

1. Community Reinvestment Agency Meeting Agenda And Packet (PDF)  
Millcreek City Council & Community Reinvestment Agency Meeting Agenda

Public Notice is hereby given that the City Council of Millcreek will assemble in a regular public meeting on Monday, 13 January 2020 at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106, commencing at 7:00 p.m. The Community Reinvestment Agency of Millcreek will also assemble in a regular public meeting and will commence when the City Council has recessed or concluded the Council meeting.

7:00 p.m. - REGULAR MEETING:

1. Welcome, Introduction, and Preliminary Matters

1.1 Flag Ceremony; Unified Police Department Millcreek Precinct

1.2 National Anthem by Millcreek Staff Trio; Erin O'Kelley, Josie Angerhofer, and Rebecca Hansen

1.3 Administration of the Oaths of Office for Mayor Jeff Silvestrini, Council Member Silvia Catten from District 1, and Council Member Cheri Jackson from District 3; Elyse Sullivan, City Recorder

1.4 State of the City Address; Mayor Jeff Silvestrini

1.5 Public Comment

Audience members may bring any item to the Council's attention. Comments are subject to the Public Comment and Policy set forth below. State Law prohibits the Council from acting on items that do not appear on the agenda.

2. Financial Matters

2.1 Public Hearing on Opening and Amending the Fiscal Year 2019-20 General Fund Budget and the Fiscal Year 2019-20 Capital Improvement Project Budget

2.2 Discussion and Consideration of Ordinance 20-01, Amending the 2019-2020 Fiscal Year Budget

3. Business Matters

3.1 Discussion and Consideration of Resolution 20-01, Approving an Interlocal Cooperative Agreement with Salt Lake County with Respect to Oblique Imagery (Aerial Photography)

4. Reports

4.1 Mayor's Report

4.2 City Council Member Reports

4.3 Staff Reports

5. Consent Agenda

5.1 Approval of November 18, 2019 Work Meeting Minutes

5.2 Approval of December 9, 2019 Work Meeting and Regular Meeting Minutes

5.3 Approval of December 10, 2019 Special Meeting Minutes

5.4 Approval of December 16, 2019 Work Meeting and Special Meeting Minutes

6. New Items for Subsequent Consideration

7. Calendar of Upcoming Events

- Planning Commission Mtg., 1/15/20, 5:00 p.m. at City Hall

- City Council Work Mtg., TUESDAY 1/21/20, 5:30 p.m. at City Hall

- City Council Mtg., 1/27/20, 5:00 p.m. at City Hall

8. Closed Session (If Needed)

The Council may convene in a closed session to discuss items as provided by Utah Code Ann. §52-4-205.

9. Adjournment

### **Community Reinvestment Agency Convening**

1. Public Hearing on Opening and Amending the Fiscal Year 2019-20 Community Reinvestment Agency Budget
2. Discussion and Consideration of Resolution 20-01, Amending the Community Reinvestment Agency Budget for the Fiscal Year Beginning July 1, 2019 and Ending June 30, 2020
3. Approval of October 14, 2019 Meeting Minutes
4. Adjourn

In accordance with the Americans with Disabilities Act, Millcreek will make reasonable accommodation for participation in the meeting. Individuals may request assistance by contacting the ADA Coordinator, 801-214-2751 or [khansen@millcreek.us](mailto:khansen@millcreek.us), at least 48 hours in advance of the meeting.

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THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF MILLCREEK HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS EMAILED OR POSTED TO:

City Offices City Website Utah Public Notice Website  
Those Listed on the Agenda <http://millcreek.us>  
<http://pmn.utah.gov>

DATE: January 8, 2020

CITY RECORDER: Elyse Sullivan

\*Agenda items may be moved in order, sequence, and time to meet the needs of the Council and Agency\*

Documents:

[CC AND CRA 1-13-20 AGENDA.PDF](#)  
[ITEM 2 \\_ RESOLUTION 20-01 AMENDING THE CRA BUDGET.PDF](#)  
[ITEM 3 \\_ CRA 10-14-19 DRAFT MINUTES.PDF](#)



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- 1.5 Public Comment  
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- 2.1 **Public Hearing** on Opening and Amending the Fiscal Year 2019-20 General Fund Budget and the Fiscal Year 2019-20 Capital Improvement Project Budget
- 2.2 Discussion and Consideration of **Ordinance 20-01**, Amending the 2019-2020 Fiscal Year Budget

### 3. Business Matters

- 3.1 Discussion and Consideration of **Resolution 20-01**, Approving an Interlocal Cooperative Agreement with Salt Lake County with Respect to Oblique Imagery (Aerial Photography)

