



**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, October 25, 2023**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:15 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council 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

June 14th, RDA Meeting

New Business

1. A Resolution of the Redevelopment Agency of South Salt Lake Initiating the Process of Adopting a Community Reinvestment Project Area Plan by Designating a Survey Area Known as the "Southwest Quadrant CRA Survey Area".

Jonathan Weidenhamer

Motion for Closed Meeting

Adjourn

Posted October 20, 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 REDEVELOPMENT AGENCY
MINUTES OF MEETING HELD
October 25, 2023

Date/Time/Place Wednesday, October 25, 2023
6:16 p.m.
220 East Morris Avenue
South Salt Lake, Utah 84115

Conducting: RDA Chair Portia Mila

DIRECTORS PRESENT:
LeAnne Huff, Sharla Bynum, Portia Mila,
Corey Thomas, and Clarissa Williams

DIRECTORS EXCUSED:
Natalie Pinkney

STAFF PRESENT:
Mayor Cherie Wood
Jack Carruth, Police Chief
Terry Addison, Fire Chief
Crystal Makin, Finance Director
Sharen Hauri, Neighborhoods Director
Lisa Forrester, Justice Court Administrator
Jonathan Weidenhamer, Community & Economic Development Director
Jessica Potter, Executive Assistant
Honor Steele, IT Applications & Website Specialist
Sara Ramirez, Deputy City Recorder

Others Attending: See Attached

Opening Ceremonies

1. **Roll Call.** Five Board Members were present. Director Pinkney was excused.

No Action Comments.

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

Approval of Minutes

June 14th, RDA Meeting Minutes. Director Huff moved to approve these minutes.

MOTION: LeAnne Huff
SECOND: Clarissa Williams

Voice Vote:

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

New Business

- 1. A Resolution of the Redevelopment Agency of South Salt Lake Initiating the Process of Adopting a Community Reinvestment Project Area Plan by Designating a Survey Area Known as the "Southwest Quadrant CRA Survey Area".**

Community and Economic Development Director, Jonathan Weidenhamer, went over the PowerPoint presentation, a copy of which is attached and incorporated by this reference, with the RDA Board.

The Southwest Quadrant CRA Survey Area would, in summary, cover a larger area that would give the City more flexibility for redevelopment in the future but also wouldn't be binding. If this Resolution were adopted, the second step would be to adopt a street project area that would draw a hard boundary around Golf the Round and give it a budget, defined area, and come with a development agreement.

He then gave a summary of the Golf the Round project, that's being developed by Dakota Pacific Real Estate. Some of the project details include: a two hundred-million-dollar investment, a million square feet of tilt-up concrete, light manufacturing, and four industrial buildings that would start being built in Spring 2024 and take around 4-5 years to complete in possibly 2-3 phases. Currently, it's generating around \$12,000 in taxes but with the completion of the project the annual tax base would be over \$850,000, which would be a significant increase and redevelopment opportunity for the City.

Additionally, the developer has sought environmental remediation since the property was formerly a uranium site. The City has also been working with the County and Granite School District over the last few months on an independent review of their GAP analysis to determine if the project is or isn't feasible without public assistance. Dakota Pacific will also be at the next RDA meeting to go over more details regarding this.

The first step at this time is adopting this proposed Resolution to create the survey area. The next step would be to come back with a discrete project, that would remain unbinding for the City, and would have a budget with details of what it would be for, for how long, etc. The third step would come around next spring and include a Public Hearing to consider a Resolution to adopt an interlocal agreement with each taxing entity that would show how the funds from the public property tax would go back to the developer.

Director Thomas wanted to state on the record that she would be recusing herself from voting on this matter since Golf the Round is her current employer.

Director Bynum said that she liked how they extended the survey area and that there's a lot of potential for what can be done.

Director Williams wanted to know if there were any plans for the small businesses that are currently in the surrounding area, to which Mr. Weidenhamer said that the only binding thing as of right now was any current zoning. He said that they have no plans set in place and that they would come to the board with any strategy that may come about as time goes on.

