



**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 9, 2021**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:45 p.m.**, or as soon thereafter as possible. The meeting can be viewed on Ustream. The link can be found on the City Council page on the City's website sslc.com/city-government/council-meetings.

Conducting: Portia Mila

Opening Ceremonies

1. Roll Call

Meeting Minutes

April 28, 2021

No Action Comments

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

Public Hearing – 6:45 (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, 2020 to June 30, 2021

1. Kyle Kershaw 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 on the manner

Adjourn

Posted June 4, 2021

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

CITY COUNCIL

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
PORTIA MILA
SHANE SIWIK
NATALIE PINKNEY
RAY DEWOLFE

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE CITY
UTAH
84115
P 801.483.6027
F 801.464.6770
TTY: 711
SSLC.COM

CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY
MINUTES OF MEETING HELD
June 9, 2021

Date/Time/Place Wednesday, June 9, 2021
6:45 p.m.
220 East Morris Avenue #200
South Salt Lake, Utah 84115

Conducting Portia Mila

DIRECTORS PRESENT:

Sharla Bynum, Ray deWolfe, LeAnne Huff, Portia Mila, Natalie Pinkney,
Corey Thomas and Shane Siwik

STAFF PRESENT:

Mayor Cherie Wood
Charee Peck, Chief of Staff
Josh Collins, City Attorney
Brienne Brass, Attorney
Terry Addison, Fire Chief
Kyle Kershaw, Finance Director
Chrystal Makin, Staff Accountant
Randy Sant, Economic Development Consultant
Alexandra White, Community Development Director
Sean Lewis, Deputy Community Development Director
Tiffany Kelson, Police Department
Craig Burton, City Recorder
Ariel Andrus, Deputy City Recorder

Others Attending: See Attached

Motion for Closed Meeting

Opening Ceremonies

1. Roll Call.

Approval of Minutes

April 28, 2021. Director Bynum moved to approve these minutes.

MOTION: Sharla Bynum
SECOND: Natalie Pinkney

Voice Vote:

Bynum: Yes
 deWolfe: Yes
 Huff: Yes
 Mila: Yes
 Pinkney: Yes
 Siwik: Yes
 Thomas: Yes

No Action Comments.

1. Bills, Claims, and Communications. None.

2. Report of the Executive Director. None.

Public Hearing – 6:45 (Or as soon thereafter as possible)

Economic Development Director, Randy Sant, explained that there have not been any additional items added to the budget since it was first presented as the tentative budget with the exception of one item.

They were hoping they would be able to close on the Boyer State Street property by the end of this fiscal year. However, the State has not issued the enforceable application for the property and it doesn't look like it will be done before the end of the fiscal year. So, staff is preparing all of the closing documents which will be place in escrow. They will have the deed, the title, and everything ready to go so when the EWA is issued they can close the very next day. Then, they will come back to the RDA Board after the closure and take care of the revenue coming in as well as the expenses and they will amend the year ending 2022 budget.

Director Mila opened the public hearing at 6:51.

There were no comments.

Director Mila closed the public hearing at 6:51.

Director Siwik moved that the budget be placed on the June 23, 2021, RDA meeting.

MOTION: Shane Siwik
 SECOND: Corey Thomas

Roll Call Vote:

Bynum: Yes
 deWolfe: Yes
 Huff: Yes
 Mila: Yes
 Pinkney: Yes
 Siwik: Yes
 Thomas: Yes

Director deWolfe made a motion to adjourn.

MOTION: Sharla Bynum

SECOND: Ray deWolfe

Voice Vote:

Bynum: Yes

deWolfe: Yes

Huff: Yes

Mila: Yes

Pinkney: Yes

Siwik: Yes

Thomas: Yes

The meeting adjourned at 5:55 p.m.



Portia Mila, RDA Chair



Craig D. Burton, RDA Secretary

RESOLUTION NO. R2021-_____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH SALT LAKE APPROVING AND ADOPTING THE BUDGET FOR FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022

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

WHEREAS, the Board of Redevelopment Agency for the City of South Salt Lake (the “Board”) met in regular session on June 9, 2021 to consider, among other things, adopting a final budget for the fiscal year beginning July 1, 2021 and ending June 30, 2022; and

WHEREAS, a duly noticed public hearing was held on June 9, 2021, as prescribed by Utah Code Annotated Section 17C-1-601.5; and

WHEREAS, the Redevelopment Agency (“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 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, 2021 and ending June 30, 2022, and is hereby adopted as the “Budget of the Redevelopment Agency of South Salt Lake City, Utah for the Fiscal Year 2021-2022” (the “Budget”).

SECTION II: Pursuant to Utah Code Ann. 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 _____ 2021.

