



**Minutes of the
Millcreek Community Reinvestment Agency
November 26, 2018
7:30 p.m.
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a Regular Meeting on November 26, 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

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
Laurie Johnson, HR-Finance Director
Skyler Stratford, Emergency Manager

Attendees: Jen Betts, Ross Gigliotti, Suni Gigliotti, Suzanne Dunbar, Susan Brown, James Riley, Scott Brady, Austin Headrich, Ron Findlay, Darin Allen, Bijan Hosseini, Buddy Bennett, Tony Semerad, Richard Merrill, Gordon Clark, Dawnette C., Stephanie Steele, Holly Tuckett, Sue Denkers, Liz Eagan, Jeff Miles, Tina Grant, Christine Golesh, Dan Andersen, Ryan Robison, Laurel Osborne, Tim Bachman, Jeff Hatch, Aaron Walker, Pam Samlson, Lyle Warner, Karey Bagley, Kris F., Brent Larson, John K. Jeremy Ferre, Kimberly N., Mike Goldberg, Rebecca Reed, Randy and Lenette Casper, Alice Steiner, Les Parkin, Jeff Hatch, County Council Member Ann Granato, Chief Woolsey, and Chief DeBry.

REGULAR MEETING – 7:30 p.m.

TIME COMMENCED: 7:57 p.m.

Chair Silvestrini called the meeting to order.

Chair Silvestrini said the process for the meeting was to consider and have a public hearing on the proposed plan and budget for the Millcreek Center Community Reinvestment Area (CRA). There are two parts to this; adoption of the CRA which is a vehicle the City can use to apply the increase in tax dollars this property may generate over the next twenty years toward infrastructure in that same area, and considering and holding a public hearing on the plan and budget. This issue is separate from the blight study which had a public hearing on November 13, 2018 and will be continued on December 10th. There will also be a town hall meeting tomorrow at 6:30 p.m., the purpose of which is to talk about and answer questions on the CRA and blight study. He went through the schedule of meetings. December 5th at noon is the deadline to submit written comments on the blight study and on December 17th is a special meeting at which the Agency will make a determination on whether there is blight or not through the standards established by state law. On January 14, 2019, there will be a final public hearing on the

Millcreek Center CRA plan and budget. Staff has been meeting with concerned residents about the blight study area. Chair Silvestrini showed the original proposed blight survey area map and the proposed revised blight area map that was based on public comment. He said a lot of the residential property has been removed because the Council does not anticipate the use of eminent domain there. He said he will recommend to the City Council to adopt this new map or a reduced map on the survey area. He asked the Council (Agency) if they would support the new map. Board Member Catten said she would support it as is but is inclined to listen to more public feedback on it. Board Member Uipi said she is comfortable with it because it was based on what was heard from the community. Board Member Marchant said he fully supports the changed map. Board Member Jackson echoed Board Member Marchant's comment. Chair Silvestrini said the map may change by the 10th, and if it does it will get smaller.

1. Business Matters

1.1 Public Hearing on Consideration of the Draft Project Area Plan and Budget for Millcreek Center Community Reinvestment Area

Mike Winder said the Community Reinvestment Agency is a tool given to cities by State law. The State gives a variety of reasons as to why these agencies would be created. Winder went through the process of creation, which is: 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. He went through the proposed Millcreek Center CRA project area boundary which is around the Brickyard Plaza. He said the CRA is a 20-year tool for the area, but the focus is between Richmond (1300 E.) and Highland Dr. around 3300 S. He illustrated a map showing the fault line and how it creates an opportunity for a focal point parkway. The City Center will include a walkable mixed-use destination, civic and public gathering space, an amenity and open space for the whole city, it enhances and celebrates local businesses, it will create vibrant gathering places, and it is an engine of population and tax base to help keep taxes low for Millcreek.

He said the CRA is a critical piece to making the Millcreek Center happen. The development assumptions and tax base in the area is to receive the first tax increment receipt by 2020, the estimated base year tax value (2017) will be \$171,770,214, the incremental assessed value in 20 years will be \$131,805,185, and the total assessed value in 20 years will be \$303,575,399. The requested tax increment participation from taxing entities will be 80% for 20 years. 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, which includes 5% for administration and operation costs, 20% for the housing requirement, and the rest for redevelopment activities. The second public hearing on will be held on January 14, 2019 to adopt the Millcreek Center Plan and Budget.

