



**REDEVELOPMENT  
AGENCY**

**MEMBERS:**

LEANNE HUFF  
COREY THOMAS  
SHARLA BYNUM  
PORTIA MILA  
SHANE SIWIK  
NATALIE PINKNEY  
CLARISSA WILLIAMS

**EXECUTIVE  
DIRECTOR**

CHERIE WOOD

220 E MORRIS AVE  
SUITE 200  
SOUTH SALT LAKE  
UTAH  
84115  
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SSLC.GOV

**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, May 10, 2023**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 p.m.**, or as soon thereafter as possible.

Watch live or recorded City Council meetings at [sslc.gov](http://sslc.gov)

Conducting: Portia Mila, RDA Chair

**Opening Ceremonies**

1. Roll Call

**No Action Comments**

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

**Approval of Minutes**

April 26, 2023 RDA Minutes

**New Business**

1. RDA Projects Update
  - a. Granite High CDA Dissolution
  - b. 3900 South CDA Trigger & Loan
  - c. Central 15 Tax Increment Financing (TIF) Request
  - d. Central Pointe Station Area Plan
  - e. Housing and Transit Reinvestment Zones (HTRZ) Application

Jonathan Weidenhamer

**Motion for Closed Meeting**

**Adjourn**

Posted May 5, 2023

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and the RDA Board policy, one or more Board Members may be participating electronically.

Have a question or concern? Call the connect line 801-464-6757 or email [connect@sslc.gov](mailto:connect@sslc.gov)

CITY OF SOUTH SALT LAKE REDEVOLPMENT AGENCY  
MINUTES OF MEETING HELD  
May 10, 2023

Date/Time/Place

Wednesday, May 10, 2023  
6:00 p.m.  
220 East Morris Avenue  
South Salt Lake, Utah 84115

Conducting:

RDA Chair Portia Mila

**DIRECTORS PRESENT:**

LeAnne Huff, Sharla Bynum, Portia Mila, Corey Thomas,  
Clarissa Williams, and Shane Siwik (on the phone)

**DIRECTORS EXCUSED:**

Natalie Pinkney

**STAFF PRESENT:**

Mayor Cherie Wood  
Josh Collins, City Attorney  
Terry Addison, Fire Chief  
Jack Carruth, Police Chief  
Crystal Makin, Finance Director  
Jonathan Weidenhamer, Community & Economic Development Director  
Ariel Andrus, City Recorder  
Sara Ramirez, Deputy City Recorder

Others Attending: See Attached

**Opening Ceremonies**

1. **Roll Call.** Six Board Members were present. Director Pinkney was excused.

**No Action Comments.**

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

**Approval of Minutes**

April 26, 2023 Director Huff moved to approve these minutes.

MOTION: LeAnne Huff

SECOND: Sharla Bynum

**Voice Vote:**

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

Williams Yes

## **New Business**

### **1. RDA Projects Update**

Community & Economic Development Director, Jonathan Weidenhamer, gave the RDA Board of Directors an update on several projects. A copy of the PowerPoint presentation that he used is attached and incorporated by this reference.

#### **a. Granite High CDA Dissolution**

A copy of the Resolution is attached and incorporated by this reference. At the time that a redevelopment area was being created for the Granite High property, a Community Development Area (CDA) was created for a potential theatre, but the project never happened. That CDA is still in the books with the County and needs to be removed as a bookkeeping initiative. This was moved as Unfinished Business to the next RDA Meeting.

#### **b. 3900 South CDA Trigger & Loan**

A copy of the Resolution is attached and incorporated by this reference. This project came about in 2014 and created 134 single family homes. The developer would like their payment. The RDA would need to authorize the loan of Project Area funds from a different project for payment to this project. This was moved as Unfinished Business to the next RDA Meeting.

#### **c. Central 15 Tax Increment Financing (TIF) Request**

This project is also known as 'Project ACE' or the 'Golf the Round Project'. The City Council recently approved the rezone on the 68 acres and about one million square feet of industrial space. The formal application to start the TIF process has been submitted and is being reviewed by Salt Lake County and Granite School District. The process will take a few months and construction will likely begin next spring.

Mr. Weidenhamer then gave a brief update on the 'State Street Car Dealership' project. The development team has presented a new site plan and the Community & Economic Development staff is reviewing their analysis while also conducting their own internal analysis on the gap and development impediments. He expects to have some more information to formally discuss soon.

