



CITY COUNCIL

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
PORTIA MILA
SHANE SIWIK
NATALIE PINKNEY
RAY DEWOLFE

I, Portia Mila, Redevelopment Agency Chair, hereby determine that conducting the RDA meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, The Governor of Utah, the County Health Department and Mayor, and the Mayor of South Salt Lake City have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2. Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location.

Dated: March 18, 2021

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, March 24, 2021**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 p.m.**, or as soon thereafter as possible.

Conducting: Portia Mila

Motion for Closed Meeting

Closed meeting held pursuant to Utah Code Annotated, 1953, as amended, Sec 52-4-204, Sec 5-4-205 (1) (c) et seq. for the following purposes: Strategy session to discuss pending or reasonably imminent litigation

Opening Ceremonies

1. Roll Call

Meeting Minutes

January 27, 2021

No Action Comments

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

Business

1. Resolution to dissolve the Granite High CRA
2. Resolution to create the 3300 Southwest CRA Survey Area
3. Discussion of the Incentive Policy
4. Discussion of the Economic Development Strategic Plan

Adjourn

Posted March 19, 2021

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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

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to

join. <https://zoom.us/j/96279824860?pwd=c0UzOFB0c21hcUdOUFh0NGtwaS9CQT09>

Passcode: 702165

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 962 7982 4860

International numbers available: <https://zoom.us/j/96279824860>

**CITY OF SOUTH SALT LAKE REDEVOLPMENT AGENCY
MINUTES OF MEETING HELD
March 24, 2021**

Date/Time/Place

Wednesday, March 24, 2021
6:00 p.m.
220 East Morris Avenue #200
South Salt Lake, Utah 84115

Conducting

Portia Mila

DIRECTORS PRESENT:

Sharla Bynum, Ray deWolfe, LeAnne Huff, Portia Mila, Natalie Pinkney,
Corey Thomas and Shane Siwik

STAFF PRESENT:

Mayor Cherie Wood
Charee Peck, Chief of Staff
Josh Collins, Deputy City Attorney
Jack Carruth, Police Chief
Alexandra White, Planning Division Manager
Sharen Hauri, Urban Design Director
Aaron Wiet, Recreation Director
Terry Addison, Interim Fire Chief
Antoinette Evans, Urban Livability Manager
Kelli Meranda, Interim Promise South Salt Lake Director
Lindsey Edwards, Homeless Outreach and Strategies Director
Dwayne Ruth, Deputy Police Chief
Dave Alexander, Streets Division Manager
Sean Lewis, Deputy Community Development Director
Taylor Greenwell, City Planner
Myrna Clark, Recreation Department Manager
Julie Taylor, Public Relations Coordinator
Calvin Henniger, Staff Writer
Danielle Croyle, Public Information Officer
BJ Allen, GIS Specialist/IT
Craig Burton, City Recorder
Ariel Andrus, Deputy City Recorder

Others Attending: See Attached

Motion for Closed Meeting

Opening Ceremonies

1. Roll Call.

Approval of Minutes

January 27, 2021. Director deWolfe moved to approve these minutes.

MOTION: Ray deWolfe

SECOND: LeAnne Huff

Voice Vote:

Bynum: Yes

deWolfe: Yes

Huff: Yes

Mila: Yes

Pinkney: Yes

Siwik: Yes

Thomas: Yes

No Action Comments.

1. Bills, Claims, and Communications. None.

2. Report of the Executive Director. Mayor Wood reported they have received a “no further action” letter from the Division of Environmental Quality, which will allow them to move forward on the D’Ambrosio property and close with The Boyer Group.

New Business

- 1. Resolution to dissolve the Granite High CRA.** Economic Development Consultant, Randy Sant, explained that in 2013 they created this area and included the Granite High property in it. They never went through with the project and the high school was sold. They don’t see any need to collect tax increment and would like to dissolve the project area. This resolution authorizes staff to go forward and dissolve the CRA.

Director deWolfe moved to approve the resolution to dissolve the Granite High CRA.

