

RESOLUTION NO. 19-04

A RESOLUTION OF THE MILLCREEK COMMUNITY REINVESTMENT AGENCY BOARD ACKNOWLEDGING RECEIPT OF THE COMMUNITY REINVESTMENT AGENCY (CRA) TENTATIVE BUDGET ON APRIL 22, 2019; AND TENTATIVELY ADOPTING THE TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2018, AND ENDING JUNE 30, 2019

WHEREAS, the Millcreek Community Reinvestment Agency (“Agency”) Board of Directors met in regular session on April 22, 2019 to consider, among other things, acknowledging receipt of the Community Reinvestment Agency (CRA) tentative budget on April 22, 2019; and tentatively adopting the tentative budget for the fiscal year beginning July 1, 2018, and ending June 30, 2019; and

WHEREAS, the Chair of the Board has submitted to the governing body a tentative budget that meets the requirement of state law, and

WHEREAS, the Board desires to tentatively adopt the CRA tentative budget for the fiscal year beginning July 1, 2018 and ending June 30, 2019.

NOW, THEREFORE, BE IT RESOLVED that the Millcreek Community Reinvestment Agency Board acknowledges receipt of the tentative budget and tentatively adopts the tentative budget for the fiscal year beginning July 1, 2018, and ending June 30, 2019.

This Resolution, assigned No. 19-04, shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED this 22nd day of April, 2019.

**MILLCREEK COMMUNITY
REINVESTMENT AGENCY**

By: _____
Jeff Silvestrini, Chair

ATTEST:

Elyse Greiner, Agency Recorder

Roll Call Vote:

Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No



Millcreek
Utah's Newest City

**FY 2018-19
COMMUNITY
REINVESTMENT
AGENCY
TENTATIVE
BUDGET**



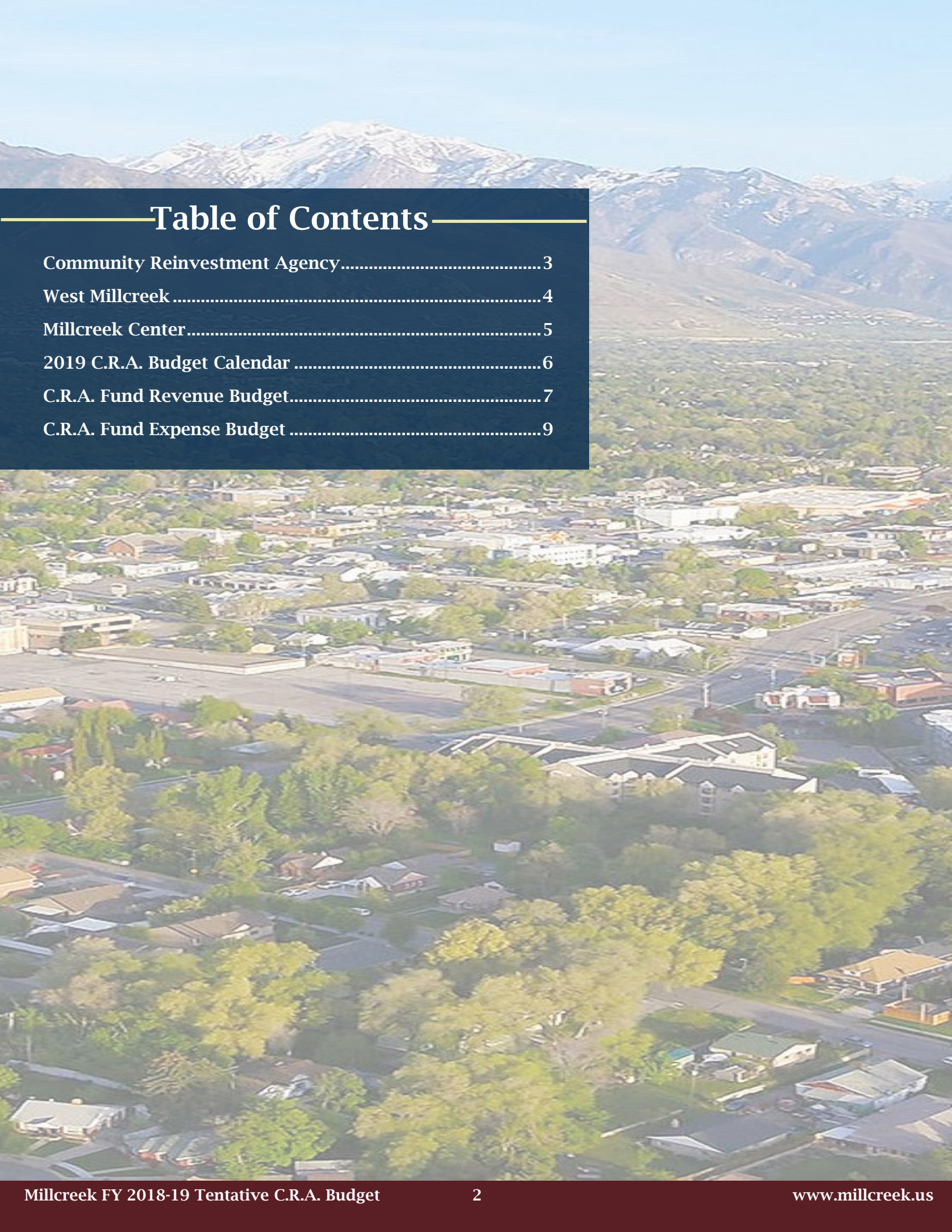
An aerial photograph of a town, likely Millcreek, Utah, showing a mix of residential houses, commercial buildings, and parking lots. In the background, a range of mountains with patches of snow is visible under a clear blue sky. A dark blue rectangular box is overlaid on the upper left portion of the image, containing the table of contents.

