



CITY COUNCIL

MEMBERS:

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

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE CITY
UTAH
84115
P 801.483.6027
F 801.464.6770
TTY: 711
SSLC.COM

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, April 28, 2021**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **5:30 p.m.**, or as soon thereafter as possible. The meeting can be viewed on Ustream. The link can be found on the City Council page on the City's website sslc.com/city-government/council-meetings.

Conducting: Portia Mila

Opening Ceremonies

1. Roll Call

Meeting Minutes

March 24, 2021

No Action Comments

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

Business

1. Presentation of the Fiscal Year 2021/2022 RDA Budget
2. Approval of RDA Resolution 2021-03, a Resolution creating a CRA 400 West Rail Survey Area
3. Discussion on creating policies for the RDA

Adjourn

Posted April 23, 2021

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 REDEVOPLEMENT AGENCY
MINUTES OF MEETING HELD
April 28, 2021

Date/Time/Place

Wednesday, April 28, 2021
5:30 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
Josh Collins, City Attorney
Jack Carruth, Police Chief
Terry Addison, Fire Chief
Rodger Hoffmann, Deputy Fire Chief
Kyle Kershaw, Finance Director
Randy Sant, Economic Development Consultant
Dennis Pay, City Engineer
Alexandra White, Community Development Director
Sean Lewis, Deputy Community Development Director
Antoinette Evans, Urban Livability Director
Scott Mecham, Fleet Manager
BJ Allen, GIS Specialist/IT
Craig Burton, City Recorder

Others Attending: See Attached

Motion for Closed Meeting

Opening Ceremonies

1. Roll Call.

Approval of Minutes

March 24, 2021. Director Huff moved to approve these minutes.

MOTION: LeAnne Huff
SECOND: Natalie Pinkney

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. None.

New Business

- 1. Presentation of the fiscal year 2021/2022 RDA Budget.** Economic Development Consultant, Randy Sant, reviewed a budget narrative with the Board. A copy is attached to these minutes and incorporated by this reference.

Director Thomas asked how much the bond payment was reduced by refinancing.

Mr. Sant said he believes the total savings will be approximately \$800,000.

Director Pinkney asked how long the Zellerbach increment distribution goes.

Mr. Sant said the project was a fifteen year participation or until it hits a cap of \$813,000. He believes it will hit the cap before the fifteen years; probably about ten years.

Director deWolfe asked if the incentive policy is included in this budget.

Mr. Sant answered that it was. The written policy is just about completed. They need to run it by the legal department then it will be brought to the Board to be adopted by resolution.

Mayor Wood informed the Board that the RDA bond savings for fiscal year 2022 is approximately \$185,000.

- 2. Approval of RDA Resolution 2021-03, a resolution creating a CRA 400 West Rail Survey Area.** Mr. Sant asked that the Board not take action on this item tonight but move it to New Business at the next RDA meeting.

They have an application that is under review by the City to start a development that will eventually include five buildings, one million feet of new office, some retail, and some housing with some parking structures. The applicant has

approached staff and asked if they would consider creating a project area for the purpose of using tax increment to help them with some of the costs.

This resolution is the first step in creating the project area. It allows staff to go ahead and start doing the studies that need to be done within the project area, and allows staff to spend money for those studies.

Once the studies are done and the application is accepted and completed by the City, staff will bring it back and start the process of actually creating the project area.

Director deWolfe moved to place this item on Unfinished Business at the next RDA meeting.

MOTION: Ray deWolfe
SECOND: LeAnne Huff

Roll Call Vote:

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

3. **Discussion on creating policies for the RDA.** Mr. Sant explained that the RDA is a separate entity from the City and it would make sense to discuss some policies.

These policies are (1) the incentive policy, (2) a disposition of land policy, and (3) a procurement policy.

They have already discussed the incentive policy.

Mr. Sant thinks they should also have a discussion about a policy for disposition of land. The RDA has a lot of small pieces of property they own that they need to get rid of so they need to put a policy together to do that. They don't have to go through the same process that the City does.

Another policy would be a procurement policy. They could either officially adopt the current City policy or, if they think there needs to be a few modifications to it, they could do that themselves.

Staff would like the Board's approval to start working on these policies and bring them back, when ready, for final approval.

The Board was in favor of staff moving forward to work on the policies.

Director Pinkney asked for clarification on the RDA gifting land.

Mr. Sant explained that when the RDA was formed they used some tax increment and bonded and went out and bought property which they sold to a developer who built a subdivision, or housing, on it. When they closed on the property there were pieces of property that they did not deed to either the homeowner's association, the property owner, or the developer. So they have little pieces of a park that they don't need. It should go to the City.