MOTION: Ray deWolfe

SECOND: Sharla Bynum

Voice Vote:

Bynum: Yes

deWolfe: Yes

Huff: Yes

Mila: Yes

Pinkney: Yes

Siwik: Yes

Thomas: Yes

2. **Resolution to create the 3300 Southwest CRA Survey Area.** Mr. Sant explained that a few years ago they were looking at creating a larger project area on the west side of the city. As they looked at that they felt there were too many issues. Since then the Central Valley Sewer District has entered into a memorandum of understanding with a developer to look at the potential of taking the Central Valley property (Golf in the Round) and looking to see if there could be a better development put there which would include some office space, manufacturing, and flex space. They have come to Mr. Sant to see if tax increment financing might be available. Before going any farther, Mr. Sant felt it would be best to have the RDA designate this as a survey area. That does not mean they create the project. As a survey area the resolution allows staff to make the investigations, do the studies, etc. in order to determine whether this should be a candidate for a project area at a later date. He wanted to do this because staff will be spending some money to determine whether or not this would be a viable candidate for a redevelopment project area.

Director Siwik verified that this is only the Central Valley property and there is no other property involved in this.

Mr. Sant confirmed that to be correct. They are only talking about the Golf in the Round property.

Director deWolfe asked what the timeframe would be for the survey.

Mr. Sant said it depended on how fast the developer moves forward and completes all the items in the MOU and completes his due diligence. They would like to be in position to build their first building on the property in the spring of 2022, which is an aggressive schedule.

Director deWolfe moved to approve the resolution.

MOTION: Ray deWolfe
SECOND: Natalie Pinkney

Voice Vote:

Bynum: Yes
deWolfe: Yes
Huff: Yes
Mila: Yes
Pinkney: Yes
Siwik: Yes
Thomas: Yes

3. **Discussion of the Incentive Policy.** Mr. Sant reviewed a handout with the Board regarding items staff thinks should be in this policy. A copy is attached and incorporated by this reference. He asked for the Board's input in the next few weeks. After they have the Board's input, staff will draft a policy, have it reviewed by the Attorney's Office, and bring it back for official adoption.

4. **Discussion of Economic Development Strategic Plan.** This item was moved to the next RDA meeting.

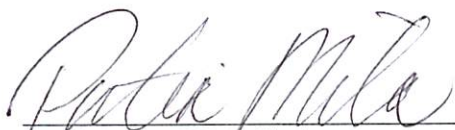
Director Huff made a motion to adjourn.

MOTION: LeAnne Huff
SECOND: Sharla Bynum

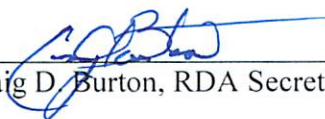
Voice Vote:

Bynum: Yes
deWolfe: Yes
Huff: Yes
Mila: Yes
Pinkney: Yes
Siwik: Yes
Thomas: Absent

The meeting adjourned at 6:57 p.m.



Portia Mila, RDA Chair



Craig D. Burton, RDA Secretary

Resolution No. RDA 2021-01

A RESOLUTION OF THE GOVERNING BOARD OF THE CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY AUTHORIZING THE DISSOLUTION OF THE GRANITE HIGH 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, including Section 17C-1-702 of the Act, has determined that further activity under the Act is no longer necessary in the Granite High Community Development Project Area because the purposes for which it was created are no longer pertinent, and the Agency therefore desires to formally dissolve the project area as provided *below*.

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

1. The Granite High Community Development Project Area is hereby dissolved, and the Agency requests that the City Council for the City of South Salt Lake adopts an ordinance to officially dissolve the project area, as provided under Section 17C-1-702 of the Act..
2. This resolution takes effect upon adoption.

THIS RESOLUTION IS APPROVED AND ADOPTED this March 24th, 2021.