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Community Reinvestment Agency



FY 2018-19 C.R.A. Budget Prepared By:

John Geilmann, City Manager

Mike Winder, *Economic Development Director*

Nicole Lindsay, *Assistant to the Director of Economic Development*

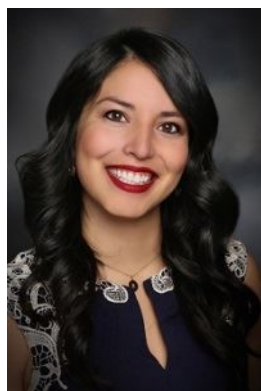
Laurie E. Johnson, *HR-Finance Director*

Stephanie Hampton, *HR-Finance Assistant*

Community Reinvestment Agency Board



Jeffrey Silvestrini
Chairman



Silvia Catten
Board Member



Dwight Marchant
Board Member



Cheri Jackson
Board Member



Beverly Uipi
Board Member

The Millcreek City Council serves as the Community Reinvestment Agency Board. The purpose of the Community Reinvestment Agency is to help form and oversee Community Reinvestment Areas (C.R.A.s), which allow the community to capture tax increments during a designated time period and reinvest it back into the area to help fund improvements. These funds are a valuable resource to help the City fulfill its planning, economic development, and place making goals. The Millcreek Community Reinvestment Agency currently manages two C.R.A.s: West Millcreek and most recently, Millcreek Center.