#### **d. Central Pointe Station Area Plan**

Sub-items 'd' and 'e' are both correlated to some degree. When the Housing Affordability State legislation went through, part of the requirement was for cities to do a Station Area Plan which includes a follow up with changes to a General Plan and Zoning Map. Mr. Weidenhamer said that the City has already done a lot of the legwork through the last updated General Plan. The Station Area Plan can reinforce some of the City's priorities.

#### **e. Housing and Transit Reinvestment Zones (HTRZ) Application**

This is the result the State Legislature intervening when some of the local developers weren't getting what they wanted through the development and review processes. This also lets cities bypass the County if a city wants to work with developers to remove traditional development impediments.

Mr. Weidenhamer said that he was recently talking with the County and that they expressed interest in developing a joint CRA with the City. He wanted to inform the RDA Board of Directors that they are actively intending to apply for this resource.

There will be further discussion on the two Resolutions that were prepared for sub-items 1a and 1b in a future RDA Meeting.

Director Bynum made a motion to adjourn.

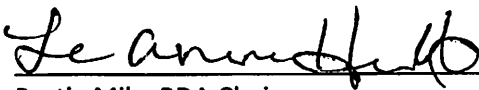
MOTION: Sharla Bynum

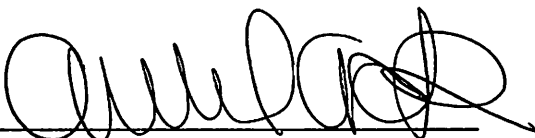
SECOND: LeAnne Huff

Voice Vote:

Bynum	Yes
Huff	Yes
Mila	Yes
Pinkney	Absent
Siwik	Yes
Thomas	Yes
Williams	Yes

The meeting adjourned at 6:15 p.m.

  
~~Portia Mila, RDA Chair~~  
LeAnne Huff Vice chair

  
Ariel Andrus, RDA Secretary

10-May-23

## REDEVELOPMENT AGENCY MEETING LIST OF ATTENDEES

**NAME**

**CITY/TOWN**

## REPRESENTING

only staff as listed on minutes.

