



**REDEVELOPMENT
AGENCY**

MEMBERS:

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

**EXECUTIVE
DIRECTOR**

CHERIE WOOD

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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 14, 2023**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 p.m.**, or as soon thereafter as possible.

Please click the link below to join the meeting:

<https://zoom.us/j/96457200341?pwd=ZWRyejNMaUhvZXcyeKxJS1BRVGpaUT09>
Passcode: 509452

Watch recorded RDA meetings at [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

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

May 24th, RDA Minutes

Public Hearing – 6:05 (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, 2023 to June 30, 2024

1. Jonathan Weidenhamer to present information and answer questions
2. Open Public Hearing
3. Receive Public Comment
4. Close Public Hearing
5. At Conclusion of Discussion by Directors, Motion and Second by Agency Board
 - a. To move action until a future specified meeting date;
 - b. To take final action – Approval of RDA Resolution Adopting the FY 2023 Budget

Motion for Closed Meeting

Closed meeting held pursuant to Utah Code Annotated, 1953, as amended, Sec. 52-4-204, Sec. 52-4-205 (1) (d) and (e), et seq. for the following purposes: Strategy Session to discuss the sale, purchase, exchange, or lease of real property.

Adjourn

Posted June 9, 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 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

RESOLUTION NO. RDA2023-_____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SOUTH SALT LAKE
APPROVING AND ADOPTING THE BUDGET FOR FISCAL YEAR JULY 1, 2023,
THROUGH JUNE 30, 2024

WHEREAS, the Redevelopment Agency of South Salt Lake is a Community Reinvestment Agency as defined in Utah Code § 17C-1-102(4);

WHEREAS, Utah Code § 17C-1-601.5 requires Redevelopment Agencies to prepare and adopt annual budgets for each fiscal year;

WHEREAS, the Board of the Redevelopment Agency of South Salt Lake (the “Board”) met in regular session on June 14, 2023, to consider, among other things, adopting a final budget for the fiscal year beginning July 1, 2023, and ending June 30, 2024; and

WHEREAS, a duly noticed public hearing was held on June 14, 2023, as prescribed by Utah Code § 17C-1-601.5; and

WHEREAS, the Redevelopment Agency has published the necessary notice, held the public hearing required, and has duly and fully considered the proposed budget and all items therein.

NOW THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of the City of South Salt Lake as follows:

SECTION I: The budget attached hereto, and incorporated herein by this reference, is hereby adopted for the corporate purposes and objects of the Agency for the fiscal year commencing July 1, 2023, and ending June 30, 2024, and is hereby adopted as the “Budget of the Redevelopment Agency of South Salt Lake City, Utah for the Fiscal Year 2023-2024” (the “Budget”).

SECTION II: Pursuant to Utah Code § 17C-1-601.5(6), a copy of the Budget shall be filed with the Salt Lake County Auditor, the State Tax Commission, the State Auditor, the State Board of Education, and each taxing entity from which the agency receives project area funds in accordance with the law.

SECTION III Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION IV. Effective Date. This resolution shall become effective upon signature and subsequent publication.

DATED this ____ day of _____ 2023.

BY THE REDEVELOPMENT AGENCY:

Portia Mila, RDA Chair

RDA Board Vote as Recorded:

Bynum: _____
Williams: _____
Huff: _____
Mila: _____
Pinkney: _____
Siwik: _____
Thomas: _____

ATTEST:

Ariel Andrus, RDA Secretary

Budget of the Redevelopment Agency of the City of South Salt Lake for the Fiscal Year 2023-2024

