

1. Community Reinvestment Agency Meeting

Millcreek City Council & Community Reinvestment Agency Meetings Agenda

PUBLIC NOTICE is hereby given that the City Council of Millcreek will assemble in a public work meeting and regular meeting on Monday, 22 March 2021 at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106, commencing at 5:00 p.m. for the work meeting and 7:00 p.m. for the regular meeting. 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. Please see additional note below.*

5:00 p.m. – WORK MEETING:

1. Wasatch Front Waste and Recycling District Local District Discussion; Pam Roberts, CEO
2. H.B. 411 Community Renewable Energy Act Discussion; Samantha DeSeelhorst, Sustainability Analyst
3. Venture Out Report; Aimee McConkie
4. FY 2021-22 General Fund Budget Parameters Discussion; Laurie Johnson, HR-Finance Director
5. FY 2021-22 Storm Water Fund Preliminary Budget Discussion; Laurie Johnson, HR-Finance Director
6. Staff Reports
7. Discussion of Agenda Items, Correspondence, and/or Future Agenda Items

7:00 p.m. - REGULAR MEETING:

1. Welcome, Introduction and Preliminary Matters

1.1 Pledge of Allegiance

1.2 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. Public comment can be submitted via the City's website at: <https://millcreek.us/FormCenter/Contact-Us-5/Public-Comments-61>. State Law prohibits the Council from acting on items that do not appear on the agenda.

1.3 Millcreek Precinct Officer of the Month for February 2021

2. Financial Matters

2.1 Public Hearing on a Monetary Contribution of \$41,000 to PIK2AR (Pacific Island Knowledge 2 Action Resources)

2.2 Discussion and Consideration of Ordinance 21-08, Approving a Monetary Contribution of \$41,000 to PIK2AR (Pacific Island Knowledge 2 Action Resources)

2.3 Public Hearing on Opening and Amending the FY 2020-21 General Fund and Capital Improvement Project Fund Budget

2.4 Discussion and Consideration of Ordinance 21-09, Amending the 2020-21 Fiscal Year Budget

3. Planning Matters

3.1 Discussion and Consideration of Ordinance 21-10, Rezoning Certain Property Located at Approximately 1411 East Elm Leaf Cove from R-2-10 (Medium Density Residential Zone) to R-1-21 (Single-Family Residential Zone)

3.2 Discussion and Consideration of Ordinance 21-11, Amending Chapter 19.04, Repealing and Reenacting Chapter 19.44, and Amending Chapter 19.78 and Diagrams of the Millcreek Code of Ordinances

4. Business Matters

4.1 Discussion and Consideration of Ordinance 21-07, Amending Title 8, Entitled Animals, of the Millcreek Code of Ordinances to Adopt Title 8 of the Salt Lake County Code as it Existed on February 8, 2021, as the Local Law Within the Incorporated Boundaries of the City

4.2 Discussion and Consideration of Resolution 21-04, Approving Appointments to the Planning Commission

4.3 Discussion and Consideration of Ordinance 21-12, Declaring Three Parcels of Real Property of Approximately 0.5 acres located at 1321 East 3300 South, 0.59 Acres Located at 1329-1333 East 3300 South, and 0.77 Acres Located at 1341-1363 East Chamber Avenue and 1334 East Woodland Avenue (an Aggregate of Approximately 1.86 acres) as Surplus; Establish a Minimum Bid; and Establish a Method to Determine the Highest and Best Economic Returns to the City

5. Reports

5.1 Mayor's Report

5.2 City Council Member Reports

5.3 Staff Reports

5.4 Unified Police Department Report

5.5 Unified Fire Authority Report

6. Consent Agenda

6.1 Approval of December 17, 2020 Special Meeting Minutes

6.2 Approval of February 22, 2021 Work Meeting and Regular Meeting Minutes

6.3 Approval of February 24, 2021 Special Meeting Minutes

6.4 Approval of March 8, 2021 Work Meeting and Regular Meeting Minutes

7. New Items for Subsequent Consideration

8. Calendar of Upcoming Events

9. Closed Session (If Needed)

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

10. Adjournment

Community Reinvestment Agency Convening

1. Discussion of FY 2021-22 CRA Budget

2. Public Hearing on Opening and Amending the FY 2020-21 CRA Budget

3. Discussion and Consideration of Resolution 21-02, Amending the Community Reinvestment Agency (CRA) Annual Budget for the Fiscal Year Beginning July 1, 2020, and Ending June 30, 2021

4. Approval of February 8, 2021 Regular Meeting Minutes

5. 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, at least 48 hours in advance of the meeting.