# RDA Update

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**SSLC RDA Board**

**May 10, 2023**

# Topics:

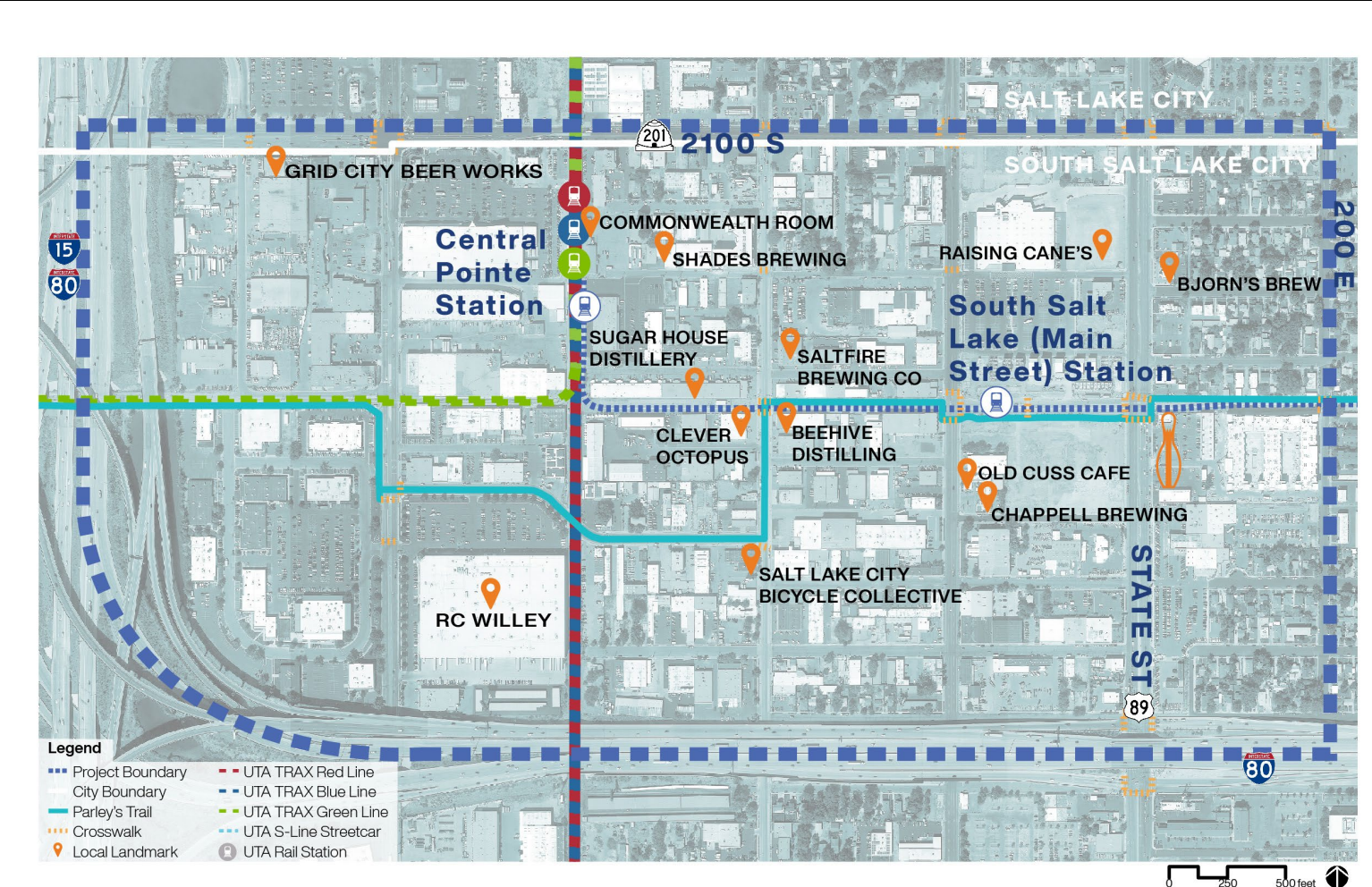
- Housekeeping
  - 3900 S CDA – Trigger Date & Loan
  - Granite High CDA
- Central 15 TIF (Golf the Round)
- State Street - Car Dealership
- Central Pointe Station Area Plan
- HTRZ – Housing & Transit Reinvestment Zone

# Central Pointe Station Area Plan

- HB462 passed State Legislation in 2022 (Housing Affordability Amendments), requires a city that has a fixed-guideway public transit station (rail or BRT) to develop a Station Area Plan for that station and update its general plan and zoning to implement the Station Area Plan.
- During Covid SSLC entered into an agreement with IBI. Mostly funded by WFRC.