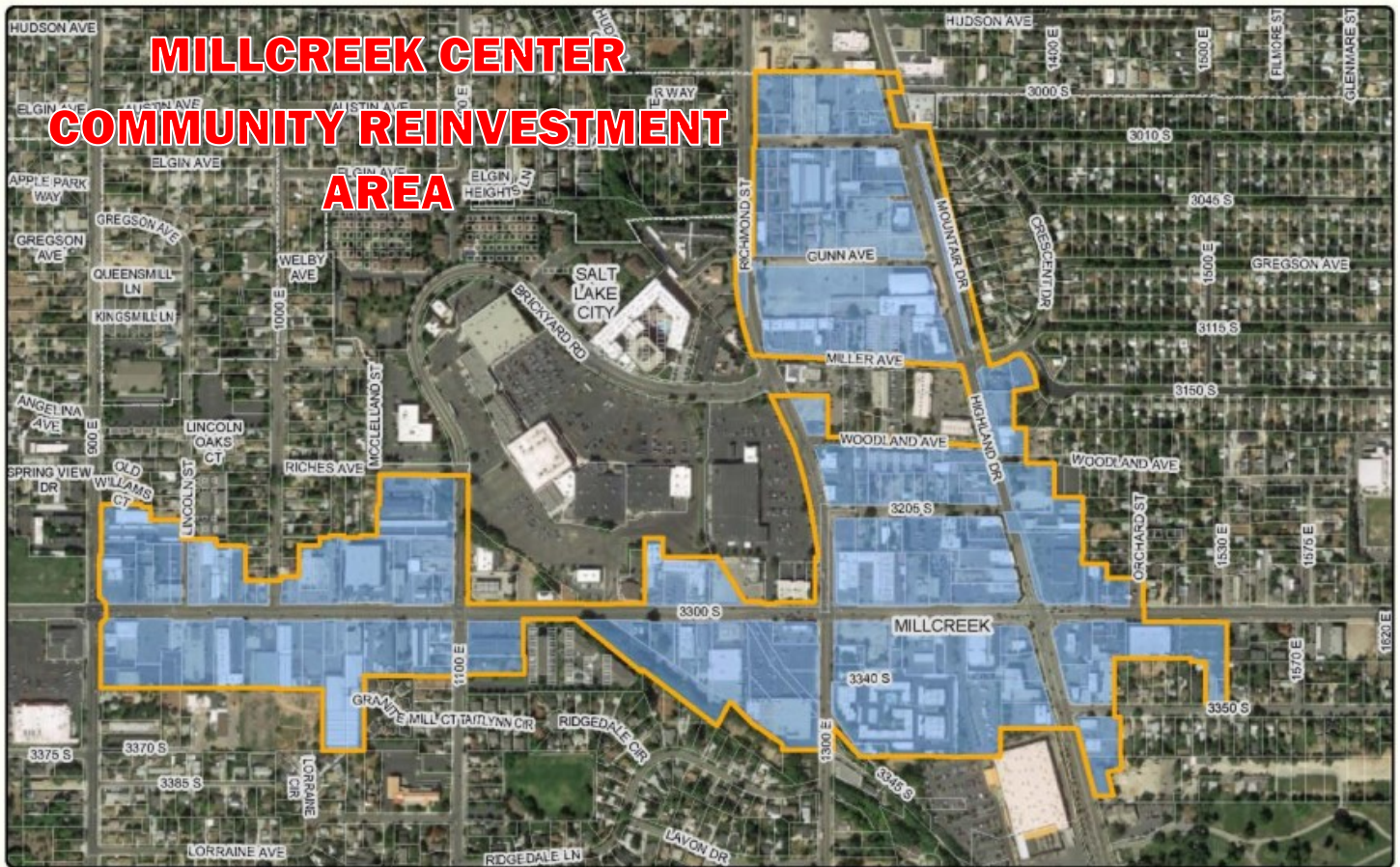


West Millcreek



The West Millcreek C.R.A. was transferred to the Millcreek Community Reinvestment Agency from Salt Lake County at the beginning of 2019. This project area includes 184 acres of multi-residential, minor commercial, and light industrial uses and is bordered by 200 East, I-15, 3900 South, and Big Cottonwood Creek. Recent focuses of this C.R.A. include the development of two apartment complexes—Bud Bailey and Artesian Springs. The goal of this C.R.A. is to bring increased property tax revenue to the participating taxing entities, who will receive 20% of the tax increment until the project is complete. Until then, over the next 20 years, 80% will be reinvested into this project area by the Millcreek Community Reinvestment Agency. For more information on this project, please visit <https://millcreek.us/293/West-Millcreek-CRA>.

Millcreek Center



The Millcreek Center is the Millcreek Community Reinvestment Agency's newest adopted community reinvestment area. This project aims to create a downtown City Center and will include community gathering spaces, plazas, and a mix of uses to promote civic pride and enhance the city's tax base—all while supporting local businesses and helping them thrive. Over the next 20 years, 75-80% of all new property tax revenue will be reinvested back into this project area for improvements such as the focal point fault line park and the implementation of new sidewalks, street lights, planter boxes, and parking spaces and structures. For more information on this project, please visit <https://millcreek.us/275/Millcreek-Center-CRA>.