When they create the policy, staff will look at all that property and see if there is a maintenance cost with it. If so, they can set up a policy if they have to give a little bit of money to the City to maintain those properties. It could be a gift to the City or a gift to an adjoining property owner. For example, the RDA owns a fence that covers three or four property owners. They could just deed that land over to the property owners.

There could also be a policy where the RDA does some selling as well.

Director Bynum made a motion to adjourn.

MOTION: Sharla Bynum

SECOND: Ray deWolfe

Voice Vote:

Bynum: Yes

deWolfe: Yes

Huff: Yes

Mila: Yes

Pinkney: Yes

Siwik: Yes

Thomas: Yes

The meeting adjourned at 5:55 p.m.



Portia Mila, RDA Chair


Craig D. Burton, RDA Secretary

RDA FY 22 BUDGET NARRATIVE

REVENUE

71-3111-000 Property tax increment

The budget includes an increase in the property tax increment the Agency is entitled to collect from our project areas. The anticipated increment to be available will be \$564,000. This increment will be collected from the Market station project area (WinCo), streetcar CRA(Zellerbach), west-tech CDA and the 3900 South CRA.

71-3651-000 Miscellaneous

This is the anticipated interest that comes from the investment of the RDA funds in the state treasury pool.

73-3850-000 General fund Transfer

The transfer from the general fund is to cover the annual bond payment for the bond issued to pay for the purchase of the property utilized for the WinCo development.

71-3890-000 Fund Balance transfer

In order to balance the budget, its anticipated that there will need to be a fund balance transfer of \$162,500. It's anticipated this transfer will be from the RDA fund balance, which is a result of the sale of the State street property

OPERATING EXPENSES

71-70-111-00 Administrative salaries

The RDA is a separate Agency of the City and we utilize city staff to assist us in our operational and administrative functions. Therefore, the RDA is charged a percentage of the salaries of these staff members. This is a less expensive that hiring permanent employees or contracting with private companies.

71-70-115-00 Board member salaries

No board member stipend has been budgeted for FY 22

71-70-150 -00 Employee Benefits

This is the cost for a percentage of the benefits that are associated with the administrative salary compensation listed above

71-70-210-00 Subscription/memberships:

The amount requested for FY 22 is \$2,000, which is the **same** amount as budgeted in FY 21.amount. The budgeted request will cover membership fees for the RDA Association (\$1000) IEDC (\$750), and \$250 for the ICSC membership annual fee.

71-70-243-00 Office Expense

The amount requested for FY 22 is \$1,000 which is **the same amount** as FY 21.

71-70-310-01 Chamber Membership

The amount requested for FY 22 is \$5,000, which is **the same amount** as the current year. This is the annual membership fee for the South Salt Lake Chamber of Commerce.

71-70-310-02 Legislative consulting Fee

The amount requested for FY 2021 is \$45,000, which is **the same amount as the current year**. 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 2021 is \$145,000, which is **the same as the current year**. 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 22 is \$145,000 which is **a decrease of \$40,000** from the FY 21 budge. This fund also covers the cost of other economic development/RDA professional services required by the Agency, such as appraisal services, financial analysis, creation of new project areas. The major studies requested for FY 22 include \$55,000 for the 3300 South East neighborhood development plan, \$13,500 for a hotel feasibility study, \$52,000 for the economic strategic plan, \$12,500 for a retail leakage study. The remaining \$12,000 will be used to pay for costs associated with preparing the required Nov. 1 report and other technical assistance.

71-70-310-07 Miscellaneous

The amount requested for FY 22 is \$1,500 , **the same amount** as the FY 21 budget. These funds are used to cover miscellaneous expense not budgeted in other line items.

71-70-314-00 General Legal

The RDA Statute requires that the legal costs be allocated in a separate line item. In past budgets they have been included in the professional services line item. General legal services are the costs associated with outside legal services necessary for the day-to-day operations of the RDA. The amount budgeted for these services is \$20,000 which is **an increase of \$5,000** from the FY21 budget

71-70-315-00 Environmental Legal

These legal services are for any legal costs associated with the collection of our costs associated with the cleanup of the environmental issues on the WinCo development. The agreement with the law firm hired for these services require the agency to cover the first \$100,000 of the legal expense. This item may need to be increased during FY 22, based on the progress made on the collection. The budget amount for FY 22 is \$30,000. To date the legal firm retained for these services has billed \$44,888 in costs. In prior budgets the cost of these services would have been included in the professional and technical line item but are now required to be a separate line item.

