



SOUTH SALT LAKE
CITY ON THE
MOVE

CITY COUNCIL

BEN PENDER
COREY THOMAS
SHARLA BEVERLY
PORTIA MILA
SHANE SIWIK
MARK KINDRED
RAY DEWOLFE

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City of South Salt Lake Redevelopment Agency
AGENDA

Public notice is hereby given that the City of South Salt Lake Redevelopment Agency will hold a meeting on **Wednesday, May 22, 2019**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **5:15 p.m.**, or as soon thereafter as possible.

Conducting: Mark Kindred, Chair

Opening Ceremonies

1. Roll Call

No Action Comments

1. Bills, Claims, and Communications
2. Report of the Executive Director

New Business

1. Presentation of 2019/2020 RDA Tentative Budget

Motion for Closed Meeting

Adjourn

Posted May 17, 2019

In accordance with State Statute and RDA Board policy, one or more Board Members may be participating via speakerphone.

Those needing auxiliary communicative aids or other services for this meeting should contact Craig Burton at 801-483-6027, giving at least 24 hours' notice

CITY OF SOUTH SALT LAKE REDEVOLPMENT AGENCY
MINUTES OF MEETING HELD
May 22, 2019

Date/Time/Place Wednesday, May 22, 2019
5:15 p.m.
220 East Morris Avenue #200
South Salt Lake, Utah 84115

Conducting Mark Kindred

DIRECTORS PRESENT:

Sharla Bynum, Ray deWolfe, Mark Kindred, Portia Mila, Ben Pender
Shane Siwik and Corey Thomas

STAFF PRESENT:

Kyle Kershaw, Finance Director
Randy Sant, Economic Development Consultant
Terry Addison, Interim Fire Chief
Craig Burton, City Recorder
Ariel Andrus, Deputy City Recorder

Others Attending: See Attached

Opening Ceremonies

- 1. Roll Call.**

No Action Comments.

- 1. Bills, Claims, and Communications. None.**
- 2. Report of the Executive Director. None.**

New Business

- 1. Presentation of the 2019/2020 RDA Tentative Budget.** Economic Development Consultant, Randy Sant, and Finance Director, Kyle Kershaw, presented the RDA tentative budget to the board. A copy is attached and incorporated by this reference.

Mr. Sant went over areas of the City that will provide tax increment.

A staff salary allocation was given to the Board. A copy is attached and incorporated by this reference.

Mr. Sant discussed why the Board should consider cancelling their membership with EDC Utah.

Board Chair Kindred said he and Board Member Thomas discussed reducing the amount of money transferred from the General Fund of the City to the RDA for remediation projects to not include the soils clean up.

Mr. Sant said the amount could be reduced to \$1.278 million instead of \$1.6 million which would be a savings of \$346,000.

Board Member Siwik asked about the Chamber of Commerce membership fee of \$5,000 being paid twice this fiscal year.

Mr. Kershaw suggested the Board elect to have the second payment show as a prepayment for the next fiscal year rather than asking for a reimbursement from the Chamber.

The Board set the public hearing for the RDA Budget for June 5th, 2019.

The meeting adjourned at 5:56 p.m.



Mark Kindred, RDA Chair



Craig D. Burton, RDA Secretary

RDA BUDGET NARRATIVE

OPERATING EXPENSES

71-70-210-00 Subscription/memberships:

The amount requested for FY 2020 is \$3,000, which is a **reduction** of \$6,500 from the FY 2019 amount. The reduction is due to the staff's recommendation to not renew the EDC-Utah membership. The budgeted request will cover membership fees for the RDA Association (\$2,000), ICSC membership fee (\$300), and IEDC membership fee (\$700)

71-70-237-00 Conferences

The amount request for FY 2020 is \$4,000, which is the **same** amount as the current FY 2019 budget. This funding will cover the cost of conferences related to redevelopment and economic development activities. Past conferences attended include quarterly meetings of the Utah Alliance for Economic Development, ICSC conference, Governor's economic development conference, and the annual IEDC conference. The funding could be used to send board members to the annual IEDC (international economic development conference) which is held in October.

71-70-243-00 Office Expense

The amount requested for FY 2020 is \$2,000, which is the **same** amount as the current FY 2019 budget. This funding covers office related expenses, include office supplies, copy expenses, mailings, newspaper notices, etc.

71-70-310-01 Chamber Membership

The amount requested for FY 2020 is \$5,000, which is the **same** amount as FY 2019, and is the membership fee for the South Salt Lake Chamber of Commerce.

71-70-310-02 Legislative consulting Fee

The amount requested for FY 2020 is \$40,000, which is **\$5,000 less** than the FY 2019 budget. This funding covers the cost for the lobbying contract for the city and RDA.

71-70-310-03 Economic Development Contract

The amount requested for FY 2020 is \$120,000, which is the **same** amount as the FY 2019 budget. This finding covers the cost for contracted economic and redevelopment services for the city and RDA. Services include management of the RDA, business recruitment services, business retention and liaison services, and assisting the administration and legislative body in economic development related activities.

