

1. Community Reinvestment Agency Meeting (PDF)

Millcreek City Council & Community Reinvestment Agency Meeting Agenda

Public Notice is hereby given that the City Council of Millcreek will assemble in a public work meeting and regular meeting on Monday, 27 June 2022 at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106, commencing at 6:30 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.

6:30 p.m. - WORK MEETING:

1. Utah 1000 Communities Update; Samantha DeSeelhorst, Sustainability Analyst
2. Staff Reports
3. 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. State Law prohibits the Council from acting on items that do not appear on the agenda.

1.3 Unified Police Department Millcreek Precinct Officer of the Month for May 2022

1.4 Proclamation Recognizing Tim Bachman as an Outstanding Volunteer and CERT Program Manager

1.5 Recognition of Spring CERT Group; Andrew Clark, Emergency Manager

2. Planning Matters

2.1 Discussion and Consideration of Ordinance 22-29, Amending Title 19 of the Millcreek Code of Ordinances with Respect to Accessory Dwelling Units

2.2 Discussion and Consideration of Ordinance 22-30, Rezoning Certain Property Located at Approximately 4101 S. Howick Street from M-1 (Manufacturing) to MD (Mixed Development)

2.3 Discussion and Consideration of Ordinance 22-31, Approving a Master Development Agreement for a 150 Unit Affordable Housing Project with Respect to Approximately 1.99 Acres of Real Property Located at Approximately 4101 South Howick Street

3. Financial Matters

3.1 Public Hearing on Opening and Amending the FY 2021-22 Budget

3.2 Discussion and Consideration of Ordinance 22-32, Amending the 2021-22 Fiscal Year Budget

3.3 Public Hearing to Obtain a Loan from the Utah State Infrastructure Bank Fund in Aggregate Principal Amount of \$5,200,000, Series 2021

3.4 Discussion and Consideration of Resolution 22-15, Authorizing an Infrastructure Loan from the Utah State Infrastructure Bank Fund in Aggregate Principal Amount of \$5,200,000, Series 2021; Fixing the Maximum Number of Years Over Which the Loan may Mature, the Maximum Interest Rate Which the Loan May Bear; Delegating to Certain Officers of the Issuer the Authority to Approve the Final Terms and Provisions of the Loan Within the Parameters Set Forth Herein; Providing for the Publication of a Notice of Public Hearing and Loan to be Authorized; Providing for the Running of a Contest Period and Setting of a Public Hearing Date; Authorizing and Approving the Execution of a Loan Agreement, and Other Documents Required in Connection Therewith; Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transactions Contemplated by This Resolution; and Related Matters

4. Business Matters

4.1 Discussion and Consideration of Resolution 22-16, Disclaiming an Interest in Real Property Located at or Near 3785 Ash Circle Millcreek, Utah and Authorizing and Directing the Mayor to Approve and File a Disclaimer

4.2 Discussion and Consideration of Resolution 22-17, Adopting a Logo

4.3 Discussion and Consideration of Resolution 22-18, Adopting the Millcreek Emergency Operations Plan

4.4 Discussion and Consideration of Resolution 22-19, Approving the Historic Preservation Commission Rules of Order and Procedure

5. Reports

5.1 Mayor's Report

5.2 City Council Member Reports

5.3 City Treasurer's Report

5.4 Staff Reports

5.5 Unified Fire Authority Report

5.6 Unified Police Department Report

6. Consent Agenda

6.1 Approval of May 23, 2022 Work Meeting and Regular Meeting Minutes

7. New Items for Subsequent Consideration

8. Calendar of Upcoming Events

- Planning Commission Mtg., 6/29/22, 5:00 p.m.
- Community Council Mtgs. TBD

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. Public Hearing on Opening and Amending the Fiscal Year 2021-22 Budget
2. Discussion and Consideration of Resolution 22-10, Amending the Community Reinvestment Agency Annual Budget for the Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022
3. Approval of May 23, 2022 Meeting Minutes

4. Approval of June 13, 2022 Meeting Minutes

5. Adjournment

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>.