# Central Pointe Station Area Plan

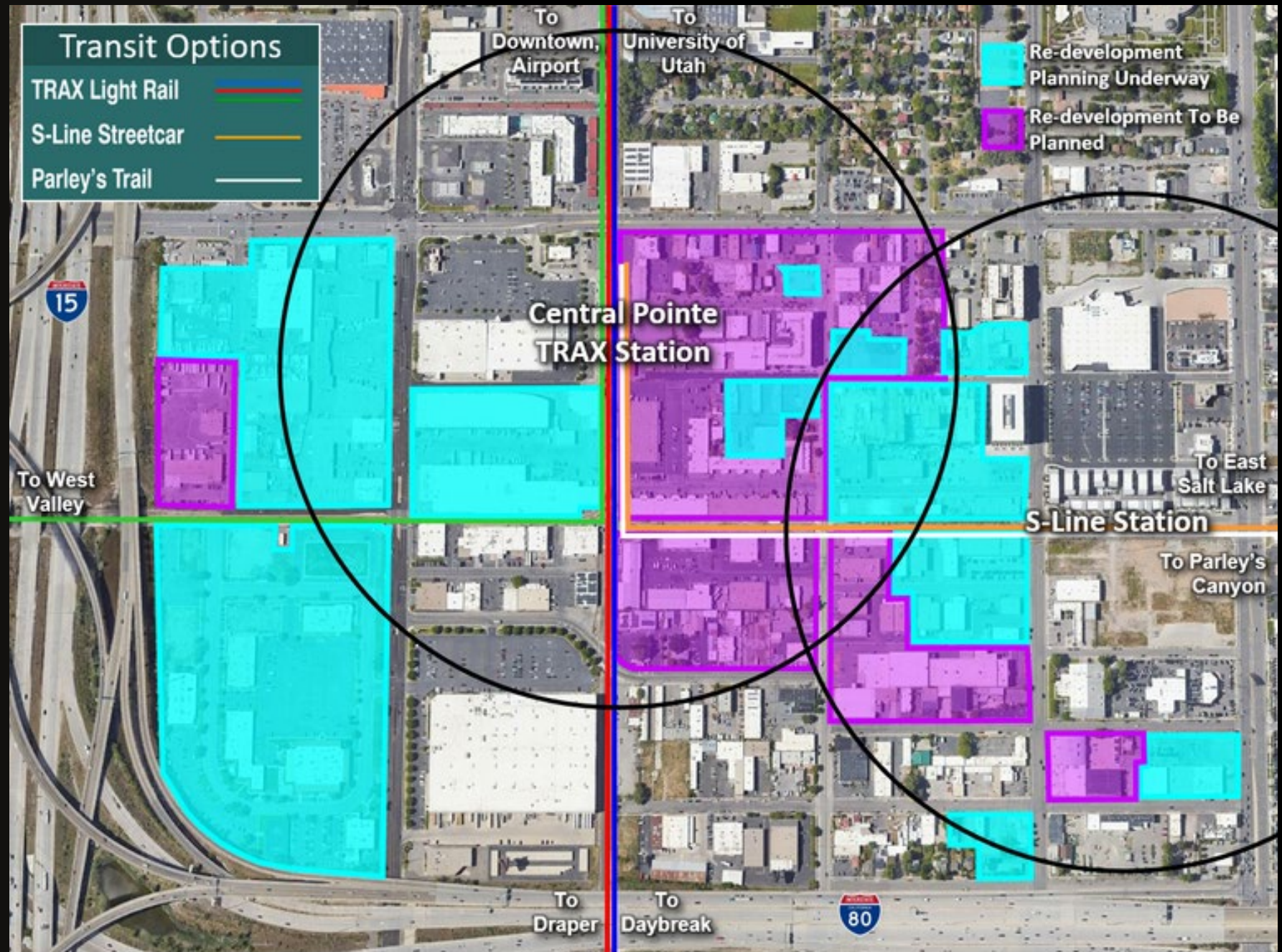
The **South Salt Lake Downtown Connect** project is a planning effort focused on improving how people move through and experience the SSL Downtown Neighborhood. This plan aims to better link the UTA Central Pointe and SSL Main Street TRAX and S Line Stations to the rest of Downtown with safe and engaging pedestrian and bike networks. As SSL Downtown continues to grow, this plan will establish a vision and implementation plan to align business, entertainment, and housing needs and interests, with the goal of ensuring the right mix for SSL Downtown.



# HTRZ – Housing and Transit Reinvestment Zone

- 3 enabling Legislative bills starting in 2021
- Created under the banner of an “all hands” approach to mitigating the housing affordability crisis.
- UT Housing approach is simple economics – flood the market with supply.
- Allowed within ¼ mile trax line

# HTRZ



Questions?

RESOLUTION NO. RDA2023- \_\_\_\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SOUTH SALT LAKE  
AUTHORIZING THE DISSOLUTION OF THE GRANITE HIGH COMMUNITY  
DEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of South Salt Lake (the “Agency”) was created by the South Salt Lake City Council to transact the business and exercise all the powers provided for by state law; and

WHEREAS, the Agency created the Granite High Community Development Project Area in 2012 for the purpose of maintaining the existing historic Granite High Campus, however, when the project that was ultimately proposed was developed it did not require Tax Increment Financing; and

WHEREAS, Utah Code § 17C-1-702 states that a project area remains in existence until, 1) the Agency adopts a resolution dissolving the project area, and 2) the community legislative body adopts an ordinance dissolving the project area; and

WHEREAS, the Agency has determined that further activity 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 therefore, the Agency desires to formally dissolve this project area.

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

1. The Granite High Community Development Project Area, as described in Exhibit A, attached hereto, and incorporated herein, is hereby dissolved, and the Agency requests that the South Salt Lake City Council adopt an ordinance to officially dissolve the project area, as provided under Utah Code §17C-1-702.
2. This resolution shall take effect upon the approval of the Agency governing body.