71-70-310-05 Professional / Technical services:

The amount requested for FY 2020 is \$120,000 which is the **same** amount as the FY 2019 budget. This funding covers professional and technical services required by the RDA or city for implementation of

economic development services. Contracts and professional service fees in the past years include outside legal fees, appraisal services, master planning services, real estate studies, engineering services, marketing, promotions and matching funds for grants received for economic development planning. For FY 2020, \$ 50,000 of this requested funding will be used to match grants for the master planning of the 3300 South area, and for a study of parking needs within the downtown area.

71-70-310-07 Miscellaneous

The amount requested for FY 2020 is \$3,000 the **same** amount as the FY 2019 budget. These funds are used to cover miscellaneous expense not budgeted in other line items.

71-70-800-00 Sundry Expense

The amount requested is \$2000, the **same** amount as the FY 2019 budget.

71-76-795-30 Increment Distribution to West Tech

The amount requested is \$90,000, which is the estimated amount of increment created by the West Tech project area. Under the development agreement, the Agency is to distribute 75% of the increment created by the project area to West -Tec for the creation of high paying jobs created by the company each year.

71-78-835-00 Debt Service

The amount requested, is \$1,277,124, which is the principal, interest, and the trustee fee for the bond issued by the RDA for the purchase of property within the market station CDA.

71-80-865-03 Property Management

The amount requested is \$6,000 which covers the cost to maintain and repair property owned by the RDA. This includes weed control, snow removal, fence repair, etc.

71-80-868-02- Soils

The amount of money budgeted in this line item, is to cover the costs associated with the cleanup of soil contamination, and underground storage tank removal on the D'Ambrosia property.

71-80-868-03-Professional

The amount budgeted for this line item is to cover professional fees associated with the market station and S-line project areas. These fees have included geo-technical engineering, attorney fees, and survey/engineering costs.

71-80-868-06 Insurance/Taxes

The amount budgeted amount for this line item is to cover the insurance and property taxes paid on the D'ambrosio property owned by the agency.

Account Number	Account Title	2015-16 Pri Year 3 Actual	2016-17 Pri Year 2 Actual	2017-18 Pri Year Actual	05/19 Cur YTD Actual	2018-19 Cur Year Budget	2019-20 Future year Budget	FUTURE YEAR BUDGET
REDEVELOPMENT AGENCY FUND								
TAXES								
71-3111-000	PROPERTY TAX INCREMENT	475,542	302,677	253,345	142,421	145,000	115,000	
Total TAXES:		475,542	302,677	253,345	142,421	145,000	115,000	
MISCELLANEOUS REVENUE								
71-3610-000	INTEREST EARNINGS	269	431	976	1,400	2,000	1,000	
71-3615-000	RENTAL INCOME	48,094	2,012	671	.00	.00	.00	
71-3660-000	GAIL ON SALE OF LAND	428,453	.00	.00	.00	.00	.00	
Total MISCELLANEOUS REVENUE:		476,817	2,443	1,647	1,400	2,000	1,000	
REVENUE								
71-3771-000	REIMBURSEMENT- SOILS STABILIZE	.00	.00	.00	.00	700,000	700,000	
Total REVENUE:		.00	.00	.00	.00	700,000	700,000	
OTHER SOURCES OF FUNDS								
71-3850-000	TRANSFER FROM GENERAL FUND	1,239,000	.00	1,600,000	.00	1,600,000	1,636,000	
71-3890-000	APPROPRIATION FRM FUND BALANC	.00	.00	.00	.00	220,000	90,624	
Total OTHER SOURCES OF FUNDS:		1,239,000	.00	1,600,000	.00	1,820,000	1,726,624	
OPERATING EXPENSES								
71-70-111-00	ADMINISTRATIVE SALARIES	119,364	120,530	135,791	107,890	134,000	70,000	
71-70-115-00	BOARD MEMBER SALARIES	9,800	13,310	16,441	12,588	18,000	18,000	
71-70-150-00	EMPLOYEE BENEFITS	45,509	46,143	51,700	41,743	47,000	30,000	
71-70-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	6,800	.00	6,800	7,196	9,500	3,000	
71-70-237-00	CONFERENCES	320	.00	.00	.00	4,000	4,000	
71-70-243-00	OFFICE EXPENSE	2,018	1,089	.00	.00	2,000	2,000	
71-70-310-00	PROFESSIONAL SERVICES	.00	.00	1,350	.00	.00	.00	
71-70-310-01	CHAMBER OF COMMERCE CONTRAC	49,150	49,195	37,511	10,000	5,000	5,000	
71-70-310-02	LEGISLATIVE CONSULTING	20,000	20,430	37,500	41,250	45,000	40,000	
71-70-310-03	ECON DEVELOPMENT CONTRACT	107,410	92,335	89,625	117,375	120,000	120,000	
71-70-310-04	ECON DEV STRATEGIC PLAN	45,000	.00	.00	.00	.00	.00	
71-70-310-05	PROJECT PROFESSIONAL/TECHNICA	40,455	55,053	110,053	21,890	146,000	120,000	
71-70-310-06	DOWNTOWN MASTER PLAN	17,134	.00	.00	.00	.00	.00	
71-70-310-07	MISCELLANEOUS	.00	9,538	1,830	290	3,000	3,000	
71-70-600-00	SUNDRY EXPENSE	943	668	919	1,125	2,500	2,500	
Total OPERATING EXPENSES:		463,902	408,289	489,520	361,346	536,000	417,500	
OTHER								
71-76-549-00	PROPERTY SALE CLOSING COSTS	13,959	15,420	.00	.00	.00	.00	
71-76-701-00	LAND WRITE-DOWNS	1,626,388	1,847,126	.00	.00	.00	.00	
71-76-795-20	INCREMENT DISTRIBU-RC WILLEY	177,998	.00	.00	.00	.00	.00	
71-76-795-30	INCREMENT DISTRIBU-WEST TECH	.00	.00	.00	.00	75,000	90,000	
Total OTHER:		1,818,346	1,862,546	.00	.00	75,000	90,000	
DEBT SERVICE								
71-78-835-00	EXCISE TAX BOND PRINCIPAL	315,000	340,000	665,000	705,000	705,000	755,000	
71-78-836-00	EXCISE TAX BOND INTEREST	619,353	604,877	582,667	552,390	537,000	520,124	
71-78-838-00	BOND TRUST FEES	.00	.00	.00	1,500	2,000	2,000	

