanimously.

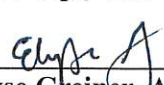
APPROVED:


Bev Uipi, Vice Chair

Date

11/14/18

Attest:


Elyse Greiner, Agency Recorder

Attached: Attendance List, List of Exhibits, and Exhibit 9 letter; exhibits on file in the Recorder's Office.

City Council and Community Reinvestment Agency Meetings Attendance

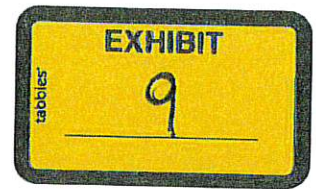
November 13, 2018

City Hall Annex

Attendees: Jason Burningham, Laura Huff, Michael Goldberg, Ryan Robison, Tina Grant, Bob Whyte, Neil Smith, Rob Watkins, Kris Gilbert, Carolin Cady, Josip Moger, Preston Stieff, Stan Dudek, Rick Cleverly, Torry Austin, John & Mary Kapos, D. Wenzel, Spiro Nichols, Nate Gibby, Aaron Goldberg, Michelle Warner, David Nielsen, Jenna Liddell, Bradley Schleenbaker, Tanya Darr, Lorie James, Paxton Guymon, Kaiwen Shi, Andrew Rigley, RuJean Brunson, Lelsie Brunson, Jake & Shaundi Hill, Ann Owsley, Nick Fahs, Bennett Quidochoy, Miles Yamauchi, Larry Stensrud, Thodders May, Chris Metos, Karen Tsuyuki, Madison Denkers, Les Parkin, Lyle Warner, M. Ekston, Teri Mirrechin, Renee & Pam Roberts, David Baird, Thomas Nelson, Steven & Mary Alice Dechter, Seth & Hayen Radford, Stan Maoshorry, Carol Harris, Daniel Feldman, Shayline P., Karla Wilson, M. Katsanosas, Karen Snellman, Kristopher Carambelas, Carolyn West, B. Stringham, Lisa Wood, Glen Webster, Myrna Fisher, Michelle Burnett, Debbie Robb, Liz Eagan, Shonnie Hays, Allen Ringlee, Harlee Lyman, G. Stuart, Carol Elliot, Stephanie Steele, Holly Tuckett, Pegg H., Renee Gilson, Ruth Wood, Aaron Walker, Rebecca Reed, Jeff Plowgian, Taylor Smith, Kary Bagely, Kris Fidone, Scott Palmer, Susan Anderson, Carrie Sibert, Leslie Silvestrini, Laurel Osborne, Jordan Pugmire, Celina Rodriguez, Janna Rodriguez, Suzanne Dunbar, Marta Dopita, Michael Lasko, Ralf Pollei, Rahma Ahmed, Ladan Mohamed, Debra Sirstins, Garth Steck, Mehran Tahmassi, Deane Sharpe, Robert Sharpe, Susanne Garreth, Larry Plowgian, Larry Staten, Jean Staten, Leslie VanBlerkom, Alan Seyboldt, Daren Loft, Gary Doctorman, Joan Haven, Bonnie & Stan Carambelas, Ralph Morelli, Jemina Keller, S. Carson, Chad Rose, Stan Bowen, Ken Panza, Lacie Bown Jones, Heidi Dunfield, Brenda Goldberg, Allen Anderson, Shawn Hansen, Tanya Chapman, Trish Dubbeld, William Dubbeld, Russel Sorensen, John D., Kimberly Naffziger, Christine Parkin, Marc Draper, Jason Ekstrom, Graydon Harkin, Guy Larson, Kelly Smith, Jon Nepstad, Ramona Stromness, Katie Murakami, Jacob Murakami, Adam Flamm, Steve Clarke, Dan Northrup, Ashley Vanderhoof, Scott Miles, Ginne Bostrom, Amy Richins, William Swensen, Alice Steiner, Andrew Gruber, Matt D., Muzz Malone, Steve Hillas, Steve Kunz, Alice Cooke, Gayle Mahler, Scott Simpson, N. Farkin Clements, Anching Lin, Jenny Burbank, Jennifer Jessup, Tim Hilbig, Tim Hayes, and Wes Heaps.

