CITY OF SOUTH SALT LAKE REDEVOLEPMENT AGENCY
MINUTES OF MEETING HELD
July 13, 2016

Date/Time/Place   Wednesday, July 13, 2016
                                                         5:50 p.m.
                                                         220 East Morris Avenue #200
                                                         South Salt Lake, Utah 84115

Conducting   Kevin Rapp, Vice-Chair

DIRECTORS PRESENT:
    Sharla Beverly, Mark Kindred, Portia Mila, Ben Pender
    Kevin Rapp, Shane Siwik, and Debbie Snow

STAFF PRESENT:
    Mayor Cherie Wood
    Charee Peck, Chief of Staff
    Lyn Creswell, City Attorney
    Randy Sant, Economic Development Consultant
    Mike Florence, Community and Economic Development Director
    Dennis Pay, City Engineering
    Craig Burton, City Recorder
    Andrew Haygood, IT Department

Others Attending: See Attached

The meeting was scheduled to start at 5:45 p.m. but started at 5:50 p.m.

Opening Ceremonies

    1. **Roll Call.** All present. Director Pender participated electronically via telephone.

No Action Comments

    1. **Bills, Claims, and Communications.** None.

    2. **Report of the Executive Director.** None.

Unfinished Business

    1. **Zellerbach project.** Economic Development Consultant, Randy Sant, recounted that at the last meeting staff presented a proposal to the Board to allow them to move forward with the budget process on the Zellerbach building. Basically, they prepare a budget, go to each taxing entity that levy's a certified tax rate and they request their participation in the budget with their new tax increment that would be generated, which is the increase in property taxes on the Zellerbach building. The cap amount

would be not to exceed $1.8 million and a fifteen year participation period. Each taxing entity has the right to determine whether they want to participate or don't. Of the $1.8 million, $355,000 would come from South Salt Lake. The rest would come from the other taxing districts. There is a very good possibility that one or more of the entities may not agree to participate at that amount or may agree to participate less.

Director Rapp asked if staff knew what the developer would do if they don't move forward with this.

Mr. Sant said the developer was asked that and they said they still like moving forward with the project but they do need the increment and they would have to go through the process and see what it is, then make some determination to what they would do. They would certainly not be able to build the project at the scale that they have proposed without the increment.

Mr. Sant emphasized that all the Board is doing tonight is to just moving this forward. They are not approving, as a Board, any participation. They are just authorizing the staff to take the project forward, go through the budget process, talk to the taxing entities, see what they will do and then they have to bring all of the local entities back to the Board and then the Agency takes action. The action tonight is to only allow staff to go through the process of requesting tax increment participation from all of the taxing entities to the $1.8 million. If they don't get the full amount the developer still has to take a look at the project and come back and make some decisions as to what he would be willing to do.

Mr. Sant suggested they could ask for a letter from the developer regarding what changes he would make if he didn't get any tax increment. He knows they believe in the location, they think the housing is significantly important to the community, they believe it will clean up the area, help reduce crime, and it's a marketable rental product. If they down scale it might affect the rents and turn it into more of an affordable product. They don't know that yet because they don't know what the impact will be. Mr. Sant said they want a first class product to come out on the streetcar line so it sets the tone for other development. He thinks the first guy out deserves some assistance. It is an important project. It is significant to the streetcar line and that is why he is recommending participation.

Director Snow said she has heard conflicting information on what the developer might do and would like to get a letter from them to get a clear response.

Mr. Sant said he will get the letter from the developer.

Director Siwik ask that the developer state in the letter what they will do if they get increment as well as what they won't do if they don't get the increment.

Mr. Sant agreed to do that.

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Director Beverly suggested the Board could get the letter and move forward with this because it doesn't bind them into anything at this point so why not get started in the process.

Mr. Sant agreed saying they are not binding anybody. They are only authorizing staff to go through the process.

Director Beverly moved to approve proceeding on the Zellerbach project tax increment with the taxing entities.

MOTION   Sharla Beverly
SECOND   Mark Kindred
Roll Call Vote:
Beverly   Aye
Kindred   Aye
Mila   Aye
Pender   Nay
Rapp   Nay
Siwik   Nay
Snow   Nay

The motion failed.

Director Siwik moved to bring this item back in two weeks with the letter from the developer.

MOTION   Shane Siwik
SECOND   Mark Kindred
Roll Call Vote:
Beverly   Aye
Kindred   Aye
Mila   Aye
Pender   Aye
Rapp   Aye
Siwik   Aye
Snow   Aye

Mr. Sant suggested they have the developers come in and make a formal presentation to the Board.

Directors Siwik and Snow asked that they bring a letter as well.
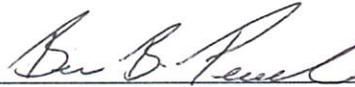
Director Snow moved to adjourn.

MOTION: Debbie Snow
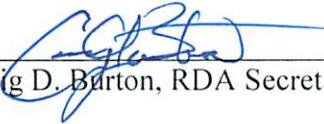SECOND: Portia Mila

Voice Vote:
Beverly	Aye
Kindred	Aye
Mila	Aye
Pender	Aye
Rapp	Aye
Siwik	Aye
Snow	Aye

Redevelopment Agency adjourned at 6:11 p.m.

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Ben B. Pender, Chair

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Craig D. Burton, RDA Secretary

July 13, 2016

REDEVELOPMENT AGENCY MEETING
LIST OF ATTENDEES

NAME	ADDRESS	REPRESENTING
Dennis Pay	220 E Morris Ave	Eng.
Thomas Holstrom	800 West Central Valley Rd.	Central Valley Water Reclamation
Phil Heck	800 West Central Valley Rd	CVWRF
Erica Gaddis	195 N 1950 West	Utah Division of Water Quality
Doug Ahlstrom		City Council Attorney