| Account Number | Account Title | 2019-20 Pri Year 3 Actual | 2020-21 Pri Year 2 Actual | 2021-22 Pri Year Actual | 06/23 Cur YTD Actual | 2022-23 Cur Year Budget | 2023-24 Future year Budget | FUTURE YEAR BUDGET |
|----------------------------------|--------------------------------|---------------------------------|---------------------------------|-------------------------------|----------------------------|-------------------------------|----------------------------------|-----------------------|
| REDEVELOPMENT AGENCY FUND | | | | | | | | |
| TAXES | | | | | | | | |
| 71-3111-000 | PROPERTY TAX INCREMENT | 158,794 | 165,928 | 742,278 | 645,059 | 743,000 | 743,000 | |
| Total TAXES: | | 158,794 | 165,928 | 742,278 | 645,059 | 743,000 | 743,000 | |
| MISCELLANEOUS REVENUE | | | | | | | | |
| 71-3610-000 | INTEREST EARNINGS | 1,229 | 319 | .00 | .00 | 1,000 | 1,000 | |
| 71-3615-000 | RENTAL INCOME | .00 | .00 | .00 | .00 | .00 | 120,000 | |
| 71-3651-000 | PROCEEDS-PROP SALES-BELLO TER | .00 | .00 | 3,162,504 | .00 | .00 | .00 | |
| Total MISCELLANEOUS REVENUE: | | 1,229 | 319 | 3,162,504 | .00 | 1,000 | 121,000 | |
| REVENUE | | | | | | | | |
| 71-3771-000 | REIMBURSEMENT- SOILS STABILIZE | 14,046 | .00 | .00 | .00 | .00 | .00 | |
| Total REVENUE: | | 14,046 | .00 | .00 | .00 | .00 | .00 | |
| OTHER SOURCES OF FUNDS | | | | | | | | |
| 71-3850-000 | TRANSFER FROM GENERAL FUND | 1,276,000 | .00 | 1,112,000 | .00 | 1,110,800 | 1,110,800 | |
| 71-3870-000 | OTHER FIN USES-PMT TO ESCROW | .00 | 10,590,198 | .00 | .00 | .00 | .00 | |
| 71-3870-100 | OTHER FIN SOURCES-BND PROCEED | .00 | 9,100,000 | .00 | .00 | .00 | .00 | |
| 71-3870-200 | OTHER FIN SOURCES-BOND PREM | .00 | 1,482,176 | .00 | .00 | .00 | .00 | |
| 71-3890-000 | APPROPRIATION FRM FUND BALANC | .00 | .00 | .00 | .00 | 302,826 | 2,240,000 | |
| Total OTHER SOURCES OF FUNDS: | | 1,276,000 | 8,023- | 1,112,000 | .00 | 1,413,626 | 3,350,800 | |
| OPERATING EXPENSES | | | | | | | | |
| 71-70-110-00 | PERMANENT SALARIES | .00 | .00 | 525 | .00 | .00 | .00 | |
| 71-70-111-00 | ADMINISTRATIVE SALARIES | 86,041 | 77,572 | 52,182 | 34,129 | 72,000 | 85,000 | |
| 71-70-150-00 | EMPLOYEE BENEFITS | 30,858 | 24,557 | 16,807 | 11,574 | 30,000 | 35,000 | |
| 71-70-210-00 | SUBSCRIPTIONS AND MEMBERSHIPS | .00 | .00 | 125 | 4,050 | 10,000 | 10,000 | |
| 71-70-235-00 | TRAVEL | .00 | .00 | 7,455 | .00 | 7,500 | 7,500 | |
| 71-70-237-00 | CONFERENCES | .00 | .00 | 3,975 | .00 | .00 | .00 | |
| 71-70-243-00 | OFFICE EXPENSE | 216 | 386 | .00 | 3,249 | 1,000 | 1,000 | |
| 71-70-260-00 | BLDGS & GRNDS SUPPLIES & MAINT | .00 | .00 | .00 | .00 | .00 | 10,000 | |
| 71-70-270-00 | UTILITIES | .00 | .00 | .00 | .00 | .00 | 10,000 | |
| 71-70-310-00 | PROFESSIONAL SERVICES | 7,250 | 6,150 | .00 | .00 | .00 | 5,000 | |
| 71-70-310-01 | CHAMBER OF COMMERCE CONTRAC | .00 | .00 | 5,000 | 5,000 | 5,000 | 45,000 | |
| 71-70-310-02 | LEGISLATIVE CONSULTING | 82,629 | 59,375 | 62,750 | 45,000 | 45,000 | 45,000 | |
| 71-70-310-03 | ECON DEVELOPMENT CONTRACT | 113,053 | 182,236 | 180,075 | 37,700 | 175,000 | 175,000 | |
| 71-70-310-05 | PROJECT PROFESSIONAL/TECHNICA | 134,910 | 59,519 | 55,675 | 38,865 | 175,000 | 175,000 | |
| 71-70-310-07 | MISCELLANEOUS | 200 | 389 | .00 | 2,450 | 2,500 | 2,500 | |
| 71-70-312-00 | COMMUNITY ART SUPPORT | .00 | .00 | .00 | 20,000 | 20,000 | 20,000 | |
| 71-70-314-00 | LEGAL - GENERAL | .00 | 285 | 19 | 4,000 | 30,000 | 10,000 | |
| 71-70-315-00 | LEGAL - ENVIRONMENTAL | 27,921 | 64,606 | 5,329 | .00 | 50,000 | 10,000 | |
| 71-70-530-00 | INSURANCE AND TAXES | .00 | .00 | .00 | .00 | .00 | 21,000 | |
| 71-70-600-00 | SUNDRY EXPENSE | 1,717 | 156 | 2,673 | 8,290 | 4,000 | 5,000 | |
| Total OPERATING EXPENSES: | | 484,795 | 475,231 | 392,590 | 214,307 | 627,000 | 672,000 | |
| OTHER | | | | | | | | |
| 71-76-549-00 | CLOSING COSTS-BELLO TERRA | .00 | .00 | 10,310 | .00 | .00 | .00 | |
| 71-76-701-00 | LAND WRITE-DOWNS | .00 | 13,670 | .00 | .00 | .00 | .00 | |
| 71-76-795-00 | INCREMENT DISTRIBUTIONS | .00 | .00 | 192,942 | 31,467 | 75,000 | 75,000 | |