Millcreek Exhibit List Nov 13, 2018

[illegible]



Alice Larkin Steiner
Simple Homes LLC

November 13, 2018

Mayor Jeff Silvestrini and the Members of the Board of
The Millcreek City Community Reinvestment Agency
3330 South 1300 East
Millcreek, Utah 84106

Regarding: 3350 South 1100 East and the Millcreek City Center Blight Study Area and
Proposed Community Reinvestment Plan

Dear Friends:

I write to request that the property owned by Simple Homes LLC located at 3350 South 1100 East, Millcreek City (Tax ID #16-29-451-048) be removed from the blight study area and the Millcreek Center Community Reinvestment Project Area Plan (when adopted). Additionally, I request that the long-range vision for the neighborhood of which my property is a part be designated as a single-family residential neighborhood in the Millcreek City General Plan (when adopted) rather than as Mixed Use 2 as shown on the September 24, 2018 Envision Millcreek draft map.

I am supportive of both planning for the development of a walkable and pleasant city center for Millcreek and establishing a community reinvestment area to achieve this goal. As the director of Salt Lake City's Redevelopment Agency during the 1990's, I saw the face of the city change when the redevelopment agency took on projects and programs to encourage private investment. Additionally, improving the quality of development through public investment in art and useable open space created better outcomes than a purely profit driven developer could have afforded to do.

I purchased the now vacant lot at 3350 South 1100 East in March, 2016, and have been pursuing building a house on the lot since then. It has been a rocky road. (Please see attached timeline.) To date, I have invested \$232,250 in this project. I have under contract, and have partially paid for, a modular home. I attach the schematic design of the house and yard. I am awaiting building permit approval so that we can begin construction. The house is designed to last at least 50 years, with exterior and interior materials chosen to stand-up over time.

When I considered purchasing this property, I recognized that the neighborhood was aging. I know that city actions can either help with neighborhood renovation or encourage speculation and eventual decline. The relatively recent investment in the Granite Mill PUD, the fact that the houses around my lot are owner-occupied, and the single-family residential zoning all indicated to me that the owners, the County and, later, Millcreek City

were making choices that would encourage this area to improve. I thought that the house I would be building would be in keeping with these goals and would make a positive addition to the neighborhood and the city.

Unfortunately, the current proposal to include this property in the Community Reinvestment Area, which must be found to be blighted to proceed, and the current draft of the City's general plan which envisions the area redeveloping into a new, mixed-use development sends the opposite message. One of the roles of redevelopment is to provide a psychological motivation for people to invest in an area. New purchasers will say to themselves, "Even though things may not be perfect now, I know the city is working with me on making this area better. Therefore, my investment can be made with lower risk."

The impact, however, is very different if an area must transition away from single-family home ownership for redevelopment to occur. In that case, the word on the street will be that the area is on a downward slope, speculators will begin to be the buyers of properties that come up for sale, and they will say to themselves, "I should not put more money into these properties because they will be torn down, in any case. Additional investment in the existing buildings will be thrown away." Thus, the area declines awaiting someone to acquire enough properties to make a redevelopment worthwhile.

I request that my property, and by logical extension, the single family homes to the west and south of my property, be removed from the blight survey area and project area plan and that the City make a clear statement in its general plan that the goal for the area is to maintain the single-family lifestyle in this small, but sound, neighborhood. Additionally, identifying the single-family homes along 1100 East for speculation will not be helpful to the redevelopment of the areas ripe for change along 3300 South. Homeowners are both difficult and expensive to dislodge and it will take speculators many years to acquire a sufficient number of homes to demolish and rebuild the neighborhood. In the meantime, the developers of the area to the north will not have any certainty about what will happen directly south of their investment.

Because the lot I own is currently vacant, I cannot argue that it does not contribute to the finding of blight. I have reviewed the comments from the general plan visioning sessions and see that supporting existing neighborhoods was considered important by virtually every respondent. The recent suggestion on the general plan map of September 24th of changing the use of this single-family neighborhood to Mixed Use 2 took me by surprise. I seriously reconsidered the wisdom of continuing to build the house I have been working upon. However, given the investment I have made, I have decided to proceed. I hope that you will support my efforts to bolster the single-family neighborhood south and west of my property by recognizing the area as a good place for homeowners to invest and to live in modest, comfortable houses, both now and in the future.

Thank you,

