

CITY OF SOUTH SALT LAKE REDEVOLEPMENT AGENCY
MINUTES OF MEETING HELD

Date/Time/Place Wednesday, May 27, 2015
6:00 p.m.
220 East Morris Avenue #200
South Salt Lake, Utah 84115

Presiding/Conducting Ryan Gold, Vice-Chair

DIRECTORS PRESENT:

Sharla Beverly, Ryan Gold, Irvin H. Jones, Jr.,
Kevin Rapp, Michael Rutter, Debbie Snow and LeRoy Turner

STAFF PRESENT:

Mayor Cherie Wood
Charee Peck, Chief of Staff
Lyn Creswell, City Attorney
Kyle Kershaw, Finance Director
Mike Florence, Community & Economic Development Director
Craig Burton, City Recorder
Scott Madsen, Information Technology

Others Attending: See attached list.

Opening Ceremonies

1. Roll Call.

No Action Comments

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

APPROVAL OF MINUTES

May 13, 2015, 2015 Meeting. Director Jones moved to approve these minutes.

MOTION: Irvin Jones, Jr.

SECOND: Kevin Rapp

Voice Vote:

Beverly	Aye
Gold	Aye
Jones	Aye
Rapp	Aye
Rutter	Absent
Snow	Aye
Turner	Abstain

Director Turner abstained because he was not in attendance at the meeting.

PUBLIC HEARING – 6:00 p.m. (Or as soon thereafter as possible)

To receive public comment and consider adoption of the project area plan for the Streetcar Community Development Project Area (CDA) Economic Development Consultant, Randy Sant, advised the Board the Streetcar area goes along the streetcar from State Street up to and including the City boarder on 500 East. It takes in the areas where the businesses are. It does not include any residential in the project area. The reason staff did this is they believe that where the streetcar corridor goes, and both sides of it, is where most of the property owners will want to do some type of development. They have already received a couple of proposals from developers who are working on projects in this project area. The purpose of the redevelopment plan is they will offer tax increment as an incentive to help those developers to develop the property.

The City has developed a master plan for improvements that need to occur within the project area. We want it to be a very attractive area. There will be landscaping issues, parking needs, design elements, some upgrading of infrastructure so what staff is looking at is for every dollar of increment that is generated, they would give fifty percent of what would be received for development and the City will keep fifty percent which will go into a fund to help pay for some of the improvements that need to be done. If the developer is willing to enter into an agreement with the City and RDA to do those improvements that might be required on their project, then the City would give them our fifty percent.

Staff has put a preliminary budget together which calls for twenty-five to thirty million dollars of costs and they will go to the taxing entities first and get them to preliminarily approve the participation and then come back to the Board with the budget that the entities will actually participate on. So, in this project, and future ones, staff won't bring a budget to the Board for approval until they have gone through the process and then present that approved budget to the Board. The City will be asking for seventy to seventy-five percent of the increment that is generated and they would split that on a fifty-fifty basis between the developer and the City for those improvements. If the developer will do the improvements then we will give them more of the pie.

This plan meets the statutes of the law for creating a project area and will put this area, along the streetcar into an actual, formal redevelopment area. That will allow staff to move forward with the tax increment. It doesn't force anyone to sell their property; they don't have any power to condemn property. It doesn't require them to do anything. If they want to keep the property the way it is, they can do that. But if they decide they want to develop that property, or if they decide to sell it to someone who wants to develop the property, then they have a tool to help them get that project in place. It is a post-performance tool in the sense that they have to generate the revenue for us to participate but that revenue stays within that area and can be used within that area. That is what this plan does.

Director Rutter arrived at 6:12 p.m.

The public hearing was opened at 6:15 p.m.

There were no comments

The public hearing was closed at 6:15 p.m.

Director Jones asked what the typical term length of tax participation.

Mr. Sant said it will be up to what they can get from the taxing entity. One of the things staff is looking at is to see if they should do this in tranches, asking the Districts to agree to thirty year participation but no individual piece can be any longer than fifteen years. Then if one piece if one person wants to develop their property it doesn't start the clock on the taking of all of the increment in the entire development. It only starts the clock on that small portion. Then when the fifteen years are up it goes back on the tax rolls.

Director Rapp likes this plan. It's based on the developer's performance rather than the upfront approach that the RDA sometimes uses.

Mr. Sant agreed it is a post-performance incentive. If the developer is willing to enter into an agreement with us they can get the full pot and if they don't want to, that's fine. The City will save that money and when they have enough they will go in and implement the City's plan for the improvements.

Director Beverly moved to approve the resolution.

MOTION: Sharla Beverly

SECOND: Mike Rutter

Roll Call Vote:

Beverly	Aye
Gold	Aye
Jones	Aye
Rapp	Aye
Rutter	Aye
Snow	Aye
Turner	Aye

The Board then went back to No Action Comments Item #2 on the agenda. The Executive Director turned some time to Mr. Sant for some updates.

Mr. Sant report the Central Pointe project is moving forward. The finance committee has approved the funding of the project.

Mr. Sant and the Mayor had a meeting at the ICSC conference last week and met with "Big Fish" at their request. They proposed a couple of options to them and the response they got was probably "not now." They would like to see some development done in the area. He doesn't think they are interested in being the first in.

The Mayor and Mr. Sant also met with the City's developer, Boyer for an update on the Market Station project.

PUBLIC HEARING – 6:30 p.m. (Or as soon thereafter as possible)

To consider adopting the annual budget of the Redevelopment Agency of South Salt Lake City for the period commencing July 1, 2015, to June 30, 2016. Finance Director, Kyle Kershaw, reported that there haven't been any adjustments to the RDA budget since it was presented to the Board. It includes a transfer from the City's General Fund for economic development, as the Council deemed a couple of years back that the RDA would be the economic development arm of the City. Part of the .2 City option tax is used for economic development purposes. There is also money budgeted on a very small scale to address some of the activity going on over on State Street. Staff will approach the RDA Board for budget amendments when they have determined the costs so they can undertake some of the large scale activity that will have to occur there.

Director Rutter asked that staff identify RDA that have sunset. He would like to know any revenues that would increase because the RDA's have concluded.

Director Snow mentioned that the budget includes the raises that the Directors voted on for the Executive Director and the Directors themselves. That was done mid-year. This reconfirms and stamps that in place for the upcoming year as well. That is not something she is comfortable with.

The public hearing was opened at 6:35 p.m.

There were no comments

The public hearing was closed at 6:35 p.m.

Director Jones moved to pass the resolution consenting to and adopting the budget for the City of South Salt Lake Redevelopment Agency for the year ended June 30, 2016.

MOTION: Irvin Jones, Jr.

SECOND: Sharla Beverly

Roll Call Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Nay

Rutter Aye

Snow Nay

Turner Aye

Director Rapp took a point of personal privilege to say he is also uncomfortable with the raises that the Board and Executive Director received with the RDA money.

Director Jones moved to adjourn.

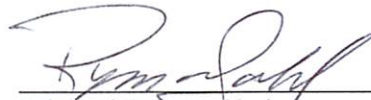
MOTION: Irvin Jones, Jr.

SECOND: Mike Rutter

Voice Vote:

Beverly	Aye
Gold	Aye
Jones	Aye
Rapp	Aye
Rutter	Aye
Snow	Aye
Turner	Absent

The meeting adjourned at 6:36 p.m.



~~Michael Rutter, Chair~~

RYAN GOLD, VICE CHAIR



Craig D. Burton, RDA Secretary

