



#### CITY COUNCIL

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SHARLA BEVERLY  
PORTIA MILA  
SHANE SIWIK  
MARK KINDRED  
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## 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, June 6, 2018**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 p.m.**, or as soon thereafter as possible.

Conducting: Mark Kindred, Chair

### Opening Ceremonies

1. Roll Call

### No Action Comments

1. Bills, Claims, and Communications
2. Report of the Executive Director
  - a. P/R Presentation – Wilkinson, Ferrari & Co.

### Approval of Minutes

May 9, 2018

### Unfinished Business

1. 2018/2019 Work Plan
2. 2018/2019 Budget Discussion

### Public Hearing – 7:45 P.M. (Or As Soon Thereafter As Possible)

To consider adopting the annual budget of the City of South Salt Lake Redevelopment Agency for the period commencing July 1, 2018 to June 30, 2019.

**Motion to move the Public Hearing to Wednesday, June 13, 2018 at 7:45 p.m.**

### Motion for Closed Meeting

### Adjourn

Posted June 1, 2018

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



Voice Vote:

Beverly	Yes
deWolfe:	Yes
Kindred	Yes
Mila	Absent
Pender	Yes
Siwik:	Yes
Thomas:	Yes

**Unfinished Business**

1. **2018/2019 Work Plan.** This item was moved to number two on the agenda
2. **2018/2019 Budget Discussion.** Economic Development Consultant, Randy Sant, discussed the RDA budget with the Board. A copy is attached to these minutes and incorporated by this reference.

Board Chair Kindred said he would like the .02 sales tax come through the RDA in the future instead going through General Fund for the City as it does currently.

Finance Director, Kyle Kershaw, described what the State Statute says regarding the .02 percent. The Legislative body of a City may impose a sales tax of up to two percent on transactions. The Legislative body refers to the City not to the RDA. These funds are used for a bond payment as well as economic improvements in the City.

Board Chair Kindred recommended that the Board pay the South Salt Lake Chamber of Commerce the \$5,000 membership fee and allocate the other \$21,000 that was being spent for the Chamber back to the City. Next meeting he would like a report from City staff letting the Board know what they could do with the extra \$21,000.

Board Member Beverly doesn't support the idea because she doesn't think the City could hire personnel for \$21,000 to help with business retention.

The Board took a poll on seeing what the City staff could do with the additional \$21,000. Board Chair Kindred and Board Members deWolfe, Pender, Siwik, and Thomas voted yes. Board Member Beverly voted no.

Mr. Sant clarified that the Board would like staff to come back to the next meeting with a plan.

Board Chair Kindred said City staff doesn't need to have a plan in place but he would like to see the money from the Chamber reallocated.

Mr. Sant clarified that if the City staff moves the money from the Chamber to professional services the Board would like to see how that money could be spent.

Board Chair Kindred would like to look into a revolving loan fund provided by the City to help small businesses.

Mr. Sant thinks the City needs to look at what options are already available for loans for businesses. This is something that needs to be researched to see how it would work. Other cities may match funds from private banks.

Board Member deWolfe said he thinks this program may be good for business retention.

Board Chair Kindred would like to see this budgeted for this budget year.

Mr. Kershaw said there are private sectors that are doing things like this already and he doesn't think the City will do it better than them. The City could help educate businesses on loans that are available.

Board Member deWolfe said a program where the City matches funds would be better.

Board Member Siwik made a motion to recess the RDA meeting.

MOTION: Shane Siwik  
SECOND: Ben Pender

Voice Vote:

Beverly Yes  
deWolfe: Yes  
Kindred Yes  
Mila Absent  
Pender Yes  
Siwik: Yes  
Thomas: Yes

The RDA Board took a recess at 7:13 p.m.

The RDA meeting reconvened at 8:18 p.m.

Board Member Beverly made a motion to move the Public Hearing regarding 2018/2019 RDA budget to July 13<sup>th</sup> at 7:45 p.m.

MOTION: Sharla Beverly  
SECOND: Ben Pender

Roll Call Vote:

Beverly Yes  
deWolfe: Yes  
Kindred Yes  
Mila Absent  
Pender Yes  
Siwik: Yes  
Thomas: Yes


Board Member deWolfe made a motion to adjourn.

MOTION: Ray deWolfe  
SECOND: Shane Siwik

Voice Vote:

Beverly Yes  
deWolfe: Yes  
Kindred Yes  
Mila Absent  
Pender Yes  
Siwik: Yes  
Thomas: Yes

The meeting adjourned at 8:19 p.m.