Public Comment Policy and Procedure: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Council may be asked to complete a written comment form and present it to the City Recorder. In general, the Chair will allow an individual two minutes to address the Council. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. At the conclusion of the citizen comment time, the Chair may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all public hearings. Citizens may also submit written requests (outlining their issue) for an item to be considered at a future council meeting. The Chair may place the item on the agenda under citizen comments; direct staff to assist the citizen; direct the citizen to the proper administrative departments; or take no action.

Public comment can be submitted via the City's website at:
<https://millcreek.us/FormCenter/Contact-Us-5/Public-Comments-61>.

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: March 18, 2021

CITY RECORDER: Elyse Sullivan

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

*The meeting will be conducted electronically per Millcreek State of Local Emergency Directive No. 2 of 2020 and live streamed via the City's website at:
<https://millcreek.us/373/Meeting-Live-Stream>.

Documents:

[CRA ITEM 3 _ RESOLUTION 21-02 FY20-21 BUDGET AMENDMENT.PDF](#)
[CRA ITEM 4 _ CRA 2-8-21 DRAFT MINUTES.PDF](#)

MILLCREEK, UTAH
RESOLUTION NO. 21-02

**A RESOLUTION OF THE MILLCREEK COMMUNITY REINVESTMENT AGENCY
AMENDING THE COMMUNITY REINVESTMENT AGENCY (CRA) ANNUAL
BUDGET FOR THE FISCAL YEAR BEGINNING
JULY 1, 2020, AND ENDING JUNE 30, 2021**

WHEREAS, the Millcreek Community Reinvestment Agency (“Agency”) met in regular session on March 22, 2021 to consider, among other things, amending the Community Reinvestment Agency (CRA) annual budget for the fiscal year beginning July 1, 2020, and ending June 30, 2021; and

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

NOW, THEREFORE, BE IT RESOLVED that the Agency amends the annual budget for fiscal year beginning July 1, 2020, and ending June 30, 2021.

This Resolution, assigned No. 21-02, shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED this 22nd day of March, 2021.

MILLCREEK

By: _____
Jeff Silvestrini, Chair


ATTEST:

Elyse Sullivan, Agency 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: Mike Winder – Assistant City Manager
Date: March 12, 2021 
Re: FY 2020-21 CRA Budget – Amendment #1

Attached you will find the first CRA budget amendment for FY 2020-21. This amendment increases the Community Reinvestment Agency budget in the amount of \$847,384.

This budget amendment includes the following:

- Recognizes \$8,018 of lease & miscellaneous revenue
- Decreases interest revenue projections
- Increases the use of fund balance in the West Millcreek CRA
- Increases the Professional Services & Land expenditure projections in the City Center CRA
- Decreases the Improvements & Miscellaneous expenditure projections in the City Center CRA
- Increases the Tax Increment Commitment expenditure in the West Millcreek CRA

FY 2020-21
Budget Amendment #1

MILLCREEK FY 2020-21 CRA FUND REVENUE BUDGET

CRA FUND REVENUES	FY 2020-21	FY 2019-20	Amount of	Total Received	Total Received	Total Received	Total Received	Total Received	% Received
	Adopted Budget	Amendment #1		Change	1st Quarter	2nd Quarter	3rd Quarter		
201 Millcreek Center CRA									
3110 Property Tax	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
3430 Rents & Leases	-	5,018	5,018	\$ -	\$ -	\$ 5,018	\$ -	\$ 5,018	99.99%
3610 Interest (Bond)	50,000	21,000	(29,000)	\$ 11,961	\$ 6,174	\$ 1,443	\$ 1,443	\$ 19,578	93.23%
3620 Misc.	-	3,010	3,010	\$ 1,246	\$ 1,500	\$ 264	\$ -	\$ 3,010	100.01%
3680 Loan Proceeds	-	721,800	-	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
3690 Bond Proceeds	721,800	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
3820 Use of Fund Balance	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total Millcreek Center CRA	6,339,423	7,146,888	807,465	\$ 13,208	\$ 7,674	\$ 6,724	\$ -	\$ 27,606	0.35%
202 West Millcreek CRA									
3110 Property Tax	950,000	950,000	-	\$ -	\$ 832,414	\$ -	\$ -	\$ 832,414	87.62%
3610 Interest	5,000	1,500	(3,500)	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
3620 Misc.	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
3820 Use of Fund Balance	174,800	239,191	64,391	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total West Millcreek CRA	1,129,800	1,190,691	60,891	\$ -	\$ 832,414	\$ -	\$ -	\$ 832,414	73.68%
Total CRA Revenue	\$ 8,241,023	\$ 9,088,407	\$ 847,384	\$ 13,208	\$ 840,088	\$ 6,724	\$ -	\$ 860,020	10.44%