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- 4.2 City Council Member Reports
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DATE: January 8, 2020

CITY RECORDER: Elyse Sullivan

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**RESOLUTION NO. 20-01**

**A RESOLUTION OF THE MILLCREEK COMMUNITY REINVESTMENT AGENCY  
AMENDING THE COMMUNITY REINVESTMENT AGENCY (CRA)  
ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2019, AND  
ENDING JUNE 30, 2020**

**WHEREAS**, the Millcreek Community Reinvestment Agency (“Agency”) Board met in regular session on January 13, 2020 to consider, among other things, amending the Community Reinvestment Agency (CRA) annual budget for the fiscal year beginning July 1, 2019, and ending June 30, 2020 (see attached Exhibit “A” identified as *Millcreek CRA Budget Amendment #1 Fiscal Year 2019-2020*); and

**WHEREAS**, the Board has adhered to appropriate public hearing requirements as required by law.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of the Millcreek Community Reinvestment Agency amends the annual budget for fiscal year beginning July 1, 2019, and ending June 30, 2020.

**THIS RESOLUTION**, assigned No. 20-01, shall take effect immediately upon passage and acceptance as provided herein.

**PASSED AND APPROVED** this 13<sup>th</sup> day of January, 2020.

**MILLCREEK**

By: \_\_\_\_\_  
**Jeff Silvestrini, Chair**


**ATTEST:**

\_\_\_\_\_  
**Elyse Sullivan, City Recorder**

Roll Call Vote:		
Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

# Memo

**To:** Millcreek CRA Board of Directors

**From:** Laurie Johnson – HR/Finance Director 

**cc:** John Geilmann – City Manager

**Date:** January 7, 2020

**Re:** FY 2019-20 CRA Budget – Amendment #1

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Attached you will find the first budget amendment for FY 2019-20. This amendment increases the Community Reinvestment Agency budget in the amount of \$20,809,145.

This budget amendment includes the following:

- Revenues and expenses related to properties purchased within the Millcreek City Center CRA
- Interest received on bond proceeds
- Funds to account for debt interest paid on the bond
- Bond proceeds and expenses related to the CRA bond
- Revenues and expenses related to the West Millcreek CRA

FY 2019-20 CRA BUDGET  
Amendment #1

MILLCREEK FY 2019-20 CRA FUND REVENUE BUDGET			
	FY 2019-20 Adopted Budget	FY 2019-20 Amendment #1	Amount of Change
<b>CRA FUND REVENUES</b>			
<b>201 Millcreek Center CRA</b>			
3110 Property Tax	-	-	-
3430 Rents & Leases		90,000	90,000
3610 Interest (Bond)	-	130,000	130,000
3620 Misc.	-	-	-
3680 Loan Proceeds		603,505	
3690 Bond Proceeds	-	20,174,316	20,174,316
3820 Use of Fund Balance	-	-	-
<b>Total Millcreek Center CRA</b>	<b>\$ -</b>	<b>\$ 20,997,821</b>	<b>\$ 20,394,316</b>
<b>202 West Millcreek CRA</b>			
3110 Property Tax	500,000	588,852	88,852
3610 Interest	5,000	5,000	-
3620 Misc.			-
3820 Use of Fund Balance	-	325,977	325,977
<b>Total West Millcreek CRA</b>	<b>\$ 505,000</b>	<b>\$ 919,829</b>	<b>\$ 414,829</b>
<b>Total CRA Revenue</b>	<b>\$ 505,000</b>	<b>\$ 21,917,650</b>	<b>\$ 20,809,145</b>