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Mark Kindred, RDA Chair



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Craig D. Burton, RDA Secretary



## RDA of South Salt Lake - FY 2019 Tentative Budget

		2014-15	2015-16	2016-17	2017-18	2017-18	2018-19
		Pri Year 3	Pri Year 2	Pri Year	Cur Year Act	Cur Year Bud	Fut Year
<b>Revenue:</b>							
71-3111-000	PROPERTY TAX INCREMENT	\$416,395	\$475,542	\$302,677	\$253,345	\$237,667	\$145,000
71-3121-000	PROPERTY TAXES - CITY PAID	105,272	0	0	0	0	0
71-3610-000	INTEREST EARNINGS	279	269	431	1,105	0	2,000
71-3615-000	RENTAL INCOME	123,016	48,094	2,012	671	0	0
71-3660-000	GAIN ON SALE OF LAND	0	428,453	0	0	0	0
71-3771-000	REIMBURSEMENT- SOILS STABILIZE	0	0	0	0	500,000	700,000
71-3850-000	XFER FROM GEN FUND - DEBT SERVICE	1,221,000	1,239,000	0	0	1,600,000	1,242,000
71-3850-000	XFER FROM GEN FUND - ECON DEV						358,000
71-3890-000	APPROPRIATION FROM FUND BAL	0	0	0	0	0	220,000
						Total Revenue	\$2,667,000
<b>Expenditures:</b>							
71-70-111-00	ADMINISTRATIVE SALARIES	\$127,351	\$119,364	\$120,530	\$117,653	\$132,600	\$134,000
71-70-115-00	BOARD MEMBER SALARIES	3,857	9,800	13,310	14,109	17,400	18,000
71-70-150-00	EMPLOYEE BENEFITS	40,940	45,509	46,143	44,289	44,000	47,000
71-70-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	0	6,800	0	6,800	9,500	9,500
71-70-237-00	CONFERENCES	1,000	320	0	0	7,500	4,000
71-70-243-00	OFFICE EXPENSE	491	2,018	1,089	0	2,000	2,000
71-70-310-00	PROFESSIONAL SERVICES	0	0	0	1,350	0	0
71-70-310-01	CHAMBER OF COMMERCE CONTRACT	68,070	49,150	49,195	31,878	52,000	26,000
71-70-310-02	LEGISLATIVE CONSULTING	0	20,000	20,430	37,500	60,000	45,000
71-70-310-03	ECON DEVELOPMENT CONTRACT	136,665	107,410	92,335	63,125	120,000	120,000
71-70-310-04	ECON DEV STRATEGIC PLAN	0	45,000	0	0	0	0
71-70-310-05	PROJECT PROFESSIONAL/TECHNICAL	106,279	40,455	55,053	94,118	165,000	125,000
71-70-310-06	DOWNTOWN MASTER PLAN	16,492	17,134	0	0	0	0
71-70-310-07	MISCELLANEOUS	0	0	9,538	1,830	5,000	3,000
71-70-600-00	SUNDRY EXPENSE	1,168	943	668	919	5,000	2,500
71-76-549-00	PROPERTY SALE CLOSING COSTS	0	13,959	15,420	0	5,000	0
71-76-701-00	LAND WRITE-DOWNS	0	1,626,388	1,847,126	0	0	0
71-76-795-20	INCREMENT DISTRIBU-RC WILLEY	188,201	177,998	0	0	0	0
71-76-795-30	INCREMENT DISTRIBU-WEST TECH	0	0	0	0	75,000	75,000
71-76-796-00	PROPERTY IMPAIRMENT LOSS	4,534,000	0	0	0	0	0
71-78-835-00	EXCISE TAX BOND PRINCIPAL	295,000	315,000	340,000	665,000	665,000	705,000
71-78-836-00	EXCISE TAX BOND INTEREST	632,834	619,353	604,877	582,667	582,667	537,000
71-78-838-00	BOND TRUST FEES	1,350	0	0	0	0	2,000
71-80-860-00	INFRASTRUCTURE	0	0	0	120,000	100,000	0
71-80-860-01	MARKET STATION INFRASTRUCTURE	0	0	0	3,735	0	0
71-80-865-01	MARKET STATION-DEMOLITION	0	270,363	243,010	0	0	5,000
71-80-865-02	MARKET STATION-ENGINEERING	0	0	897,445	0	0	0
71-80-865-03	MARKET STATION-PROFESSIONAL	0	79,150	153,112	220	0	0
71-80-865-04	MARKET STATION-PROP MGT	2,416	3,877	1,483	6,207	0	7,000
71-80-865-05	MARKET STATION-REPAIR/MAINT	16,076	11,315	643	0	0	0
71-80-865-06	MARKET STATION-INSUR/TAXES	78,352	91,620	55,409	0	0	0
71-80-868-02	S-LINE SOUTH - ENGINEER/SOILS	0	0	0	0	100,000	700,000
71-80-868-03	S-LINE SOUTH - PROFESSIONAL	0	0	0	0	140,000	50,000
71-80-868-06	S-LINE SOUTH - INSUR/TAXES	0	0	0	54,752	50,000	50,000
71-95-911-00	TRANSFER FROM GF FOR DEBT SERV	0	0	(944,877)	0	0	0
71-95-912-00	TRANSFER FROM GF FOR ECON DEV	0	0	(343,123)	0	0	0
						Total Expenditures	\$2,667,000