BY THE REDEVELOPMENT AGENCY:

Portia Mila , RDA Chair

City Council Vote as Recorded:

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

ATTEST:

Craig D. Burton, RDA Secretary

Budget of the Redevelopment Agency of the City of South Salt Lake for the Fiscal Year 2021-
2022

| Account Number | Account Title | 2017-18 Pri Year 3 Actual | 2018-19 Pri Year 2 Actual | 2019-20 Pri Year Actual | 06/22 Cur YTD Actual | 2020-21 Cur Year Budget | 2021-22 Future year Budget | FUTURE YEAR BUDGET |
|----------------------------------|--------------------------------|---------------------------------|---------------------------------|-------------------------------|----------------------------|-------------------------------|----------------------------------|-----------------------|
| REDEVELOPMENT AGENCY FUND | | | | | | | | |
| TAXES | | | | | | | | |
| 71-3111-000 | PROPERTY TAX INCREMENT | 253,345 | 142,421 | 158,794 | 165,928 | 394,000 | 564,000 | |
| Total TAXES: | | 253,345 | 142,421 | 158,794 | 165,928 | 394,000 | 564,000 | |
| MISCELLANEOUS REVENUE | | | | | | | | |
| 71-3610-000 | INTEREST EARNINGS | 976 | 1,423 | 1,229 | 409 | 500 | 1,000 | |
| 71-3615-000 | RENTAL INCOME | 671 | .00 | .00 | .00 | .00 | .00 | |
| 71-3651-000 | PROCEEDS-PROP SALES-BELLO TER | .00 | .00 | .00 | .00 | 4,570,000 | .00 | |
| Total MISCELLANEOUS REVENUE: | | 1,647 | 1,423 | 1,229 | 409 | 4,570,500 | 1,000 | |
| REVENUE | | | | | | | | |
| 71-3771-000 | REIMBURSEMENT- SOILS STABILIZE | .00 | .00 | 14,046 | .00 | 125,000 | .00 | |
| Total REVENUE: | | .00 | .00 | 14,046 | .00 | 125,000 | .00 | |
| OTHER SOURCES OF FUNDS | | | | | | | | |
| 71-3850-000 | TRANSFER FROM GENERAL FUND | 1,600,000 | 1,600,000 | 1,276,000 | .00 | 1,291,000 | 1,112,000 | |
| 71-3890-000 | APPROPRIATION FRM FUND BALANC | .00 | .00 | .00 | .00 | .00 | 162,500 | |
| Total OTHER SOURCES OF FUNDS: | | 1,600,000 | 1,600,000 | 1,276,000 | .00 | 1,291,000 | 1,274,500 | |
| OPERATING EXPENSES | | | | | | | | |
| 71-70-110-00 | PERMANENT SALARIES | .00 | .00 | .00 | 577 | .00 | .00 | |
| 71-70-111-00 | ADMINISTRATIVE SALARIES | 135,791 | 126,454 | 86,041 | 67,620 | 90,000 | 92,000 | |
| 71-70-115-00 | BOARD MEMBER SALARIES | 16,441 | 14,838 | .00 | .00 | .00 | .00 | |
| 71-70-150-00 | EMPLOYEE BENEFITS | 51,700 | 49,189 | 30,858 | 21,265 | 26,000 | 29,000 | |
| 71-70-210-00 | SUBSCRIPTIONS AND MEMBERSHIPS | 6,800 | 7,196 | .00 | .00 | 2,000 | 2,000 | |
| 71-70-243-00 | OFFICE EXPENSE | .00 | 75 | 216 | 286 | 1,000 | 1,000 | |
| 71-70-247-00 | STATIONERY AND SUPPLIES | .00 | .00 | .00 | 100 | .00 | .00 | |
| 71-70-310-00 | PROFESSIONAL SERVICES | 1,350 | 767 | 7,250 | 2,450 | .00 | .00 | |
| 71-70-310-01 | CHAMBER OF COMMERCE CONTRAC | 37,511 | 5,000 | .00 | .00 | 5,000 | 5,000 | |
| 71-70-310-02 | LEGISLATIVE CONSULTING | 37,500 | 45,000 | 82,629 | 44,125 | 45,000 | 45,000 | |
| 71-70-310-03 | ECON DEVELOPMENT CONTRACT | 89,625 | 144,875 | 113,053 | 140,361 | 145,000 | 145,000 | |
| 71-70-310-05 | PROJECT PROFESSIONAL/TECHNICA | 110,053 | 29,190 | 134,910 | 30,649 | 185,000 | 145,000 | |
| 71-70-310-07 | MISCELLANEOUS | 1,830 | 290 | 200 | 198,971 | 1,500 | 1,500 | |
| 71-70-314-00 | LEGAL - GENERAL | .00 | .00 | .00 | 285 | 15,000 | 20,000 | |
| 71-70-315-00 | LEGAL - ENVIRONMENTAL | .00 | .00 | 27,921 | 44,888 | 45,000 | 30,000 | |
| 71-70-600-00 | SUNDRY EXPENSE | 919 | 1,736 | 1,717 | .00 | 4,000 | 4,000 | |
| Total OPERATING EXPENSES: | | 489,520 | 424,609 | 484,795 | 551,576 | 564,500 | 519,500 | |
| OTHER | | | | | | | | |
| 71-76-549-00 | CLOSING COSTS-BELLO TERRA | .00 | .00 | .00 | .00 | 200,000 | .00 | |
| 71-76-701-00 | LAND WRITE-DOWNS | .00 | 1,074,775 | .00 | .00 | .00 | .00 | |
| 71-76-795-00 | INCREMENT DISTRIBUTIONS | .00 | .00 | .00 | .00 | .00 | 75,000 | |
| 71-76-795-10 | INCREMENT DISTRIBUTIONS-BOYER | .00 | .00 | .00 | .00 | .00 | 58,000 | |
| 71-76-795-30 | INCREMENT DISTRIBU-WEST TECH | .00 | .00 | .00 | .00 | 75,000 | .00 | |
| 71-76-795-40 | INCREMENT DISTRIB - ZELLERBACH | .00 | .00 | .00 | .00 | 58,000 | 78,000 | |
| Total OTHER: | | .00 | 1,074,775 | .00 | .00 | 333,000 | 211,000 | |

