



CITY COUNCIL

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

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE CITY
UTAH
84115
P 801.483.6027
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**CHERIE WOOD
MAYOR**

220 E MORRIS AVE
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City of South Salt Lake Redevelopment Agency AMENDED AGENDA

Public notice is hereby given that the City of South Salt Lake Redevelopment Agency will hold a meeting on **Wednesday, June 12, 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

Unfinished Business

1. Resolution assigning the Zellerbach LIC Participation Agreement
2. Resolution Adopting the 2019/2020 RDA Budget

Motion for Closed Meeting

Adjourn

Posted June 10, 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
June 12, 2019

Date/Time/Place

Wednesday, June 12, 2019
6:18 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
Alex White, Planning 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.

Unfinished Business

- 1. Resolution Assigning the Zellerbach LIC Participation Agreement.** Economic Development Consultant, Randy Sant, presented this resolution to the RDA Board. A copy is attached and incorporated by this reference.

The Board asked questions regarding how this change will affect the City. Mr. Sant indicated that the City will not see much change from this update.

Representative for Zellerbach, Mark Isaac, spoke about this resolution.

Board Member Bynum made a motion to approve this resolution.

MOTION: Sharla Bynum

SECOND: Ben Pender

Roll Call Vote:

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

- 2. Resolution Adopting the 2019/2020 RDA Budget.** Mr. Sant presented the 2019/2020 RDA budget to the Board. A copy is attached and incorporated by this reference.

Board Member Siwik made a motion to approve this resolution with the stipulation that the \$5,000 membership fee to the Chamber of Commerce be held until approval by the RDA Board.

MOTION: Shane Siwik

SECOND: Ray deWolfe

Roll Call Vote:

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

Board Member Siwik made a motion to adjourn.

MOTION: Shane Siwik

SECOND: Corey Thomas

Voice Vote:

Bynum: Yes

deWolfe: Yes

Kindred: Yes

Mila: Yes

Pender: Yes

Siwik: Yes

Thomas: Yes

The meeting adjourned at 6:32p.m.



Mark Kindred, RDA Chair



Craig D. Burton, RDA Secretary

June 12, 2019

REDEVELOPMENT AGENCY MEETING
LIST OF ATTENDEES

<u>NAME</u>	<u>ADDRESS</u>	<u>REPRESENTING</u>
Rodgar Hoffmann	2600 So. Main St	Fire
MARK ISAAC	2280 S. 300 E.	ZENER
LeAnne Huff		Resident
Krishi Haught	3790 S. Carlisle Pl	Resident
Robin Dennison	153 W Silver Ave	Resident
Jared Christensen	2600 So main st	Fire
Jim Hignite	220 E MORRIS	COM DEV
Jessa Forester	—	COURT
Cady Cagle	2835 S Main St	Police
Myrna Clark	2631 S. 400 E	Recreation
Alexandra White	220 E. MORRIS AVE	CSL CED
Jorby Talbot		PW
Antoinette Evans		UCLD
Benee Walton		Self
Mike Walton	3693 S. 545 E.	Self
Joe Anderson	358 Vicks Ave	Local 4080 / SELF
LYNDIE HARK	2600 S. Main St.	FIRE
PAUL ANDERSON	602 E 3665 S	SELF
Jack Parruth		SSLPD
Kim Thomas	2295 S 300 E	Self
Susan Bowdler	419 E Burton	Self
Leslie Jones	235 W. 3680 SO	Self

June 12, 2019

REDEVELOPMENT AGENCY MEETING LIST OF ATTENDEES

NAME

ADDRESS

REPRESENTING

Addison Richey

3723 S. 645E.

self

Lewis Galway

3200 S. 600 E.

$$S_e / f$$

CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY

Resolution No. 01

A RESOLUTION AUTHORIZING THE ASSIGNMENT OF A TAX INCREMENT REIMBURSEMENT AGREEMENT WITH ZELLERBACH PROPERTY LLC, IN THE STREETCAR COMMUNITY DEVELOPMENT PROJECT AREA.

WHEREAS the City of South Salt Lake Redevelopment Agency (the “Agency”) has been created by the City Council of the City of South Salt Lake to transact the business and exercise all of the powers provided for by Title 17C of the Utah Code Annotated, “Limited Purpose Local Government Entities—Community Reinvestment Agency Act” (the “Act”);

WHEREAS, the Agency, in furtherance of the purposes of the Act and the Project Area Plan for the Streetcar Community Development Project Area (the “Project Area”), entered into a Tax Increment Reimbursement Agreement dated December 12, 2018, with Zellerbach Property LLC (the “Agreement”) encouraging and promoting a high-quality residential development project (the “Project”) within the Project Area;