Account Number	Account Title	2015-16 Pri Year 3 Actual	2016-17 Pri Year 2 Actual	2017-18 Pri Year Actual	05/19 Cur YTD Actual	2018-19 Cur Year Budget	2019-20 Future year Budget	FUTURE YEAR BUDGET
Total DEBT SERVICE:		934,353	944,877	1,247,667	1,258,890	1,244,000	1,277,124	
CAPITAL EXPENDITURES								
71-80-860-00	INFRASTRUCTURE	.00	.00	120,000	.00	.00	.00	
71-80-860-01	MARKET STATION INFRASTRUCTURE	.00	.00	3,735	.00	.00	.00	
71-80-865-01	MARKET STATION-DEMOLITION	270,363	243,010	.00	3,210	5,000	.00	
71-80-865-02	MARKET STATION-ENGINEERING	.00	897,445	.00	.00	.00	.00	
71-80-865-03	MARKET STATION-PROFESSIONAL	79,150	153,112	220	.00	.00	.00	
71-80-865-04	MARKET STATION-PROP MGT	3,877	1,483	10,931	5,144	7,000	6,000	
71-80-865-05	MARKET STATION-REPAIR/MAINT	11,315	643	.00	.00	.00	.00	
71-80-865-06	MARKET STATION-INSUR/TAXES	91,620	55,409	.00	.00	.00	.00	
71-80-868-02	S-LINE SOUTH - ENGINEER/SOILS	.00	.00	220	.00	700,000	680,000	
71-80-868-03	S-LINE SOUTH - PROFESSIONAL	.00	.00	.00	.00	50,000	20,000	
71-80-868-06	S-LINE SOUTH - INSUR/TAXES	.00	.00	54,752	51,798	50,000	52,000	
Total CAPITAL EXPENDITURES:		456,324	1,351,101	189,857	60,152	812,000	758,000	
TRANSFERS								
71-95-911-00	TRANSFER FROM GF FOR DEBT SER	.00	944,877-	.00	.00	.00	.00	
71-95-912-00	TRANSFER FROM GENERAL FUND	.00	343,123-	.00	.00	.00	.00	
Total TRANSFERS:		.00	1,288,000-	.00	.00	.00	.00	
REDEVELOPMENT AGENCY FUND Revenue Total:		2,191,359	305,120	1,854,992	143,821	2,667,000	2,542,624	
REDEVELOPMENT AGENCY FUND Expenditure Total:		3,672,925	3,278,814	1,927,043	1,680,388	2,667,000	2,542,624	
Net Total REDEVELOPMENT AGENCY FUND:		1,481,566-	2,973,694-	72,051-	1,536,567-	.00	.00	
Net Grand Totals:		1,481,566-	2,973,694-	72,051-	1,536,567-	.00	.00	

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Net Grand Totals:		1,481,566-	2,973,694-	72,051-	1,536,567-	.00	.00	

Salaries Allocated to FY 2020 RDA Budget

<u>Employee</u>	<u>Dept.</u>	<u>Percentage</u>
Attermann, Jeff	Community Dev.	10.0%
Hauri, Sharen	Administration	15.0%
Kershaw, Kyle	Administration	15.0%
Peck, Charee	Administration	5.0%
White, Alexandra	Community Dev.	20.0%
Wood, Cherie	Administration	7.0%