(signatures appear on next page)

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ADOPTED by the Board of the Redevelopment Agency of South Salt Lake on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

REDEVELOPMENT AGENCY OF SOUTH SALT LAKE

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Portia Mila, RDA Chair

ATTEST:

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Ariel Andrus, Secretary

## EXHIBIT A: GRANITE HIGH COMMUNITY DEVELOPMENT AREA



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

### South Salt Lake City CDA Boundary Description Number 1

A parcel of land situate in Lots 7, 8, 9 and 10 of Block 19, Lots 1 and 2 of Block 30, Lot 1 of Block 31, and Lots 10 and 11 of Block 18, Ten Acre Plat "A", Big Field Survey, which parcel is also located within the Southwest Quarter of Section 29, the Southeast Quarter of Section 30, the Northeast Quarter of Section 31 and the Northwest Quarter of Section 32, Township 1 South, Range 1 East, Salt Lake Base and Meridian; which parcel is described more particularly as follows:

Beginning at a point on the west right-of-way of 500 East Street, which point is North 00°21'44" East 263.77 feet, more or less, from the Southeast Corner of Lot 1, Block 31, Ten Acre Plat "A", Big Field Survey, which point is also North 00°21'44" East 296.49 feet and North 89°38'16" West 33.00 feet from the Salt Lake County monument located in the intersection of 3300 South Street and 500 East Street (*Basis of bearings: The line between Salt Lake County Monument No. 16304001 located in the intersection of 3300 South Street and 500 East Street and Salt Lake County Monument No. 16314001 located in the intersection of 3900 South Street and 500 East Street bears South 00°13'07" West*); thence South 00°21'44" West 241.49 feet along the west right-of-way of said 500 East Street to the northeast corner of that certain parcel conveyed to the Utah Department of Transportation and described in Special Warranty Deed Entry 11062722, in Book 9873, at Pages 1654-1655 dated 10/28/2010 on the records of the Salt Lake County Recorder; thence South 45°00'00" West 31.57 feet along said parcel (*31.11 feet by record*) to the north right-of-way of 3300 South Street; thence South 00°06'38" East 73.00 feet to a point which is South 89°53'22" West 21.72 feet and South 00°06'38" East 7.00 feet from the Northeast corner of Lot 10, Block 18, Ten Acre Plat "A", Big Field Survey; thence North 89°53'22" East 8.68 feet to the northwest corner of that certain parcel conveyed to the Utah Department of Transportation and described in Special Warranty Deed Entry 5814044, in Book 6933, at Pages 2121-2122 dated 05/05/1994 on the records of the Salt Lake County Recorder; thence South 45°05'53" East 18.28 feet along said parcel (*South 45°00'00" East 18.38 feet by record*) to the west right-of-way of 500 East Street; thence South 00°13'07" West 159.37 feet along said right-of-way to the south boundary of that certain parcel conveyed to the 33<sup>rd</sup> Property Management, L.L.C. and described in Quitclaim Deed Entry 9099481, in Book 9004, at Pages 9282-9284 dated 06/23/2004 on the records of the Salt Lake County Recorder; thence North 89°46'53" West 120.00 feet (*WEST by record*) along said boundary to the southwest corner thereof; thence South 00°13'07" West 240.62 feet to the north right-of-way of 3360 South Street as shown on the official plat of Meadows Subdivision, recorded as Entry 1039374, in Book J, at Page 90 of plats; thence North 85°53'07" East 120.34 feet (*North 85°51'00" East by plat*) along said right-of-way to the west right-of-way of 500 East Street; thence South 00°13'07" West 588.75 feet along said right-of-way to the north boundary of that certain parcel conveyed to Villa Franche, L.C. and described in Special Warranty Deed Entry 9296420, in Book 9093, at Pages 1150-1152 dated 02/09/2005 on the records of the Salt Lake County Recorder; thence the following two (2) courses which are along the boundaries of said parcel: (1) South 89°55'07" West 150.35 feet (*WEST 150.00 by record*); (2) North 00°13'07" East 137.31 feet (*NORTH by record*) to the easterly extension of the south boundary of Roth Gardens Subdivision