71-70-800-00 Sundry Expense

The amount requested is \$4,000, the same as budgeted in the FY 21 budget. This item covers rare and small expenses of the Agency such as luncheons, small fees for applications or permits, and license fees

71-76-795-00, 10,20,30,40

These accounts are the distribution of tax increment to various developments approved by the RDA for tax increment participation. These projects include West-Tec, 3900 South single-family development, and the Zellerbach apartment development. Distribution is based on the approved development and interlocal agreements approved for these projects.

71-78-835-00 & 71-78-836-00 Bond payment

These line items are the annual principal and interest for the bond issued to purchase the property where WinCo is located. As mentioned in the revenue section the FY 22 payment will be \$1,109,000, which is a **decrease**, from the FY21 budget, due to the refinancing of this bond.

Other information

You will notice there is no expenses for capital projects in this proposed budget. The reason is those expenditures were for costs associated with the property owned by the RDA on State street. Since the RDA will close on this property by the end of FY 21, no expenditures are necessary since we no longer own the asset.

In addition, to the City Budget worksheets, attached to this email, the RDA will be required to adopt the budget document prepared by the State Auditor. The expenditures and revenue are the same, but the format is different. This document will be ready and presented to the board at the public hearing on the budget.

Account Number	Account Title	2017-18 Pri Year 3 Actual	2018-19 Pri Year 2 Actual	2019-20 Pri Year Actual	06/22 Cur YTD Actual	2020-21 Cur Year Budget	2021-22 Future year Budget	FUTURE YEAR BUDGET
REDEVELOPMENT AGENCY FUND								
TAXES								
71-3111-000	PROPERTY TAX INCREMENT	253,345	142,421	158,794	165,928	394,000	564,000	
Total TAXES:		253,345	142,421	158,794	165,928	394,000	564,000	
MISCELLANEOUS REVENUE								
71-3610-000	INTEREST EARNINGS	976	1,423	1,229	409	500	1,000	
71-3615-000	RENTAL INCOME	671	.00	.00	.00	.00	.00	
71-3651-000	PROCEEDS-PROP SALES-BELLO TER	.00	.00	.00	.00	4,570,000	.00	
Total MISCELLANEOUS REVENUE:		1,647	1,423	1,229	409	4,570,500	1,000	
REVENUE								
71-3771-000	REIMBURSEMENT- SOILS STABILIZE	.00	.00	14,046	.00	125,000	.00	
Total REVENUE:		.00	.00	14,046	.00	125,000	.00	
OTHER SOURCES OF FUNDS								
71-3850-000	TRANSFER FROM GENERAL FUND	1,600,000	1,600,000	1,276,000	.00	1,291,000	1,112,000	
71-3890-000	APPROPRIATION FRM FUND BALANC	.00	.00	.00	.00	.00	162,500	
Total OTHER SOURCES OF FUNDS:		1,600,000	1,600,000	1,276,000	.00	1,291,000	1,274,500	
OPERATING EXPENSES								
71-70-110-00	PERMANENT SALARIES	.00	.00	.00	577	.00	.00	
71-70-111-00	ADMINISTRATIVE SALARIES	135,791	126,454	86,041	67,620	90,000	92,000	
71-70-115-00	BOARD MEMBER SALARIES	16,441	14,838	.00	.00	.00	.00	
71-70-150-00	EMPLOYEE BENEFITS	51,700	49,189	30,858	21,265	26,000	29,000	
71-70-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	6,800	7,196	.00	.00	2,000	2,000	
71-70-243-00	OFFICE EXPENSE	.00	75	216	286	1,000	1,000	
71-70-247-00	STATIONERY AND SUPPLIES	.00	.00	.00	100	.00	.00	
71-70-310-00	PROFESSIONAL SERVICES	1,350	767	7,250	2,450	.00	.00	
71-70-310-01	CHAMBER OF COMMERCE CONTRAC	37,511	5,000	.00	.00	5,000	5,000	
71-70-310-02	LEGISLATIVE CONSULTING	37,500	45,000	82,629	44,125	45,000	45,000	
71-70-310-03	ECON DEVELOPMENT CONTRACT	89,625	144,875	113,053	140,361	145,000	145,000	
71-70-310-05	PROJECT PROFESSIONAL/TECHNICA	110,053	29,190	134,910	30,649	185,000	145,000	
71-70-310-07	MISCELLANEOUS	1,830	290	200	198,971	1,500	1,500	
71-70-314-00	LEGAL - GENERAL	.00	.00	.00	285	15,000	20,000	
71-70-315-00	LEGAL - ENVIRONMENTAL	.00	.00	27,921	44,888	45,000	30,000	
71-70-600-00	SUNDRY EXPENSE	919	1,736	1,717	.00	4,000	4,000	
Total OPERATING EXPENSES:		489,520	424,609	484,795	551,576	564,500	519,500	
OTHER								
71-76-549-00	CLOSING COSTS-BELLO TERRA	.00	.00	.00	.00	200,000	.00	
71-76-701-00	LAND WRITE-DOWNS	.00	1,074,775	.00	.00	.00	.00	
71-76-795-00	INCREMENT DISTRIBUTIONS	.00	.00	.00	.00	.00	75,000	
71-76-795-10	INCREMENT DISTRIBUTIONS-BOYER	.00	.00	.00	.00	.00	58,000	
71-76-795-30	INCREMENT DISTRIBU-WEST TECH	.00	.00	.00	.00	75,000	.00	
71-76-795-40	INCREMENT DISTRIB - ZELLERBACH	.00	.00	.00	.00	58,000	78,000	
Total OTHER:		.00	1,074,775	.00	.00	333,000	211,000	