FY 2019-20 CRA Budget  
Amendment #1

MILLCREEK FY 2019-20 CRA FUND EXPENSE BUDGET				
		FY 2019-20 Adopted Budget	FY 2019-20 Amendment #1	Amount of Change
<b>CRA FUND EXPENSES</b>				
201-5310	<b>Millcreek Center CRA</b>			
	3100 Professional Services		850,000	850,000
	4100 Administration	-	-	-
	5100 Housing	-	-	-
	5200 Tax Increment Commitments	-	-	-
	5300 Debt Expense		129,893	129,893
	5400 Debt Interest		603,505	603,505
	5500 Debt Principal		-	-
	6100 Miscellaneous	30,000	614,423	584,423
	7100 Reserve	-	-	-
	7110 Land		13,800,000	13,800,000
	8100 City Center Construction		5,000,000	5,000,000
	<b>Total Millcreek Center CRA</b>	<b>\$ 30,000</b>	<b>\$ 20,997,821</b>	<b>\$ 20,967,821</b>
202-5310	<b>West Millcreek CRA</b>			
	3100 Professional Services	-	-	-
	4100 Administration (4%)	20,000	23,554	3,554
	5100 Housing (20%)	100,000	117,770	17,770
	5200 Tax Increment Commitments	175,000	175,000	-
	5300 Debt Expense	-	-	-
	5400 Debt Interest	-	-	-
	5500 Debt Principal	-	-	-
	5600 Loan to City Center RDA		603,505	
	6100 Miscellaneous	10,000	-	(10,000)
	7100 Reserve	170,000	-	(170,000)
	7110 Land	-	-	-
	<b>Total West Millcreek CRA</b>	<b>\$ 475,000</b>	<b>\$ 919,829</b>	<b>\$ (158,676)</b>
	<b>Total CRA Expenses</b>	<b>\$ 505,000</b>	<b>\$ 21,917,650</b>	<b>\$ 20,809,145</b>





**Minutes of the  
Millcreek Community Reinvestment Agency  
October 14, 2019  
7:00 p.m.  
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a regular meeting on October 14, 2019 at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106.

**PRESENT:**

**Board Members**

Jeff Silvestrini, Chair  
Silvia Catten  
Dwight Marchant  
Cheri Jackson  
Bev Uipi

**City Staff**

John Brems, City Attorney  
John Geilmann, City Manager  
Elyse Greiner, Agency Recorder  
Rita Lund, Communications Director  
Kurt Hansen, Legislative Policy Director  
Jim Hardy, Building Department Director  
Francis Lilly, Planning and Zoning Director  
Mike Winder, Economic Development Director  
Jared Bowling, Information Center Manager

**Attendees:** Chief Steve DeBry, Micah Peters, Marv Poulson and Rick Hansen.

**REGULAR MEETING – 7:00 p.m.**

**TIME COMMENCED: 8:01 p.m.**

Chair Silvestrini called the meeting to order.

**1. Discussion and Consideration of Resolution 19-15, Approving a Participation Agreement with Clearwater Development; Mike Winder, Economic Development Director**

Mike Winder said the Agency considered the project initially in March. He highlighted a map of the West Millcreek Community Development Area (CDA). He said the proposed project would exceed open space requirements without including the park. He showed a table with project cost estimates and said the total site improvement costs would be capped at \$3,356,646. Winder said the tax increment financing reimbursement would be calculated annually as follows:

- Property taxes paid in a given year minus property taxes paid in 2019.
- 20% subtracted from that sum (since this CDA has an 80% pass through to the agency and 20% must go to the taxing entities, per the original CDA agreement). This gives us the TIF pass-through amount.
- 4% of the TIF pass-through amount must go to the agency for administration, per the original CDA agreement

- 20% of the TIF pass-through amount must go to the Salt Lake County Affordable Housing Fund, per the original CDA agreement
- The remaining 76% of the TIF pass-through shall go to Opus Green as reimbursement for their park improvements as outlined once they are completed. The TIF reimbursement amount will be capped at \$3,356,646.

Winder said Millcreek would get a new 1.15 acres park along Big Cottonwood Creek paid for by the tax increment of a new project (no general funds), tax increment dollars to supplement administrative costs and to enhance the larger west Millcreek area, and a good project made great because of partnership. The developers would get a 1.15-acre park alongside their development that is maintained by the City which would be reimbursed by the tax increment of their new project with interest. Chair Silvestrini said the project represents an investment of \$3.3 million in Millcreek. Winder said other properties in the area were developing.

Micah Peters, Clearwater Homes CEO, said the billing to the City for the park would be at-cost and the developers would not exceed the cost estimates.

Chair Silvestrini asked for public comment. There were no comments. John Brems clarified that the total improvement cost estimate was \$2.3 million plus \$1 million for interest.

**Board Member Jackson moved to adopt Resolution 19-15 approving a participation agreement amended in paragraph 1.5 to correct the name to Big Cottonwood Creek with Clearwater Development. Board Member Catten seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.**

**2. Approval of June 10, 2019 Meeting Minutes**

**Board Member Uipi moved to approve item 2, approval of the minutes. Board Member Jackson seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.**

**ADJOURNED: Board Member Uipi moved to adjourn the meeting at 8:12 p.m. Board Member Jackson seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.**

**APPROVED:** \_\_\_\_\_ **Date**  
**Jeff Silvestrini, Chair**

**Attest:** \_\_\_\_\_  
**Elyse Greiner, Agency Recorder**