WHEREAS, Zellerbach Property LLC is contemplating the sale of the project to a third party known as Zeller Owner LLC (the “Potential Purchaser”), and desires to assign its rights under the Agreement to the Potential Purchaser, but under Section 11 of the Agreement: “The Company [Zellerbach Property LLC] has no right to assign this Agreement or its obligations under this Agreement without the Agency’s advance written consent, in the Agency’s sole and absolute discretion.”; and

WHEREAS, the Potential Purchaser has provided information to the Agency showing the viability of the Potential Purchaser and its proposed continued operation of the Project, and the Agency desires to facilitate the transfer of the Project to the Potential Purchaser by consenting to an assignment of Zellerbach Property LLC’s rights under the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY:

1. The assignment of the Agreement, and all rights of the “Company” under the Agreement, to the Potential Purchaser in connection with the Potential Purchaser’s acquisition of the Project from Zellerbach Property LLC is hereby approved. The Executive Director is authorized to sign any acknowledgment or consent requested by Zellerbach Property LLC. However, the assignment approval is conditional on the Potential Purchaser actually acquiring the Project, including fee title ownership of the land on which the Project is located, from Zellerbach Property LLC. The approved assignment will only become effective upon the recording of a deed of conveyance for all the land on which the Project sits, from Zellerbach Property LLC to the Potential Purchaser. For purposes of this paragraph, the term “Potential Purchaser” means the entity described in the recitals above or any other subsidiary entity owned by or under common control with the identified Potential Purchaser, and only means the entity that ultimately takes title

to the land on which the Project sits. The intent is that the rights of the Company under the Agreement will transfer only with the transfer of the land. Except for the one-time, case-specific assignment of rights approved in this paragraph, no other assignment of rights or assignment of the Agreement is approved.

2. This resolution takes effect upon adoption.

THIS RESOLUTION IS APPROVED AND ADOPTED this June 12, 2019.


Chair

Attest:


Secretary



RESOLUTION NO. RDA 2019- 02

RESOLUTION OF THE CITY OF SOUTH SALT LAKE REDEVELOPMENT
AGENCY CONSENTING TO AND ADOPTING THE BUDGET FOR THE
“CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY
FOR THE YEAR ENDED JUNE 30, 2020”

WHEREAS, Section 17C-1-601, Utah Code Annotated 1953, as amended, requires the Board of Directors of the City of South Salt Lake Redevelopment Agency to adopt a budget for the fiscal year by resolution; and

WHEREAS, the Board of Directors has prepared said budget and has submitted the same for public review and hearing; and

WHEREAS, the budget conforms to the requirements of the Utah Uniform Fiscal Procedures Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY, as follows:

That the document entitled:

“CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY
SOUTH SALT LAKE, UTAH
OFFICIAL BUDGET FOR THE FISCAL YEAR
ENDING JUNE 30, 2020”

in the amount of \$2,000,000 be and is hereby adopted effective July 1, 2019.

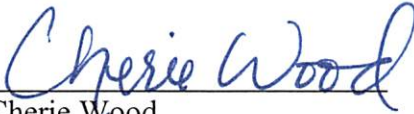
ADOPTED this 12th day of June 2019.

CITY OF SOUTH SALT LAKE
REDEVELOPMENT AGENCY



Mark Kindred
RDA Chair

ATTEST:



Cherie Wood
Chief Administrative Officer

RDA Board Vote as Recorded:

Bynum	<u>Yes</u>
deWolfe	<u>Yes</u>
Kindred	<u>Yes</u>
Mila	<u>Yes</u>
Pender	<u>Yes</u>
Siwik	<u>Yes</u>
Thomas	<u>Yes</u>

Account Number	Account Title	2015-16 Pri Year 3 Actual	2016-17 Pri Year 2 Actual	2017-18 Pri Year Actual	06/19 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	608,000	
Total REVENUE:		.00	.00	.00	.00	700,000	608,000	
OTHER SOURCES OF FUNDS								
71-3850-000	TRANSFER FROM GENERAL FUND	1,239,000	.00	1,600,000	1,600,000	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	1,600,000	1,820,000	1,276,000	
OPERATING EXPENSES								
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	7,500	5,000	5,000	
71-70-310-02	LEGISLATIVE CONSULTING	20,000	20,430	37,500	45,000	45,000	40,000	
71-70-310-03	ECON DEVELOPMENT CONTRACT	107,410	92,335	89,625	131,000	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	394,572	536,000	389,500	
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	06/19 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	5,502	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	60,510	812,000	243,376	
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	1,743,821	2,667,000	2,000,000	
REDEVELOPMENT AGENCY FUND Expenditure Total:		3,672,925	3,278,814	1,927,043	1,713,972	2,667,000	2,000,000	
Net Total REDEVELOPMENT AGENCY FUND:		1,481,566-	2,973,694-	72,051-	29,849	.00	.00	
Net Grand Totals:		1,623,004-	743,239-	305,126	4,128,117-	.00	.00	