MILLCREEK FY 2020-21 CRA FUND EXPENSE BUDGET

CRA FUND EXPENSES	FY 2020-21		Amount of Change	Expenditures			Total Expenditures	Balance Available	% Budget Available (33% of Fiscal Year Remaining)
	Adopted Budget	FY 2020-21 Amendment #1		1st Quarter	2nd Quarter	3rd Quarter			
201-5310 Millcreek City Center CRA									
3100 Professional Services	-	938,078	938,078	158,573	690,073	71,369	920,015	18,063	1.93%
5200 Debt Interest	721,800	721,800	-	-	360,864	-	360,864	360,936	50.00%
5300 Debt Expense	-	-	-	-	-	-	-	-	0.00%
5500 Debt Principal	-	-	-	-	-	-	-	-	0.00%
5700 Tax Increment Commitments	-	-	-	-	-	-	-	-	0.00%
6100 Miscellaneous	250,000	18,000	(232,000)	5,051	5,966	1,531	12,548	5,452	30.29%
6400 Administration	-	-	-	-	-	-	-	-	0.00%
7100 Reserve	-	-	-	-	-	-	-	-	0.00%
7110 Land	-	6,219,838	6,219,838	2,005,087	2,008,065	2,206,684	6,219,836	-	0.00%
7300 Improvements (City Center)	6,139,423	-	(6,139,423)	-	-	-	-	-	0.00%
8310 Housing	-	-	-	-	-	-	-	-	0.00%
Total Millcreek Center CRA	\$ 6,389,423	\$ 7,897,716	\$ 786,493	\$ 2,168,711	\$ 3,064,968	\$ 2,279,584	\$ 7,513,263	\$ 384,450	4.87%
202-5310 West Millcreek CRA									
3100 Professional Services	-	-	-	-	-	-	-	-	0.00%
5200 Debt Interest	-	-	-	-	-	-	-	-	0.00%
5300 Debt Expense	-	-	-	-	-	-	-	-	0.00%
5400 Debt Interest	-	-	-	-	-	-	-	-	0.00%
5500 Debt Principal	-	-	-	-	-	-	-	-	0.00%
5600 Loan to City Center RDA	721,800	721,800	-	-	-	-	-	721,800	100.00%
5700 Tax Increment Commitments	180,000	240,891	60,891	-	-	240,891	240,891	-	0.00%
6100 Miscellaneous	-	-	-	-	-	-	-	-	0.00%
6400 Administration (4%)	38,000	38,000	-	-	-	-	-	38,000	100.00%
7100 Reserve	-	-	-	-	-	-	-	-	0.00%
7110 Land	-	-	-	-	-	-	-	-	0.00%
8310 Housing (20%)	190,000	190,000	-	-	-	-	-	190,000	100.00%
Total West Millcreek CRA	\$ 1,129,800	\$ 1,190,691	\$ 60,891	\$ -	\$ -	\$ 240,891	\$ 240,891	\$ 949,800	84.07%
Total CRA Expenses	\$ 7,519,223	\$ 9,088,407	\$ 847,384	\$ 2,168,711	\$ 3,064,968	\$ 2,520,476	\$ 7,754,155	\$ 1,334,250	17.74%



**Minutes of the
Millcreek Community Reinvestment Agency
February 8, 2021
7:00 p.m.
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a regular public meeting on February 8, 2021 at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106. The meeting was conducted electronically per Millcreek State of Local Emergency Directive No. 2 of 2020 and live streamed via the City's website with an option for online public comment.

PRESENT:

Board Members

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

City Staff

John Brems, City Attorney
Elyse Sullivan, Agency Recorder
Mike Winder, Assistant City Manager (electronic)
Kurt Hansen, Legislative Policy Director
Francis Lilly, Planning and Zoning Director
(electronic)
Erin O'Kelley, Planner (electronic)

Attendees: Brian Harris (electronic)

REGULAR MEETING – 7:00 p.m.

TIME COMMENCED: 8:27 p.m.

Chair Silvestrini called the meeting to order.

1. Discussion and Consideration of Resolution 21-01, Approving an Amended Participation Agreement with Opus Green (f/k/a Clearwater Development)

Chair Silvestrini said this agreement related to the development agreement adopted by the City Council that same evening. Mike Winder said there were changes made to the participation agreement approved by the Board the prior year and those were the project sequencing updates mentioned in the City Council meeting (February 8, 2021).

Chair Silvestrini asked for public comment. There were no comments.

Board Member Jackson moved to adopt Resolution 21-01, Approving an Amended Participation Agreement with Opus Green. Board Member Catten seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.

2. Approval of December 14, 2020 Regular Meeting Minutes

Board Member Uipi moved to approve the minutes from the December 14th CRA meeting. 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 8:30 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 Sullivan, Recorder