_____/s/ Portia Mila_____
Chair

Attest:

Craig D. Burton
Secretary

ITEMS FOR CONSIDERATION FOR AN
INCENTIVE POLICY FOR SOUTH SALT LAKE CITY
REDEVELOPMENT AND ECONOMIC DEVELOPMENT PROJECT

BASIC GOAL OF INCENTIVE USE:

Development incentives are to be used to encourage private development that will achieve and meet the economic development priorities established by the city and redevelopment agency. Incentives should become investments that eventually benefit the community in a matter that exceeds the value of that incentive investment.

INCENTIVES SHOULD MEET MULTIPLE PRIORITIES:

Projects receiving development tax incentives should meet multiply priorities, which include the following:

- 1- Promoting development in specific locations (defined in the economic strategic plan & general plan)
- 2- Promoting development of specific types that adds value to the community.
- 3- Attracting business of certain types (defined cluster development)
- 4- Provides a return on the investment to the City.
- 5- Participates becomes a community partner.

AVAILABLE INCENTIVES:

The following incentives could be available to assist both new and existing companies with the development of their business within the City:

- 1- Tax Increment Financing (City)
- 2- Opportunity Zone (City)
- 3- State IAF/EDTIF funding (State)
- 4- Public Infrastructure Districts (City)
- 5- Custom Fit Training (State)
- 6- RDA Housing Participation (City, County, State)
- 7- Individual City considerations (City)

GUIDELINES FOR INCENTIVE APPROVAL:

The following are suggested guidelines for the use of economic development incentives. These guidelines are intended to aid the city and redevelopment agency, and our partners in other organizations that may offer economic incentives, in evaluating and deciding whether to grant the use of economic development incentives.

IS THE USE OF THE INCENTIVES IN THE PUBLIC INTEREST

Issuance of incentives should be provided to projects that provide a public benefit or will serve a public interest. Examples of the type of public benefits may include but are not limited to the following:

- 1- Strengthen the city's employment and the economic base and enhances other public entities tax base.
- 2- Encourages quality development that meets the general plan or other planning documents adopted by the city.
- 3- Provides for construction of needed and necessary infrastructure.
- 4- Supports investment in human capital by providing skill development, continuing education, training, and increased employment and wage.
- 5- Develop and maintains business relationships with existing South Salt Lake businesses
- 6- Support of our public schools for K-12 education for the future employment base
- 7- Promotes higher education opportunities to increase the number of college and university graduates in South Salt Lake City to meet the demand for a highly skilled vocational and professional workforce.
- 8- Provides opportunity to develop productive working relationships with the city.
- 9- Cost of the development to the city, and is there adequate revenue, with the offer of the incentive, to cover those costs.

PUBLIC FINANCIAL INVESTMENT SHOULD BE PROTECTED

All efforts should be made to protect the public investment that is made in any project receiving any economic incentive. These efforts should include the following:

- 1- Public incentive should be "post-performance". This means the public funding is based on the project being completed.
- 2- Any required up-front funding should be secured (bonding)
- 3- Development agreements should be required.
- 4- Pro forma of the project is a requirement and should be professional reviewed to determine if the public investment is justified.
- 5- An economic benefit analysis will be required for any project requiring an incentive. This analysis will also include the cost to the city for the development, and the amount of available revenue to cover those anticipated costs.

- 6- Communication should occur in the beginning of the incentive process to outline all terms, conditions, obligations , and returns required for the public investment.
- 7- All public investments should be measured best on the requirements outlined in this paper.
- 8- Transparency should be required on all public financing of incentives.
- 9- Project Performance should be clearly stated and monitored on ongoing bases. Failure to fulfill conditions should result in a discontinuing of the incentives. Consideration should also be given to a requirement to pay back incentives already given if performance measures are not met.
- 10- Length of time of the incentive and amounts should be based on the economic benefits gained by the development, cost to the city and other public entities that participate in the incentive, and the capital investment to be made, and the ability of the project to meet the other criteria outlined in this policy.
- 11- An economic benefit analysis is required for any project requesting incentives.