Director Bynum made a motion to approve the Resolution.

MOTION: Sharla Bynum

SECOND: Clarissa Williams

Roll Call Vote:

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

Director Huff made a motion to adjourn.

MOTION: LeAnne Huff

SECOND: Sharla Bynum


Voice Vote:

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

The meeting adjourned at 6:31 p.m.



Portia Mila, RDA Chair



Ariel Andrus, RDA Secretary

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SOUTH SALT LAKE INITIATING THE PROCESS OF ADOPTING A COMMUNITY REINVESTMENT PROJECT AREA PLAN BY DESIGNATING A SURVEY AREA KNOWN AS THE “SOUTHWEST QUADRANT CRA SURVEY AREA”

WHEREAS, the Redevelopment Agency of South Salt Lake (the “Agency”) was created by the South Salt Lake City Council (the “Council”) to transact the business and exercise all the powers provided for by Title 17C of the Utah Code, “Limited Purpose Local Government Entities—Community Reinvestment Agency Act” (the “RDA Act”); and

WHEREAS, Utah Code 17C-1-102(58) defines “Survey area” as a “geographic area designated for study by a survey area resolution to determine whether: (a) one or more project areas within the survey area are feasible; or (b) a development exists within the survey area;” and

WHEREAS, Utah Code 17C-2-101.5 authorizes the Agency to establish a survey area and outlines the necessary requirements, including adopting a resolution that: 1) designates an area located within the Agency’s boundaries as a survey area, 2) a statement that the survey area requires study to determine whether: a) one or more urban renewal project areas within the survey area are feasible, b) whether a development impediment exists within the survey area, and 3) the resolution must contain a boundary description or map of the survey area; and

WHEREAS, the Agency has identified an area located within its boundaries as a survey area, a map of which is attached to this resolution as Exhibit A (the “Southwest Quadrant CRA Survey Area” or the “Survey Area”); and

WHEREAS, the Agency has determined that the Survey Area requires study to determine whether one or more urban renewal project areas within the survey area are feasible and whether a development impediment exists within the survey area; and

WHEREAS, the Agency desires to initiate the process of adopting one or more community reinvestment project area plans by adopting this resolution establishing the boundaries of a survey area. The boundaries of the survey area are depicted on the map attached to this resolution as Exhibit A (the “Southwest Quadrant CRA Survey Area”). The Southwest Quadrant CRA Survey Area is located entirely within the Agency’s boundaries.

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

SECTION I: The Southwest Quadrant CRA Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas and whether a development impediment exists within the Southwest Quadrant CRA Survey Area. Agency staff, consultants and legal counsel are authorized and instructed to conduct such study.

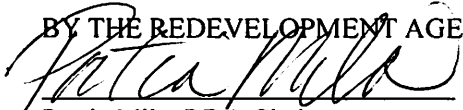
SECTION II: Agency staff, consultants and legal counsel are authorized to prepare a proposed community reinvestment project area plan for each proposed community reinvestment project area designated by them in the Southwest Quadrant CRA Survey Area, and to conduct any examination,

investigation, or negotiation regarding each proposed community reinvestment project area that they consider appropriate.

SECTION III: The *above* recitals, and all attached Exhibits, are by this reference made part of this resolution. This resolution takes effect upon adoption.

DATED this 25 day of Oct. 2023.

BY THE REDEVELOPMENT AGENCY:


Portia Mila, RDA Chair

RDA Board Vote as Recorded:

Bynum:	<u>YPS</u>
Williams:	<u>YPS</u>
Huff:	<u>YPS</u>
Mila:	<u>YPS</u>
Pinkney:	<u>absent</u>
Thomas:	<u>abstain</u>



ATTEST:



Ariel Andrus, RDA Secretary

Exhibit A
Survey Area Map

Southwest Quadrant CRA Survey Area