2019 C.R.A. Budget Calendar

April 15

Council Work Session:

Review FY 2018-19 Community Reinvestment Agency (CRA) Fund Tentative Budget

April 22

Community Reinvestment Agency Meeting (CRA):

Present FY 2018-19 CRA Fund Tentative Budget

Tentatively Adopt FY 2018-19 CRA Fund Tentative Budget

May 13

Community Reinvestment Agency Meeting (CRA):

Public Hearing on FY 2018-19 CRA Fund Tentative Budget

June 10

Community Reinvestment Agency Meeting (CRA):

Adopt FY 2018-19 CRA Fund Final Budget



C.R.A. Fund Revenue Budget



C.R.A. Fund Revenue

	FY 2016-17 Actual Revenues	FY 2017-18 Actual Revenues	FY 2018-19 Tentative Budget	% Change From Previous Year
COMMUNITY REINVESTMENT FUND (CRA) REVENUES				
Millcreek Center CRA				
Property Tax	-	-	-	0%
Interest	-	-	-	0%
Use of Fund Balance	-	-	-	0%
Total Millcreek Center CRA	\$ -	\$ -	\$ -	0%
West Millcreek CRA				
Property Tax	-	-	977,069	100%
Interest	-	-	5,000	100%
Use of Fund Balance	-	-	-	0%
Total West Millcreek CRA	\$ -	\$ -	\$ 982,069	100%
Total CRA Revenue	\$ -	\$ -	\$ 982,069	100%



C.R.A. Fund Expense Budget



C.R.A. Fund Expenses

	FY 2017-18 Actual Expenses	FY 2017-18 Actual Expenses	FY 2018-19 Tentative Budget	% Change From Previous Year
COMMUNITY REINVESTMENT FUND (CRA) EXPENSES				
Millcreek Center CRA				
Administration	-	-	-	0%
Housing	-	-	-	0%
Operating Expenses	-	-	30,000	100%
Tax Increment Commitments	-	-	-	0%
Reserve	-	-	-	0%
Total Millcreek Center CRA	\$ -	\$ -	\$ 30,000	0%
West Millcreek CRA				
Administration (4%)	-	-	19,630	100%
Housing (20%)	-	-	98,150	100%
Operating Expenses	-	-	10,000	100%
Tax Increment Commitments	-	-	175,000	100%
Reserve	-	-	649,289	100%
Total West Millcreek CRA	\$ -	\$ -	\$ 952,069	100%
Total CRA Expenses	\$ -	\$ -	\$ 982,069	
Fund Surplus / (Deficit)	\$ -	\$ -	\$ 0	

RESOLUTION NO. 19-05

A RESOLUTION OF THE MILLCREEK COMMUNITY REINVESTMENT AGENCY BOARD ACKNOWLEDGING RECEIPT OF THE COMMUNITY REINVESTMENT AGENCY (CRA) TENTATIVE BUDGET ON APRIL 22, 2019; AND TENTATIVELY ADOPTING THE TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2019, AND ENDING JUNE 30, 2020

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This Resolution, assigned No. 19-05 shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED this 22nd day of April, 2019.

**MILLCREEK COMMUNITY
REINVESTMENT AGENCY**

By: _____
Jeff Silvestrini, Chair

ATTEST:

Elyse Greiner, Agency Recorder

Roll Call Vote:

Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No



Millcreek
Utah's Newest City

FY 2019-20
COMMUNITY
REINVESTMENT
AGENCY
TENTATIVE
BUDGET



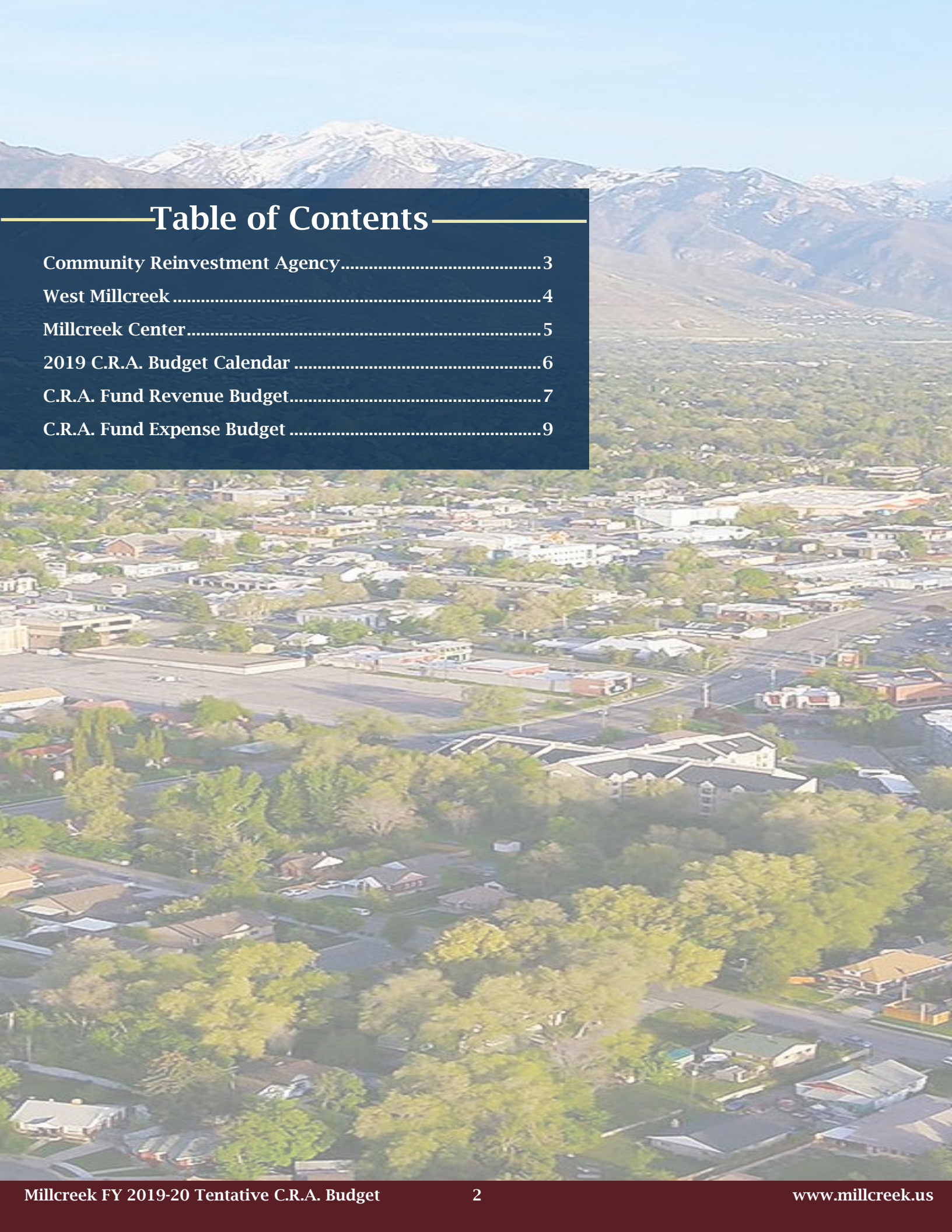
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Community Reinvestment Agency



FY 2019-20 C.R.A. Budget Prepared By:

John Geilmann, City Manager

Mike Winder, *Economic Development Director*

Nicole Lindsay, *Assistant to the Director of Economic Development*

Laurie E. Johnson, *HR-Finance Director*

Stephanie Hampton, *HR-Finance Assistant*

Community Reinvestment Agency Board



Jeffrey Silvestrini
Chairman



Silvia Catten
Board Member



Dwight Marchant
Board Member



Cheri Jackson
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Beverly Uipi
Board Member

