



#### CITY COUNCIL

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

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SUITE 200  
SOUTH SALT LAKE CITY  
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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, June 5, 2019**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:15 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

### Public Hearing – 6:15 (Or As Soon Thereafter As Possible)

To consider adopting the annual budget of the City of South Salt Lake Redevelopment Agency for the period commencing July 1, 2019 to June 30, 2020

1. Kyle Kershaw to present information and answer questions
2. Open Public Hearing
3. Receive Public Comment
4. Close Public Hearing
5. At Conclusion of Discussion by Directors, Motion and Second by Agency Board
  - a. To move action until a future specified meeting date;
  - b. To take final action on the manner

### Motion for Closed Meeting

### Adjourn

Posted May 31, 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

**CHERIE WOOD**  
MAYOR

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CITY OF SOUTH SALT LAKE REDEVOLPMENT AGENCY  
MINUTES OF MEETING HELD  
June 5, 2019

Date/Time/Place Wednesday, June 5, 2019  
6:19 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 (on the phone), Ben Pender  
Shane Siwik and Corey Thomas

**STAFF PRESENT:**

Mayor Wood  
Hannah Vickery, Deputy City Attorney  
Kyle Kershaw, Finance Director  
Randy Sant, Economic Development Consultant  
Jack Carruth, Police Chief  
Terry Addison, Interim Fire Chief  
Sharen Hauri, Urban Design Director  
Lisa Forrester, Courts Division Manager  
Jim Hignite, City Inspector Manager  
David Alexander, Streets Division Manager  
Corby Talbot, Storm Water Division Manager  
Craig Burton, City Recorder  
Ariel Andrus, Deputy City Recorder

Others Attending: See Attached

**Opening Ceremonies**

1. **Roll Call.** All board members present.

**No Action Comments.**

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

**Public Hearing – 6:15 p.m., or as soon thereafter as possible.**

**To consider adopting the annual budget of the City of South Salt Lake Redevelopment**

**Agency for the period commencing July 1, 2019 to June 30, 2020.** The public hearing was to begin at 6:15 p.m. but started at 6:21 p.m. Economic Development Director, Randy Sant, explained that staff made some changes to the budget based on the Board’s directions. Staff has verified the amount that will come to them from escrow for reimbursement of soil stabilization is \$608,000. They will put in the request immediately. There will no other charges to that. Based on the Board’s recommendation last week, staff has reduced the transfer from the General Fund by \$360,000 to just the amount to cover the bond indebtedness which is \$1,278,000. They also took out the appropriation from the Fund Balance which was \$90,624 decrease.

In the operating expenses, based upon the direction of the Board, staff has removed the stipends for both the Executive Director and the Board Members. That resulted in a reduction in administrative salaries \$6,000 and a reduction in benefits of \$4,000.

Staff also reduced the S-Line South Engineering Soils from \$700,000 to \$165,376.

Those are the changes that have been made based on the direction of the Board.

Board Member Kindred asked about a double payment that the RDA made to the South Salt Lake Chamber of Commerce and asked what was being done.

Mr. Sant advised that he met with the Chamber about it and they have agreed to pay that back in two installments. They received the first installment of \$2,500 yesterday and they will make the other installment within thirty days.

The public hearing was opened at 6:24 p.m.

There were no comments.

The public hearing was closed at 6:24 p.m.

Director Siwik moved to put this on Unfinished Business on the June 12, 2019 RDA meeting.

- MOTION: Shane Siwik
- SECOND: Ray deWolfe
- Voice Vote:
- Bynum Yes
- deWolfe Yes
- Kindred Yes
- Mila Yes
- Pender Yes
- Siwik Yes
- Thomas Yes

Director Pender moved to adjourn.

MOTION: Ben Pender  
SECOND: Ray deWolfe

Voice Vote:


Bynum Yes  
deWolfe Yes  
Kindred Yes  
Mila Yes  
Pender Yes  
Siwik Yes  
Thomas Yes

The meeting adjourned at 6:25 p.m.



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Mark Kindred, RDA Chair



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Craig D. Burton, RDA Secretary



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
<b>REDEVELOPMENT AGENCY FUND</b>								
<b>TAXES</b>								
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	
<b>MISCELLANEOUS REVENUE</b>								
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	
<b>REVENUE</b>								
71-3771-000	REIMBURSEMENT- SOILS STABILIZE	.00	.00	.00	.00	700,000	608,000	
Total REVENUE:		.00	.00	.00	.00	700,000	608,000	
<b>OTHER SOURCES OF FUNDS</b>								
71-3850-000	TRANSFER FROM GENERAL FUND	1,239,000	.00	1,600,000	.00	1,600,000	1,276,000	
71-3890-000	APPROPRIATION FRM FUND BALANC	.00	.00	.00	.00	220,000	.00	
Total OTHER SOURCES OF FUNDS:		1,239,000	.00	1,600,000	.00	1,820,000	1,276,000	
<b>OPERATING EXPENSES</b>								
71-70-111-00	ADMINISTRATIVE SALARIES	119,364	120,530	135,791	117,131	134,000	64,000	
71-70-115-00	BOARD MEMBER SALARIES	9,800	13,310	16,441	13,733	18,000	.00	
71-70-150-00	EMPLOYEE BENEFITS	45,509	46,143	51,700	45,396	47,000	26,000	
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	767	.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	123,625	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	25,140	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	1,419	2,500	2,500	
Total OPERATING EXPENSES:		463,902	408,289	489,520	385,947	536,000	389,500	
<b>OTHER</b>								
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	
<b>DEBT SERVICE</b>								
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	
<b>CAPITAL EXPENDITURES</b>								
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	165,376	
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	243,376	
<b>TRANSFERS</b>								
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	2,000,000	
REDEVELOPMENT AGENCY FUND Expenditure Total:		3,672,925	3,278,814	1,927,043	1,704,989	2,667,000	2,000,000	
Net Total REDEVELOPMENT AGENCY FUND:		1,481,566-	2,973,694-	72,051-	1,561,167-	.00	.00	
Net Grand Totals:		1,623,004-	743,239-	305,126	7,065,328-	.00	.00	