APPLICATION/REVIEW PROCESS:

A consistent application and review process should be required for any requested incentive. The application should include the following information:

- 1- Letter from the company which includes information about the company, project to be built, number of jobs to be created, wages to be paid, capital investment to be made, time frame for construction, and specific request of incentive. In lieu of a letter, a meeting may be held with the developer to obtain the information.
- 2- A development proforma is to be submitted for review.
- 3- A Meeting with GOED and EDCU is required to understand any state incentive, that may have been requested for the development. This information could impact the amount of incentive required by the City.

There should be specific steps defined in the policy for review of a request for incentives. These steps may include:

- 1- Information provided by the applicant is reviewed by staff to determine if it meets the criteria established in the incentive policy, and a preliminary recommendation is made to participate or not to participate.
- 2- The information and recommendation are reviewed with a designated incentive review committee. The committee can request other information be obtained prior to making a recommendation to participate or not to participate.
- 3- An economic benefit analysis is conducted on the project to determine the return on the public investment, and cost to the city to support the project.
- 4- The recommendation made by the city incentive committee and the results of the benefit analysis are presented to the mayor, and RDA chair for their approval to present the public participation/ incentive to the city council/RDA board.
- 5- If tax increment is required, a meeting is held with the RDA board to review the project, all applicable information, and the recommendations of staff and economic development

committee, and the incentive requested. The RDA shall have the final decision as to offering any tax increment based on the information provided.

- 6- A letter/ meeting is prepared to the applicant outlining any terms and conditions of the incentive to be offered. With a formal request for the company to either accept or reject the incentive
- 7- The RDA moves forward with the creation of the applicable project area, if required, and complies with all requirements outline in State Code (Title 17C) for the project creation.
- 8- If applicable, a meeting is held with EDCU/GOED to review the incentive to be offered.
- 9- The RDA staff prepares all required documents including development agreement, incentive offer, interlocal agreements for taxing entities, final budget, and official offers the incentive, and takes the responsibility of any public release of the project.
- 10- The RDA is responsible for any project monitoring of incentive requirements.
- 11- The RDA staff will report on an annual basis the status of the development to the RDA board, including information regarding the economic benefit to the city from the proposed development.

SOUTH SALT LAKE CITY REDEVELOPMENT AGENCY

RESOLUTION NO. RDA 2021-02

A RESOLUTION OF THE SOUTH SALT LAKE CITY REDEVELOPMENT AGENCY DESIGNATING 3300 SOUTH WEST COMMUNITY REINVESTMENT PROJECT AREA BE CREATED AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, STAFF, AND CONSULTANTS.

WHEREAS, the South Salt lake City Redevelopment Agency (the "Agency") having made preliminary investigations and conducted initial studies and inquiries, desires now to designate a Project Area for a possible community reinvestment project pursuant to the provisions and policies of the limited purpose Local Government Entities Community Development and Renewal Agencies Act, chapters 1 & 5 of Title 17C of the Utah Code (the "Act"); and

WHEREAS, the Agency staff and consultant have recommended that the area defined as attached hereto as Exhibit "A" be created as a community reinvestment project area and authorizes the preparation of a draft community development project area plan and budget.

THEREFORE, BE IT RESOLVED BY THE SOUTH SALT LAKE CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. That the proposed community reinvestment project area is hereby designated as the "3300 South West Community Reinvestment Project Area".
2. That the Agency, its staff and consultant, are hereby authorized and directed to undertake and complete the preparation of a draft community development project area plan and budget.
3. That the Agency, staff, and consultant are directed and authorized to take such action as may be necessary to prepare a community reinvestment project area plan and budget, conduct any examination, investigation, and negotiation regarding the project area plan and budget that the staff and consultant considers appropriate. The staff and consultant are authorized to prepare the public hearing notice, notify the property owners and taxing entity committee members, prepare the required project area budget, and complete other requirements necessary for the project area plan and area to be created and adopted.

This Resolution shall take effect upon the adoption.

Adopted and approved on the 24th day of March 2021

/s/ Portia Mila
Chair, Agency Board

Craig D. Burton
Secretary