Chair Silvestrini opened the public hearing.

Ryan Robison, Attorney for Granite Mill Home Owners Association, thanked the Agency for listening to his client. He said his client is still included in the revised CRA. He said the community consists of eight privately owned parcels. He said there would not be any additional tax revenue generated by or near them. He said there is no public infrastructure surrounding the property that could be improved therefore there is no purpose to include them in the CRA and he asked for them to be removed.

Ann Granato said she was representing herself not as a County Council Member. She asked where she could get copies of the budget slides. Chair Silvestrini said they are on the City's website in the meeting's packet. She asked about the 20% housing requirement. Chair Silvestrini said the funds will be used in this area of Millcreek for affordable housing and will not be going to the County. She asked if it would be part of the requirement as developers build. The Chair confirmed.

Jeff Hatch, 1704 E. Millcreek Way, said public transportation and private vehicles transverse through the area. He brought up Sugar House as a comparison and said he thinks the transportation there is very difficult to take advantage of. He would hope the increment generated could be used for transportation to reduce pressure on pedestrians and people using the transportation vehicles. He said with an increase in residents in the area, he does not want Millcreek to squeeze itself on putting in improvements. Chair Silvestrini said the tax increment would be used to assist with transit in the area. There are two traffic study firms that are studying and advising the planning efforts in the City center. Millcreek has also joined with Salt Lake City to apply for a grant to study mobile transportation in the area from Sugar House to the old Cottonwood Mall.

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

Mike Winder said the CRA was drawn with logical boundaries and in the next twenty years the increment could improve the neighborhood. The City has twenty years to capture the increment. He said the sooner it's put into place the better and all properties in the CRA will benefit. Chair Silvestrini said the increment may not be spent on one street because it is not a public road, but it may be spent on the sidewalk that residents would still use to get to the area. The tax increment generated in the area needs to be spent in the area. Chair Silvestrini said this hearing would be continued to the January 14, 2019 meeting.

1.2 Discussion and Consideration of Resolution 18-10, Adopting an Official Plan for the Olympus Hills Community Reinvestment Project Area

Chair Silvestrini said the public hearing was held on these matters at the last meeting and no opposition was expressed at that time.

Board Member Jackson moved to adopt Resolution 18-10, Adopting an Official Plan for the Olympus Hills Community Reinvestment Project Area. Board Member Uipi seconded. Chair Silvestrini said he appreciated the work of the consultant on the plans and budgets. Chair Silvestrini said the only comments received on these items were positive.
The Agency Recorder called for the vote. The motion passed unanimously.

1.3 Discussion and Consideration of Resolution 18-11, Adopting the Project Area Budget for the Olympus Hills Community Reinvestment Project Area

Board Member Uipi moved to approve item 1.3, Resolution 18-11. Board Member Catten seconded. The Agency Recorder called for the vote. The motion passed unanimously.

1.4 Discussion and Consideration of Resolution 18-12, Adopting an Official Plan for the Canyon Rim Commons Community Reinvestment Project Area

Board Member Catten moved to adopt Resolution 18-12. Board Member Uipi seconded. The Agency Recorder called for the vote. The motion passed unanimously.

1.5 Discussion and Consideration of Resolution 18-13, Adopting the Project Area Budget for the Canyon Rim Commons Community Reinvestment Project Area

Board Member Jackson moved to adopt Resolution 18-13, Adopting the Project Area Budget for the Canyon Rim Commons Community Reinvestment Project Area. Board Member Catten seconded. The Agency Recorder called for the vote. The motion passed unanimously.

ADJOURNED: Board Member Uipi moved to adjourn the meeting at 8:29 p.m. Board Member Jackson seconded. Chair Silvestrini called for the vote. The motion passed unanimously.

APPROVED: _____

Bev Uipi, Vice Chair

Date

1/19/19

Attest: _____

Elyse Greiner, Agency Recorder