| Account Number | Account Title | 2019-20 Pri Year 3 Actual | 2020-21 Pri Year 2 Actual | 2021-22 Pri Year Actual | 06/23 Cur YTD Actual | 2022-23 Cur Year Budget | 2023-24 Future year Budget | FUTURE YEAR BUDGET |
|--|--------------------------------|---------------------------------|---------------------------------|-------------------------------|----------------------------|-------------------------------|----------------------------------|-----------------------|
| 71-76-795-10 | INCREMENT DISTRIBUTIONS-BOYER | .00 | .00 | .00 | .00 | 85,000 | 85,000 | |
| 71-76-795-20 | REPAYMENT OF COUNTY TIF | .00 | .00 | .00 | 115,829 | 102,826 | 100,000 | |
| 71-76-795-30 | INCREMENT DISTRIBU-3900 SO CDA | .00 | .00 | .00 | .00 | .00 | 32,000 | |
| 71-76-795-40 | INCREMENT DISTRIB - ZELLERBACH | .00 | .00 | 209,648 | 107,901 | 137,000 | 137,000 | |
| Total OTHER: | | .00 | 13,670 | 412,900 | 255,196 | 399,826 | 429,000 | |
| DEBT SERVICE | | | | | | | | |
| 71-78-835-00 | EXCISE TAX BOND PRINCIPAL | 755,000 | 805,000 | 760,000 | 790,000 | 790,000 | 810,000 | |
| 71-78-836-00 | EXCISE TAX BOND INTEREST | 520,124 | 429,675 | 348,741 | 317,800 | 317,800 | 300,800 | |
| 71-78-838-00 | BOND TRUST FEES | 1,500 | .00 | .00 | 1,750 | 3,000 | 3,000 | |
| 71-78-840-00 | COST OF BOND ISSUANCE | .00 | 190,559 | .00 | .00 | .00 | .00 | |
| Total DEBT SERVICE: | | 1,276,624 | 1,425,234 | 1,108,741 | 1,109,550 | 1,110,800 | 1,113,800 | |
| CAPITAL EXPENDITURES | | | | | | | | |
| 71-80-711-00 | LANDS AND RIGHTS-OF-WAY | .00 | .00 | .00 | 150,000 | .00 | 2,000,000 | |
| 71-80-865-02 | MARKET STATION-ENGINEER/SOILS | 2,969 | .00 | .00 | .00 | .00 | .00 | |
| 71-80-865-03 | MARKET STATION-PROFESSIONAL | 1,909 | 389 | .00 | .00 | .00 | .00 | |
| 71-80-865-04 | MARKET STATION-PROP MGT | 4,927 | 3,541 | 9,962 | .00 | .00 | .00 | |
| 71-80-865-05 | MARKET STATION-REPAIR/MAINT | 716 | 409 | 5,217 | .00 | 20,000 | .00 | |
| 71-80-868-01 | SOILS REMEDIATE - RCPT OFFSET | .00 | 381,059- | .00 | .00 | .00 | .00 | |
| 71-80-868-02 | BELLO TERRA - ENGINEER/SOILS | 982,684 | 384,960 | .00 | .00 | .00 | .00 | |
| 71-80-868-03 | S-LINE SOUTH - PROFESSIONAL | .00 | 17,728 | .00 | .00 | .00 | .00 | |
| 71-80-868-06 | S-LINE SOUTH - INSUR/TAXES | 52,484 | 53,528 | 38,740 | .00 | .00 | .00 | |
| Total CAPITAL EXPENDITURES: | | 1,045,689 | 79,495 | 53,919 | 150,000 | 20,000 | 2,000,000 | |
| TRANSFERS | | | | | | | | |
| 71-95-911-00 | TRANSFER FROM GF FOR DEBT SER | .00 | 1,291,000- | .00 | .00 | .00 | .00 | |
| Total TRANSFERS: | | .00 | 1,291,000- | .00 | .00 | .00 | .00 | |
| REDEVELOPMENT AGENCY FUND Revenue Total: | | 1,450,069 | 158,224 | 5,016,782 | 645,059 | 2,157,626 | 4,214,800 | |
| REDEVELOPMENT AGENCY FUND Expenditure Total: | | 2,807,108 | 702,630 | 1,968,149 | 1,729,053 | 2,157,626 | 4,214,800 | |
| Net Total REDEVELOPMENT AGENCY FUND: | | 1,357,039- | 544,405- | 3,048,633 | 1,083,994- | .00 | .00 | |
| Net Grand Totals: | | 1,357,039- | 544,405- | 3,048,633 | 1,083,994- | .00 | .00 | |