according to the official plat thereof, recorded as Entry 1678031, in Book U, at Page 30 of plats; thence South 89°55'41" West 617.86 feet along said boundary and the extension thereof to the east boundary of that certain parcel conveyed to the Housing Authority of the County of Salt Lake and described in Special Warranty Deed Entry 10381093, in Book 9585, at Pages 7497-7499 dated 03/25/2008 on the records of the Salt Lake County Recorder; thence South 00°15'38" West 286.75 feet (*South 00°15'41" West by record*) to the north boundary of Scottsville Subdivision according to the official plat thereof, recorded as Entry 2057314, in Book CC, at Page 33 of plats; thence North 89°55'53" East 768.43 feet (*North 89°56'12" East by plat*) along said boundary and the easterly extension thereof to the west right-of-way of said 500 East Street; thence South 00°13'07" West 575.75 feet along said right-of-way to the westerly extension of the south boundary of Lot 7, Block 19 of said Ten Acre Plat "A", Big Field Survey; thence North 89°54'21" East 266.79 feet along said boundary and the extension thereof; thence North 00°12'45" East 30.00 feet to the north right-of-way of 3500 South Street; thence North 89°54'21" East 271.40 feet along said right-of-way to the west boundary of Millcreek Way Subdivision according to the official plat thereof, recorded as Entry 1989002, in Book BB, at Page 11 of plats; thence North 00°12'45" East 263.92 feet (*North 00°12'40" East by plat*) along said boundary to the south boundary of Park Meadows Subdivision according to the official plat thereof, recorded as Entry 1638080, in Book T, at Page 39 of plats; thence the following three (3) courses which are along said Park Meadows Subdivision; (1) South 89°56'05" West 30.75 feet; (2) North 00°12'45" East 281.44 feet; (3) North 89°55'35" East 319.41 feet to the west boundary of Glen View No. 2 Subdivision according to the official plat thereof, recorded as Entry 1758705, in Book W, at Page 2 of plats; thence North 00°12'27" East 709.41 feet along said Glen View Subdivision No. 2 and the west boundary of Glen View Subdivision according to the official plat thereof, recorded as Entry 1411447, in Book O, at Page 81 of plats; and the west boundary of Granite Riviera Subdivision according to the official plat thereof, recorded as Entry 1300947, in Book M, at Page 91 of plats; thence North 89°54'23" East 98.64 feet along the north boundary of said Granite Riviera Subdivision to the west boundary of that certain parcel conveyed to Christopher Moffitt and described in Warranty Deed Entry 8984194, in Book 8948, at pages 1887-188 dated 02/20/2004 on the records of the Salt Lake County Recorder; thence the following three courses which are along the boundaries of said parcel: (1) North 00°12'20" East 100.00 feet (*North 00°10'00" East by record*); (2) North 89°50'09" East 162.85 feet (*North 89°51'00" East by record*); (3) South 00°09'09" West 3.05 feet (*South 00°10'00" West by record*) to the north boundary of said Granite Riviera Subdivision; thence the following two (2) courses which are along the boundaries of said subdivision: (1) North 89°54'13" East 311.41 feet (*North 89°54'08" East 310.74 feet by plat*); thence South 00°11'55" West 18.29 feet to the south boundary of that certain parcel conveyed to Price Commercial Properties, L.L.C. and described in Quitclaim Deed Entry 9014500, in Book 8962, at Pages 8697-8698 dated 03/26/2004 on the records of the Salt Lake County Recorder; thence North 89°54'10" East 125.00 feet along said boundary to the west right-of-way of 700 East Street; thence the following two (2) courses which are along said west right-of-way: (1) North 00°10'57" East 396.02 feet; (2) North 00°11'30" East 387.42 feet to the south boundary of that certain parcel conveyed to B & C Investments, LTD and described in Warranty Deed Entry 7193581, in Book 8200, at Pages 1164-1165 dated 12/17/1998 on the records of the Salt Lake County Recorder; thence the following two (2)