REDEVELOPMENT AGENCY OF SOUTH SALT LAKE  
TAX INCREMENT HISTORY & ESTIMATED FUTURE RECEIPTS

YEAR	14E	14F	14H	14I,14J	14K,14L	14M	14N	14P	14Q	14R	14S	14T	14U	TOTAL
	BURTON	EDISON	POST	UPPER		METRO	SOUTH	MADISON	RC WILLEY	2100	MARKET	CENTRAL		
	PLACE	PLACE	OFFICE	MILLCREEK	THIRD EAST	FHP*	STATE		300 WEST	SOUTH	STATION	WESTECH	POINT	
1985	21,568	19,034	0	0	0	0	0	0	0	0	0	0	0	40,602
1986	32,397	19,034	0	0	0	0	0	0	0	0	0	0	0	51,431
1987	34,258	19,034	0	0	12,354	0	0	0	0	0	0	0	0	65,646
1988	31,956	19,034	0	0	16,520	0	0	0	0	0	0	0	0	67,510
1989	24,858	19,215	0	0	19,377	0	0	11,247	0	0	0	0	0	74,697
1990	24,858	23,399	0	0	19,377	0	4,434	22,494	0	0	0	0	0	94,562
1991	27,203	26,500	0	0	21,241	0	8,906	87,543	84,826	0	0	0	0	256,219
1992	27,203	20,118	0	25,000	22,388	0	8,906	89,379	86,800	0	0	0	0	279,794
1993	21,479	7,385	2,504	25,186	29,930	0	18,684	110,000	172,729	0	0	0	0	387,897
1994	14,877	7,334	6,169	33,868	27,646	658,017	20,954	173,039	161,191	0	0	0	0	1,103,095
1995	30,892	14,000	20,000	35,360	31,000	758,475	17,739	133,673	188,090	0	0	0	0	1,229,229
1996	35,398	16,427	36,444	53,897	46,398	712,599	19,870	122,513	157,810	0	0	0	0	1,201,356
1997	35,398	16,427	36,444	53,897	46,398	712,599	19,870	122,513	312,212	0	0	0	0	1,355,758
1998	40,049	19,292	43,217	40,797	44,579	0	23,561	127,516	197,614	0	0	0	0	536,625
1999	38,096	18,076	38,008	38,750	52,995	216,311	24,746	121,611	174,276	0	0	0	0	722,869
2000	44,420	23,604	44,247	43,460	58,267	152,947	32,039	129,007	218,960	78,060	0	0	0	825,011
2001	50,485	21,459	45,508	43,092	53,328	217,193	27,589	112,682	200,694	80,969	0	0	0	852,999
2002	51,957	24,308	50,146	46,298	53,841	140,931	32,222	116,735	197,336	81,293	0	0	0	795,067
2003	48,556	24,713	53,137	39,539	45,660	113,574	33,270	102,347	232,388	127,199	0	0	0	820,383
2004	51,080	25,985	60,000	44,737	42,062	37,348	37,500	93,769	225,711	142,414	0	0	0	760,606
2005	49,668	22,786	72,595	47,136	41,197	24,001	38,592	88,203	215,313	139,421	0	0	0	738,912
2006	53,854	27,690	77,648	49,319	44,909	22,497	42,178	98,811	260,603	177,107	0	0	0	854,616
2007	47,980	23,990	70,482	50,784	50,980	25,209	48,723	93,295	216,557	177,704	0	0	0	805,704
2008	74,819	28,524	101,500	59,620	58,744	25,703	51,287	112,869	232,806	183,429	0	0	0	929,301
2009	68,895	29,998	110,870	65,648	61,689	23,311	57,083	92,004	231,225	0	0	0	0	740,723
2010	0	0	113,229	67,385	62,593	24,207	50,435	94,064	242,177	0	0	0	0	654,090
2011	0	0	113,072	66,946	62,201	28,305	43,150	99,223	214,787	0	0	0	0	627,684
2012	0	0	117,835	58,256	0	30,527	46,451	105,216	228,320	0	0	78,774	0	665,379
2013	0	0	89,282	57,057	0	35,933	40,070	110,491	220,812	0	0	91,243	0	644,888
2014	0	0	91,283	52,276	0	28,591	42,049	0	206,165	0	0	101,304	0	521,668
2015	0	0	95,726	51,051	0	25,589	0	0	197,576	0	0	105,602	0	475,544
2016	0	0	93,566	53,858	0	22,664	0	0	0	0	0	132,590	0	302,678
2017	0	0	111,171	0	0	21,563	0	0	0	0	0	120,611	0	253,345
Est. 2018	0	0	0	0	0	25,000	0	0	0	0	0	120,000	0	145,000
	0	0	0	0	0	0	0	0	0	0	0	120,000	0	120,000
<b>Total</b>	<b>982,204</b>	<b>517,366</b>	<b>1,694,083</b>	<b>1,203,217</b>	<b>1,025,674</b>	<b>4,083,094</b>	<b>790,308</b>	<b>2,570,244</b>	<b>5,076,978</b>	<b>1,187,596</b>	<b>0</b>	<b>870,124</b>	<b>0</b>	<b>20,000,888</b>