| Account Number | Account Title | 2017-18 Pri Year 3 Actual | 2018-19 Pri Year 2 Actual | 2019-20 Pri Year Actual | 06/22 Cur YTD Actual | 2020-21 Cur Year Budget | 2021-22 Future year Budget | FUTURE YEAR BUDGET |
|--|-------------------------------|---------------------------------|---------------------------------|-------------------------------|----------------------------|-------------------------------|----------------------------------|-----------------------|
| DEBT SERVICE | | | | | | | | |
| 71-78-816-00 | PRINCIPAL ON INTERFUND LOAN | .00 | .00 | .00 | .00 | 1,000,000 | .00 | |
| 71-78-820-00 | INTEREST ON INTERFUND BOND | .00 | .00 | .00 | .00 | 90,000 | .00 | |
| 71-78-835-00 | EXCISE TAX BOND PRINCIPAL | 665,000 | 705,000 | 755,000 | 805,000 | 805,000 | 760,000 | |
| 71-78-836-00 | EXCISE TAX BOND INTEREST | 582,667 | 552,390 | 520,124 | 251,719 | 486,000 | 349,000 | |
| 71-78-838-00 | BOND TRUST FEES | .00 | 1,500 | 1,500 | .00 | 2,000 | .00 | |
| Total DEBT SERVICE: | | 1,247,667 | 1,258,890 | 1,276,624 | 1,056,719 | 2,383,000 | 1,109,000 | |
| CAPITAL EXPENDITURES | | | | | | | | |
| 71-80-860-00 | INFRASTRUCTURE | 120,000 | .00 | .00 | .00 | .00 | .00 | |
| 71-80-860-01 | MARKET STATION INFRASTRUCTURE | 3,735 | .00 | .00 | .00 | .00 | .00 | |
| 71-80-865-01 | MARKET STATION-DEMOLITION | .00 | 3,210 | .00 | .00 | .00 | .00 | |
| 71-80-865-02 | MARKET STATION-ENGINEER/SOILS | .00 | 52,500 | 2,969 | .00 | .00 | .00 | |
| 71-80-865-03 | MARKET STATION-PROFESSIONAL | 220 | .00 | 1,909 | 389 | .00 | .00 | |
| 71-80-865-04 | MARKET STATION-PROP MGT | 10,931 | 6,080 | 4,927 | 3,132 | 1,000 | .00 | |
| 71-80-865-05 | MARKET STATION-REPAIR/MAINT | .00 | .00 | 716 | .00 | .00 | .00 | |
| 71-80-868-01 | SOILS REMEDIATE - RCPT OFFSET | .00 | .00 | .00 | 381,059- | .00 | .00 | |
| 71-80-868-02 | BELLO TERRA - ENGINEER/SOILS | 220 | .00 | 982,684 | 384,960 | 350,000 | .00 | |
| 71-80-868-03 | S-LINE SOUTH - PROFESSIONAL | .00 | .00 | .00 | 17,728 | 3,500 | .00 | |
| 71-80-868-06 | S-LINE SOUTH - INSUR/TAXES | 54,752 | 51,798 | 52,484 | 53,528 | 52,000 | .00 | |
| Total CAPITAL EXPENDITURES: | | 189,857 | 113,588 | 1,045,689 | 78,676 | 406,500 | .00 | |
| TRANSFERS | | | | | | | | |
| 71-95-911-00 | TRANSFER FROM GF FOR DEBT SER | .00 | .00 | .00 | 1,185,000- | .00 | .00 | |
| 71-95-975-00 | TRAN TO (FROM) RESERVE | .00 | .00 | .00 | .00 | 2,693,500 | .00 | |
| Total TRANSFERS: | | .00 | .00 | .00 | 1,185,000- | 2,693,500 | .00 | |
| REDEVELOPMENT AGENCY FUND Revenue Total: | | 1,854,992 | 1,743,844 | 1,450,069 | 166,337 | 6,380,500 | 1,839,500 | |
| REDEVELOPMENT AGENCY FUND Expenditure Total: | | 1,927,043 | 2,871,862 | 2,807,108 | 501,972 | 6,380,500 | 1,839,500 | |
| Net Total REDEVELOPMENT AGENCY FUND: | | 72,051- | 1,128,018- | 1,357,039- | 335,635- | .00 | .00 | |
| Net Grand Totals: | | 72,051- | 1,128,018- | 1,357,039- | 335,635- | .00 | .00 | |