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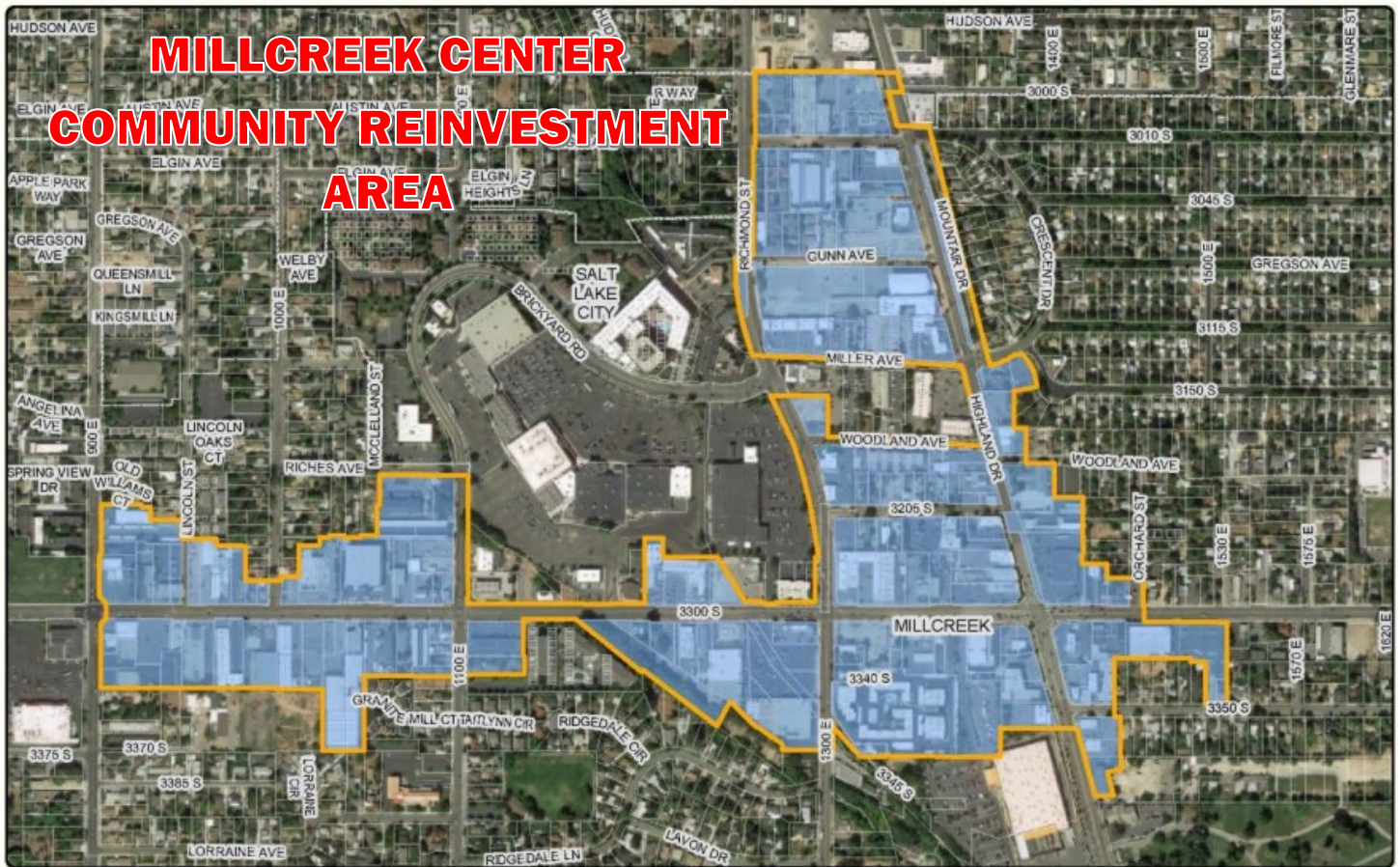


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2019 C.R.A. Budget Calendar

April 15

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June 10

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C.R.A. Fund Revenue Budget



C.R.A. Fund Revenue

	FY 2017-18 Actual Revenues	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% Change From Previous Year
COMMUNITY REINVESTMENT FUND (CRA) REVENUES				
Millcreek Center CRA				
Property Tax	-	-	-	0%
Interest	-	-	-	0%
Use of Fund Balance	-	-	-	0%
Total Millcreek Center CRA	\$ -	\$ -	\$ -	0%
West Millcreek CRA				
Property Tax	-	977,069	500,000	-48.83%
Interest	-	5,000	5,000	0.00%
Use of Fund Balance	-	-	-	0%
Total West Millcreek CRA	\$ -	\$ 982,069	\$ 505,000	-48.58%
Total CRA Revenue	\$ -	\$ 982,069	\$ 505,000	-48.58%