Account Number	Account Title	2017-18 Pri Year 3 Actual	2018-19 Pri Year 2 Actual	2019-20 Pri Year Actual	06/22 Cur YTD Actual	2020-21 Cur Year Budget	2021-22 Future year Budget	FUTURE YEAR BUDGET
DEBT SERVICE								
71-78-816-00	PRINCIPAL ON INTERFUND LOAN	.00	.00	.00	.00	1,000,000	.00	
71-78-820-00	INTEREST ON INTERFUND BOND	.00	.00	.00	.00	90,000	.00	
71-78-835-00	EXCISE TAX BOND PRINCIPAL	665,000	705,000	755,000	805,000	805,000	760,000	
71-78-836-00	EXCISE TAX BOND INTEREST	582,667	552,390	520,124	251,719	486,000	349,000	
71-78-838-00	BOND TRUST FEES	.00	1,500	1,500	.00	2,000	.00	
Total DEBT SERVICE:		1,247,667	1,258,890	1,276,624	1,056,719	2,383,000	1,109,000	
CAPITAL EXPENDITURES								
71-80-860-00	INFRASTRUCTURE	120,000	.00	.00	.00	.00	.00	
71-80-860-01	MARKET STATION INFRASTRUCTURE	3,735	.00	.00	.00	.00	.00	
71-80-865-01	MARKET STATION-DEMOLITION	.00	3,210	.00	.00	.00	.00	
71-80-865-02	MARKET STATION-ENGINEER/SOILS	.00	52,500	2,969	.00	.00	.00	
71-80-865-03	MARKET STATION-PROFESSIONAL	220	.00	1,909	389	.00	.00	
71-80-865-04	MARKET STATION-PROP MGT	10,931	6,080	4,927	3,132	1,000	.00	
71-80-865-05	MARKET STATION-REPAIR/MAINT	.00	.00	716	.00	.00	.00	
71-80-868-01	SOILS REMEDIATE - RCPT OFFSET	.00	.00	.00	381,059-	.00	.00	
71-80-868-02	BELLO TERRA - ENGINEER/SOILS	220	.00	982,684	384,960	350,000	.00	
71-80-868-03	S-LINE SOUTH - PROFESSIONAL	.00	.00	.00	17,728	3,500	.00	
71-80-868-06	S-LINE SOUTH - INSUR/TAXES	54,752	51,798	52,484	53,528	52,000	.00	
Total CAPITAL EXPENDITURES:		189,857	113,588	1,045,689	78,676	406,500	.00	
TRANSFERS								
71-95-911-00	TRANSFER FROM GF FOR DEBT SER	.00	.00	.00	1,185,000-	.00	.00	
71-95-975-00	TRAN TO (FROM) RESERVE	.00	.00	.00	.00	2,693,500	.00	
Total TRANSFERS:		.00	.00	.00	1,185,000-	2,693,500	.00	
REDEVELOPMENT AGENCY FUND Revenue Total:		1,854,992	1,743,844	1,450,069	166,337	6,380,500	1,839,500	
REDEVELOPMENT AGENCY FUND Expenditure Total:		1,927,043	2,871,862	2,807,108	501,972	6,380,500	1,839,500	
Net Total REDEVELOPMENT AGENCY FUND:		72,051-	1,128,018-	1,357,039-	335,635-	.00	.00	
Net Grand Totals:		72,051-	1,128,018-	1,357,039-	335,635-	.00	.00	

SOUTH SALT LAKE CITY REDEVELOPMENT AGENCY

RESOLUTION NO. _____

A RESOLUTION OF THE SOUTH SALT LAKE CITY REDEVELOPMENT AGENCY DESIGNATING THE 300 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 development 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 development project area is hereby designated as the 300 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 development project area plan, budget, and 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 this 28th day of April 2021

Chair, Agency Board

Secretary

SSLC Proposed RDA 300 W CRA



0 100 200 400 Feet

