

May 5, 2021

Introduction:

This analysis is intended to provide Millcreek, a Utah Municipality, and the Millcreek City Council with the information required by the Utah Code Section 10-8-2. Appropriations -- Acquisition and disposal of property -- Corporate purpose -- Procedure.

Reason for the Study:

Utah Code § 10-8-2 and case law require a more rigorous review and approval process before the City can provide grants to nonprofit organizations. The process requires that the City complete a Study before the grants are awarded.

Critical Elements of the Study:

In making the Study, the following factors shall be considered:

1

1. Completion of a study that addresses the following:
 - a. The benefit the City will receive—tangible or intangible—in return for appropriated funds.
 - b. An analysis of how the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of Millcreek residents.
 - c. Whether the appropriation is necessary and appropriate to accomplish any of the goals and objectives of the City, such as:
 - i. Removing blight or underdeveloped properties;
 - ii. Increasing the City's tax base;
 - iii. Creating jobs;
 - iv. Retaining jobs, and
 - v. Any other identified public purpose that the appropriation might serve.
 - d. Completion of a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the amount of the appropriation.
2. A finding by the Council that the development will promote the safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of the Millcreek residents shall be adopted by Resolution citing the Study as evidence to support that finding.

3. The final appropriation shall be completed in accordance with the processes outlined in Utah Code Ann. § 10-8-2:
 - a. If the appropriation is made as an amendment to the current year's fiscal budget, then the appropriation shall be approved pursuant to the process outlined in Utah Code Ann. § 10-8-2(3)(d).
 - b. If the appropriation is made as part of a future fiscal year budget, then the appropriation shall be approved during the regular annual budget process.

Millcreek Agreement – Millcreek City, proposes to make the following monetary appropriation for the Fiscal Years 2021/2022 and 2022/2023.

- Asian Association of Utah, (dba Refugee & Immigration Center) of 155 South 300 West, Suite 101, Salt Lake City, UT 84101
 - EIN: 684118-0140
 - Utah Non-Profit
 - Active Status
 - Registered Agent: Yen T Pham

ANALYSIS:

- Millcreek City has or will receive a grant of more than \$200,000 from the Federal Covid-19 Economic Relief (American Rescue Plan) monies.
- The American Rescue Plan Act of 2021 includes \$350 billion in fiscal relief funding for States, territories, Tribal governments, counties, cities, and small local governments.
- The funding is to allow these governments to support vital public health and economic responses to the pandemic, provide premium pay to essential workers, replace lost government revenue to prevent harmful cuts to government services, and make necessary investments in water, sewer, and broadband infrastructure. Together, these uses lay the foundation for a stronger economic recovery.
- The Asian Association of Utah operates the Sunnyvale Neighborhood Center at 585 West, 3900 South, #2, in Millcreek, UT.
- The Sunnyvale Neighborhood Center was established in 2012 as a direct response to community members voicing concerns over the lack of accessible services needed by the surrounding refugee, immigrant, and low-income community.
- Millcreek City plans to provide grants of \$100,000 for each of two years of the American Rescue Plan grant money to help the Asian Association of Utah with their Refugee & Immigration Center programs at the Sunnyvale Neighborhood Center.

- In partnership with Millcreek City, the Sunnyvale Neighborhood Center will work to accomplish the following goals and objectives:

Goal	Objective	Performance Measure
Goal 1: Serve 60 youth in our teen and elementary after school programming	<p>Objective 1.1: Formalize summer and school year programming schedule</p> <p>Objective 1.2: Train one site coordinator and four after school instructors</p> <p>Objective 1.3: Serve 60 refugee/immigrant youth over a 1-year period of time.</p>	<p>Objective 1.1: Execute developed MOUs between AAU and community partners/schools to receive minority youth referrals</p> <p>Objective 1.2: Track employee training through training logs;</p> <p>Objective 1.3: Intake and client tracking paperwork and internal agency database; track program/school attendance and grades</p>
Goal 2: Serve 50 families through afterschool and auxiliary programming	<p>Objective 2.1: Establish afterschool and partner programming to be held at SNC</p> <p>Objective 2.2: Train partners in recording data on participation in auxiliary programming</p>	<p>Objective 2.1: Maintain a SNC calendar showing partner programming events</p> <p>Objective 2.2: Partner monthly reporting based upon their outputs with a focus on a number of families served</p>
Goal 3: Partner with ten community partners in offering programming at SNC	<p>Objective 3.1: Establish partner programming needs and schedule events to be held at SNC</p> <p>Objective 3.2: Link important community services to youth and families being served at SNC</p>	<p>Objective 3.1: Maintain a SNC calendar showing partner programming events</p> <p>Objective 3.2: Monthly narrative reports of partners accessing the center and details of events/classes held</p>

Millcreek City is seeking to use these appropriations to accomplish the following Millcreek City Objectives:

- ii. Increasing the City's tax base by helping residents obtain better employment.
- iii. Creating jobs - the Sunnyvale Neighborhood Center services/programs will help residents find or improve their employment.
- iv. Retaining jobs, and the Sunnyvale Neighborhood Center services/programs to help employees find training that will improve their employment.
- v. The Sunnyvale Neighborhood Center services/programs will provide accessible services needed by the surrounding refugee, immigrant, and low-income community.
- vi. Any other identified public purpose that the appropriations might serve.

CONCLUSION AND REQUIRED FINDING:

The municipality of Millcreek's purpose for the above-listed appropriation will be to seek presentations by or responses from citizens or other interested persons or groups regarding the and thereby supporting Millcreek City efforts to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality. The appropriations are necessary and appropriate to accomplish the reasonable goals and objectives of Millcreek, a Utah Municipal Corporation, in the areas of economic development, job creation, affordable housing, blight elimination, job preservation, the preservation of historic structures and property, and any other public purpose.

GENERAL LIMITING CONDITIONS:

Every reasonable effort has been made to assure that the data contained in this Study reflect accurate and timely information, and it is believed to be reliable.

- The Study is based on estimates, assumptions, and other information developed by Bonneville Research from its independent research effort, general knowledge of the region, primary data sources including Millcreek, the Utah State Division of Corporations, and consultations with the Client's representatives.*
- No responsibility is assumed for inaccuracies in reporting by the Client, its agents, or any other data sources used in preparing or presenting this Study. This report is based on information collected during May of 2021, and Bonneville Research has not undertaken any update of its research since this date. Bonneville Research makes no warranty that any of the projected values or results contained in this Study will be achieved. This report is not to be used in conjunction with any public or private offering of securities or other similar purposes. This Study is qualified in its entirety by and should be considered considering these limitations, conditions, and considerations.*

Robert Springmeyer

Robert Springmeyer, the Principal of Bonneville Research, performed this 10-8-2 Appropriations Study.

Mr. Springmeyer is actively involved in redevelopment and other economic impact projects. He has provided independent economic and redevelopment analysis for numerous urban renewal agencies within the State and completed "Fair Value Analyses" for Holladay and South Salt Lake Cities. Mr. Springmeyer is the Chairman of Bonneville Research. He has directed the Economic Analysis/Tax Studies completed for the Downtown Alliance, the Utah State Tax Review Commission, Salt Lake County, Brigham City, Salt Lake, Sandy, Bountiful, and South Jordan Cities, including the Urban Renewal Agencies of Salt Lake, Taylorsville, Holladay, South Salt Lake, Draper, West Jordan, Ogden, South Jordan, Sandy, and Murray. He is educated in Political Science, Economics, and Business Management and has consulted with local governments for over 40 years. He has been listed in Who's Who in Finance and Who's Who in the West.