C.R.A. Fund Expense Budget



C.R.A. Fund Expenses

	FY 2017-18 Actual Revenues	FY 2018-19 Estimated Actuals	FY 2019-20 Tentative Budget	% Change From Previous Year
COMMUNITY REINVESTMENT FUND (CRA) EXPENSES				
Millcreek Center CRA				
Administration	-	-	-	0%
Housing	-	-	-	0%
Operating Expenses	-	30,000	30,000	0.00%
Tax Increment Commitments	-	-	-	0%
Reserve	-	-	-	0%
Total Millcreek Center CRA	\$ -	\$ 30,000	\$ 30,000	0.00%
West Millcreek CRA				
Administration (4%)	-	19,630	20,000	1.88%
Housing (20%)	-	98,150	100,000	1.88%
Operating Expenses	-	10,000	10,000	0.00%
Tax Increment Commitments	-	175,000	175,000	0.00%
Reserve	-	649,289	170,000	-73.82%
Total West Millcreek CRA	\$ -	\$ 952,069	\$ 475,000	-50.11%
Total CRA Expenses	\$ -	\$ 982,069	\$ 505,000	-48.58%
Fund Surplus / (Deficit)	\$ -	\$ -	\$ -	



**Minutes of the
Millcreek Community Reinvestment Agency
April 8, 2019
7:00 p.m.
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a Regular Meeting on April 8, 2019 at City Hall, 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
Rita Lund, Communications & Programs Director
Laurie Johnson, HR-Finance Director

Attendees: Conrad Evans, Adriana Rodriquez, Leslie Silvestrini, Dave & J. Clark, Jamie Delong, Brent McAllister, Scot Shurtliff, Sue Denkers, Debra Coe, Sarah Elizabeth Z., Jeff Plowgian, Larry Plowgian, Doug Smith, Aaron Walker, Stephanie Steele, Russ Booth, Marissa Sosa, Nate Gibby, Carolin Cady, Janet Utt, Bruce Parker, and Chief Steve DeBry.

REGULAR MEETING – 7:00 p.m.

TIME COMMENCED: 7:43 p.m.

Chair Silvestrini called the meeting to order. He asked for public comment. There was none.

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

Mike Winder said community reinvestment areas (CRAs) are a tool created by state law to help in the reinvestment of an area. They capture tax increment to help fund the improvement of an area, and if there is an impediment to development (blight) component it can lead to eminent domain for the purpose of private development. He said the blight component was ruled out of being used in the Millcreek Center Community Reinvestment Area Plan. He said CRAs are designed to assist existing businesses, new development, infrastructure improvements, affordable housing, and crime reduction. Winder went through the four steps of the creation process of a CRA. He said step 3 was happening tonight with a public hearing regarding the project area plan and budget and adoption of the plan by the Community Reinvestment Agency and City Council. He said the boundaries have shrunk from the original plan due to public input. The first tax increment receipt would come in 2020.

The base year is 2017 with \$125 million taxable value. There will be \$182 million of incremental value added over the next twenty years. The total assessed value in twenty years will be \$308,684,872. He said the result is not due to a tax increase, the property taxes are frozen the first year of the project (base year). A portion of property taxes in excess of the base year are redirected to the Community Reinvestment Agency for use within a defined geographic area in the community. Winder showed a table of assumptions that listed the taxable value and pass-through increment by taxing entity. He said the total funds over twenty years will be \$33,097,481 with a net present value of \$20,867,501 if the plans play out well. By state law, ten percent must be used for affordable housing. The taxing entities, specifically Salt Lake County, asked if that could be increased to fifteen percent because of the housing crisis in Utah. So, Winder said, fifteen percent of the increment generated will be used towards affordable housing. Chair Silvestrini clarified that money did not need to be spent on affordable housing in this area, but city-wide. Winder confirmed. He then said that the bulk of the increment will be used for redevelopment activities and five percent would be used for project area administration and operations.

Winder said the next steps are that the Community Reinvestment Agency will adopt the various taxing entity interlocal agreements and publish a summary of them in the newspaper. Chair Silvestrini said the process went from the Taxing Entity Committee to an interlocal model and every taxing entity has approved. He then opened the public hearing.