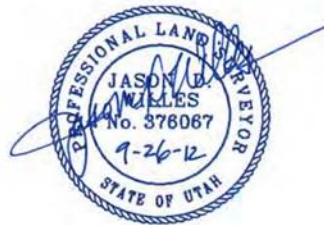
courses which are along said south boundary: (1) North 89°58'30" West 74.72 feet (*East 72.74 feet by record*); (2) North 86°58'30" West 20.40 feet (*North 87°00'00" West by deed*) to the southeast corner of Lot 9, Block 4, Spring View Park Subdivision according to the official plat thereof, recorded as Entry 514131, in Book H, at Page 85 of plats; thence the following four (4) courses which are along the south boundaries of Lots 9, 8, 7, 6, 5, 4 and 1 of said Block 4, Spring View Park Subdivision: (1) North 86°58'30" West 130.54 feet (*North 87°00'00" West by plat*); (2) South 81°41'30" West 123.89 feet (*South 81°40'00" West by plat*); (3) North 50°48'30" West 151.00 feet (*North 50°50'00" West by plat*); (4) South 49°41'30" West 155.00 feet (*South 45°40'00" West by plat*) to the southwest corner of Lot 1 of said Block 4; thence North 78°18'30" West 51.02 feet (*North 78°20'00" West by plat*) to the southeast corner of Lot 9, Block 3, Spring View Park Subdivision; thence North 78°18'30" West 66.56 feet (*North 78°20'00" West by plat*) along the south boundary of said Lot 9 to the northerly extension of the east boundary of Creek Meadows Phase IV Subdivision according to the official plat thereof, recorded as Entry 5009241, in Book 91-1, at Page 4 of plats; thence South 00°02'21" East 357.44 feet (*South 00°12'15" West by plat*) along said east boundary and the extension thereof to the southeast corner of Lot 8 of said Creek Meadows Phase IV; thence South 89°50'24" West 434.72 feet (*South 89°53'54" West by plat*) along the south boundaries of Lots 8, 7, 6, 4, 3, 2 and 1 of said Creek Meadows Phase IV to the east right-of-way of 540 East Street; thence North 00°02'05" West 250.23 feet (*North 00°12'31" East by plat*) along said right-of-way to the easterly extension of the north line of that certain parcel conveyed to Salt Lake County and described in Warranty Deed Entry 10417153, in Book 9602, at Pages 3540-3541 dated 05/02/2008 on the records of the Salt Lake County Recorder; thence the following three (3) courses which are along said parcel and the extensions thereof: (1) South 89°48'13" West 161.07 feet (*WEST by record*); (2) North 00°09'12" East 5.80 feet (*NORTH by record*); (3) South 89°48'13" West 229.64 feet (*WEST by record*) to the point of beginning.

The above described parcel of land contains 50.236 acre in area, more or less.

The boundary description above was prepared by J-U-B Engineers, Inc. under the direction of:

Jason D. Willes, PLS # 376067  
240 West Center Street, Suite 200  
Orem, Utah 84057  
801-226-0393

The description was prepared based on documents of record and was not physically surveyed on the ground.



RESOLUTION NO. RDA2023- \_\_\_\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SOUTH SALT LAKE  
AUTHORIZING THE LOAN OF PROJECT AREA FUNDS FROM THE MARKET  
STREET PROJECT AREA TO THE 3900 SOUTH COMMUNITY DEVELOPMENT  
AREA.

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

WHEREAS, The Agency created the 3900 South Community Development Area in 2014 as part of the development of the Riverfront Mixed-Use Development, which included 134 single family homes, over 250,000 square feet of flex industrial, 288 apartments, and an elementary school; and

WHEREAS, as part of the creation of the 3900 South Community Development Area the Agency entered into a Tax Increment Reimbursement Agreement in which the Agency agreed to pay a portion of the tax increment revenues over a 15-year period or until a certain amount was paid; and

WHEREAS, the Riverfront Mixed-Use Development has since been completed; and

WHEREAS, The Agency desires now to begin providing Tax Increment payments as agreed during the creation of the 3900 South Community Development Area, however Salt Lake County has indicated that payments are not available until 2024; and

WHEREAS, Utah Code 17C-1-409(1)(d) authorizes the Agency to loan project area funds from one project area fund to another project area fund if the agency board and community legislative body approves; and if projected funds are sufficient to repay the loan amount;

WHEREAS, the Agency desires to loan project area funds from the Market Street Project Area to the 3900 South Community Development Project Area as there will be sufficient funds to repay that loan amount.

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

1. The Agency approves the loan of \$31,467 from the Market Street Project Area to the 3900 South CDA.
2. Agency staff are authorized and directed to carry out the loan from the \_\_\_\_\_ Project Area to the 3900 South CDA.
3. This resolution shall take effect upon the approval of the Agency governing body.

(signatures appear on next page)

ADOPTED by the Board of the Redevelopment Agency of South Salt Lake on the \_\_\_\_ day  
of \_\_\_\_\_, 2023.

REDEVELOPMENT AGENCY OF SOUTH SALT LAKE

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Portia Mila, RDA Chair

ATTEST:

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Ariel Andrus, Secretary