



**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, April 26, 2023**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **5:45 p.m.**, or as soon thereafter as possible.

Watch live or recorded City Council meetings at sslc.gov

Conducting: Portia Mila

Opening Ceremonies

1. Roll Call

No Action Comments

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

Approval of Minutes

January 11th, 2023 RDA Meeting

New Business

Review and Discussion of RDA Tentative
Budget for Fiscal Year 2023/2024.

Jonathan Weidenhamer

Motion for Closed Meeting

Adjourn

Posted April 21, 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

CITY OF SOUTH SALT LAKE REDEVOLPMENT AGENCY
MINUTES OF MEETING HELD
April 26, 2023

Date/Time/Place Wednesday, April 26, 2023
5:45 p.m.
220 East Morris Avenue
South Salt Lake, Utah 84115

Conducting: Director LeAnne Huff

DIRECTORS PRESENT:
LeAnne Huff, Sharla Bynum, Shane Siwik,
Corey Thomas, and Clarissa Williams

DIRECTORS EXCUSED:
Portia Mila, Natalie Pinkney

STAFF PRESENT:
Mayor Cherie Wood
Josh Collins, City Attorney
Jack Carruth, Police Chief
Terry Addison, Fire Chief
Crystal Makin, Finance Director
Jonathan Weidenhamer, Community & Economic Development Director
Kelli Meranda, Promise Director
Christine Simonette, Homeless Strategies Director
Scott Mecham, Fleet Division Manager
Eliza Ungricht, Deputy Community Development Director
Corby Talbot, Stormwater Division Manager
Jason Taylor, Water Division Manager
Jenica Laws, Animal Services Supervisor
Danielle Croyle, Public Information Officer
Tory Laws, Wastewater Division Manager
Jessica Potter, Executive Assistant
Ariel Andrus, City Recorder
Sara Ramirez, Deputy City Recorder

Others Attending:
See Attached

Opening Ceremonies

1. **Roll Call.** Five Board Members were present. Directors Mila and Pinkney were excused.

No Action Comments.

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

Approval of Minutes

January 11, 2023 RDA Meeting

Director Williams moved to approve these minutes.

MOTION: Clarissa Williams

SECOND: Corey Thomas

Voice Vote:

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

New Business

1. Review and Discussion of RDA Tentative Budget for Fiscal Year 2023/2024.

Community and Economic Development Director, Jonathan Weidenhamer, gave an overview of the proposed budget, a copy of which is attached and incorporated by this reference.

He said that the proposed budget is almost identical to last year’s budget proposal, apart from some minor changes.

He talked about how the goal of the Redevelopment Agency (RDA) is to be able to stand alone and not draw out money from the City’s General Fund. He said that the RDA can, and should, function as a separate board from the City but noted that the board utilizes City staff as a matter of cost efficiency and instead of having to tap into consulting resources.

For this next year, the intention is to re-orient some of the professional services and resources. He also wants to pursue a re-commitment to the Chamber and believes that they can use some strategic planning which the RDA can aid with in terms of identifying the needs of their constituents and member so that they can be able to drive revenue and become self-sufficient. He believes that they could receive some Human Resources support so that South Salt Lake Chamber President, Gary Birdsall, can keep his focus on the work that is needed.

Other plans for this next year include a focus on using funds to benefit businesses through community events such as the Mural Fest, the City’s upcoming anniversary, etc.

Another focus will be on the walking and biking infrastructure, street cross sections, bike racks, all things that provide benefits to businesses and residents.

City Attorney, Josh Collins, added that they would also need to set a Public Hearing to adopt the annual budget.

Director Siwik made a motion to set the Public Hearing for the 2023-2024 RDA Budget to be on the same night as the Public Hearing for the City's final adoption of the 2023-2024 City budget, that is scheduled to take place on June 14, 2023, at 7:30 p.m.

MOTION: Shane Siwik

SECOND: Sharla Bynum

Voice Vote:

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

Adjourn

Director Bynum made a motion to adjourn.

MOTION: Sharla Bynum

SECOND: Clarissa Williams

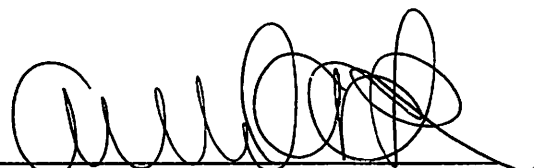
Voice Vote:

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

The meeting adjourned at 5:55 p.m.



Portia Mila, RDA Chair



Ariel Andrus, RDA Secretary

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	386,950	743,000	743,000	
Total TAXES:		158,794	165,928	742,278	386,950	743,000	743,000	
MISCELLANEOUS REVENUE								
71-3610-000	INTEREST EARNINGS	1,229	319	.00	.00	1,000	1,000	
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	1,000	
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	284,000	
Total OTHER SOURCES OF FUNDS:		1,276,000	8,023-	1,112,000	.00	1,413,626	1,394,800	
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	30,097	72,000	85,000	
71-70-150-00	EMPLOYEE BENEFITS	30,858	24,557	16,807	10,154	30,000	35,000	
71-70-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	.00	.00	125	3,550	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	.00	1,000	1,000	
71-70-260-00	BLDGS & GRNDS SUPPLIES & MAINT	.00	.00	.00	.00	.00	10,000	
71-70-310-00	PROFESSIONAL SERVICES	7,250	6,150	.00	.00	.00	.00	
71-70-310-01	CHAMBER OF COMMERCE CONTRAC	.00	.00	5,000	5,000	5,000	5,000	
71-70-310-02	LEGISLATIVE CONSULTING	82,629	59,375	62,750	37,500	45,000	45,000	
71-70-310-03	ECON DEVELOPMENT CONTRACT	113,053	182,236	180,075	30,425	175,000	175,000	
71-70-310-05	PROJECT PROFESSIONAL/TECHNICA	134,910	59,519	55,675	13,865	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	
71-70-600-00	SUNDRY EXPENSE	1,717	156	2,673	5,508	4,000	5,000	
Total OPERATING EXPENSES:		484,795	475,231	392,590	162,550	627,000	596,000	
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	.00	75,000	75,000	
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	7,712	102,826	100,000	
71-76-795-30	INCREMENT DISTRIBU-3900 SO CDA	.00	.00	.00	.00	.00	32,000	

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
71-76-795-40	INCREMENT DISTRIB - ZELLERBACH	.00	.00	209,648	107,901	137,000	137,000	
	Total OTHER:	.00	13,670	412,900	115,613	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	166,800	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	958,550	1,110,800	1,113,800	
CAPITAL EXPENDITURES								
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	.00	20,000	.00	
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	386,950	2,157,626	2,138,800	
	REDEVELOPMENT AGENCY FUND Expenditure Total:	2,807,108	702,630	1,968,149	1,236,713	2,157,626	2,138,800	
	Net Total REDEVELOPMENT AGENCY FUND:	1,357,039-	544,405-	3,048,633	849,763-	.00	.00	
	Net Grand Totals:	1,357,039-	544,405-	3,048,633	849,763-	.00	.00	