Conrad Evans, 1020 Fairclough Drive, asked if the boundary was fixed or if it could be expanded. John Brems said it could not be expanded without a new hearing and public process. Mike Winder said a mini community reinvestment area could be proposed around the city center if property was acquired from Salt Lake City. Board Member Marchant clarified that that would be Miller Avenue. Winder affirmed it would be between Miller Avenue and Woodland Avenue.

Bruce Parker, 3070 E. Cruise Way, thanked the Agency and suggested a link be made between the Millcreek Center Community Reinvestment Area Plan and the City Center Master Plan. He said there should be clarity of direction for the area. This plan identifies an iconic 15 story building, but the General Plan says the maximum height in the area will be 6+ stories. He suggested 15 was a lot more than 6. He said there was no timeframe for the benefit of the increment coming back to the City.

Chair Silvestrini said the City Center Master Plan was not ready for adoption because it needed a lot of community engagement. He said the plans will be linked. He said the City needs to capture the base year 2017 before the buildings that are permitted to be built get built or the City will miss out on the \$100 million taxable value that they provide. He said Millcreek residents want more sidewalks and improvements and the way to get there is by improving the tax base.

Winder said the consultant's, Lewis Young Robertson & Burningham, recommendation is to have a broader CRA Plan, but it does say it needs to match the

General Plan. Board Member Uipi said there has been a good public engagement process on the plans.

Jeff Plowgian, 1357 E. 3300 S. - Plowgian Auto Repairing Inc., said his child asked him if the City was trying to put them out of business. He asked how the Board was going to take care of the businesses that were being displaced by the City Center. He expressed understanding for the need for change but said the Agency Board should not forget about those businesses that are around now. He said it is hard to have conversations about the City Center with others because he does not know the details and the outcome of his business. Chair Silvestrini said Millcreek values his business and has been assisting him in looking for a new location for Plowgian Auto in Millcreek. He said the only businesses that may get relocated are the ones on the fault line that probably should not have been built in the first place. He said Millcreek was committed to finding a location that was agreeable to him. Plowgian asked where the funds would come from. Chair Silvestrini said the tax revenue produced in the CRA. Plowgian said he was happy where he was and requested a fair move. Chair Silvestrini said they would not ask him to do anything that was not fair. Board Member Uipi asked if he had recommendations on how to be more transparent about the details. Plowgian said the frustration is finding the appropriately sized property elsewhere. Chair Silvestrini said Millcreek is trying to accommodate everyone. Mike Winder said Plowgian Auto is an important part of the community and he wanted them to continue business in the area.

Board Member Uipi moved to close the public hearing. Board Member Jackson seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.

1.2 Discussion and Consideration of Resolution 19-02, Adopting an Official Plan for the Millcreek Center Community Reinvestment Project Area

Board Member Jackson moved to adopt Resolution 19-02, Adopting an Official Plan for the Millcreek Center Community Reinvestment Project Area. Board Member Catten seconded. Chair Silvestrini thanked the public for their engagement. He said he received a lot of comments since the small area city center draft plan was released and most of the comments were encouraging. He said this is our city and we want everyone to be involved and to make the plan as good as possible for our kids and grandkids. **The Agency Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.**

1.3 Discussion and Consideration of Resolution 19-03, Adopting the Project Area Budget for the Millcreek Center Community Reinvestment Project Area

Board Member Uipi moved to approve Resolution 19-03, Adopting the Project Area Budget for the Millcreek Center Community Reinvestment Project Area. Board Member Marchant seconded. Board Member Jackson asked if the approval needed to be contingent on acquiring the signatures from the other taxing entities. John Brems said no, this was just the budget. **The Agency Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.**

1.4 Approval of February 11, 2019 Meeting Minutes

Board Member Catten moved to approve the meeting minutes for February 11, 2019. Board Member Uipi seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.

ADJOURNED: Board Member Uipi moved to adjourn the Community Reinvestment Agency meeting and reconvene the City Council meeting at 8:15 p.m. Board Member Jackson seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.

APPROVED: _____ **Date**
Jeff Silvestrini, Chair

Attest: _____
Elyse Greiner, Agency Recorder