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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: June 22, 2022

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 6-27-22 AGENDA.PDF
CRA ITEM 2 _ RESOLUTION 22-10 FY 2021-22 AMENDMENT.PDF
CRA ITEM 3 _ CRA 5-23-22 DRAFT MINUTES.PDF
CRA ITEM 4 _ CRA 6-13-22 DRAFT MINUTES.PDF



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Hearing Date; Authorizing and Approving the Execution of a Loan Agreement, and Other Documents Required in Connection Therewith; Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transactions Contemplated by This Resolution; and Related Matters

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DATE: June 22, 2022

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<http://millcreek.us>
CITY RECORDER: Elyse Sullivan

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**MILLCREEK COMMUNITY REINVESTMENT AGENCY
RESOLUTION NO. 22-10**

**A RESOLUTION OF THE MILLCREEK COMMUNITY REINVESTMENT AGENCY
AMENDING THE COMMUNITY REINVESTMENT AGENCY (CRA) ANNUAL
BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2021, AND ENDING
JUNE 30, 2022**

WHEREAS, the Millcreek Community Reinvestment Agency (“Agency”) met in regular session on June 27, 2022 to consider, among other things, amending the Community Reinvestment Agency (CRA) annual budget for the fiscal year beginning July 1, 2021, and ending June 30, 2022; 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, 2021, and ending June 30, 2022.

THIS RESOLUTION, assigned No. 22-10 shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED this 27th day of June, 2022.

**MILLCREEK COMMUNITY
REINVESTMENT AGENCY**

By: _____
Jeff Silvestrini, Chair

ATTEST:

Elyse Sullivan, Recorder

Roll Call Vote:

Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

FY 2021-22
Budget Amendment #2

MILLCREEK FY 2021-22 CRA FUND REVENUE BUDGET

CRA FUND REVENUES	FY 2021-22	FY 2021-22	Amount of	Total Received	Total Received	Total Received	Total Received	Total Received	Total Received	% Received
	Amendment #1	Amendment #2								
201 Millcreek Center CRA										
3110 Property Tax	50,000	147,273	97,273	\$ -	\$ 109,273	\$ 38,000	\$ -	\$ 147,273	100.00%	
3430 Rents & Leases	-	3,640	3,640	\$ 900	\$ 940	\$ 900	\$ 900	\$ 3,640	100.00%	
3610 Interest (Bond)	-	60	60	\$ 22	\$ 19	\$ 9	\$ 7	\$ 57	94.77%	
3620 Misc.	-	1,295,764	1,295,764	\$ -	\$ -	\$ 1,295,764	\$ -	\$ 1,295,764	100.00%	
Proceeds from sale of property within CRA										
3680 Loan Proceeds	671,800	607,814	(63,986)	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
3690 Bond Proceeds	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
3820 Use of Fund Balance	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Total Millcreek Center CRA	\$ 721,800	\$ 2,054,551	\$ 1,332,751	\$ 922	\$ 110,232	\$ 1,334,673	\$ 907	\$ 1,446,734	70.42%	
202 West Millcreek CRA										
3110 Property Tax	1,100,000	1,132,000	32,000	\$ -	\$ 786,634	\$ 345,184	\$ -	\$ 1,131,818	99.98%	
3610 Interest	250	1,000	750	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
3620 Misc.	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
3820 Use of Fund Balance	80,550	-	(80,550)	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Total West Millcreek CRA	\$ 1,180,800	\$ 1,133,000	\$ (47,800)	\$ -	\$ 786,634	\$ 345,184	\$ -	\$ 1,131,818	99.90%	
Total CRA Revenue	\$ 1,902,600	\$ 3,187,551	\$ 1,284,951	\$ 922	\$ 896,866	\$ 1,679,857	\$ 907	\$ 2,578,552	80.89%	

MILLCREEK FY 2021-22 CRA FUND EXPENSE BUDGET

CRA FUND EXPENSES	FY 2021-22		Amount of Change	Expenditures				Total Expenditures	Balance Available	% Budget Available (8.3% of Fiscal Year Remaining)
	Amendment #1	Amendment #2		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter			
201-5310 Millcreek City Center CRA										
3100 Professional Services	-	15,000	15,000	1,400	13,290	-	-	14,690	310	2.07%
5200 Debt Interest	721,800	721,800	-	-	360,900	-	-	721,797	3	0.00%
5300 Debt Expense	-	-	-	-	-	-	-	-	-	0.00%
5500 Debt Principal	-	-	-	-	-	-	-	-	-	0.00%
5700 Tax Increment Commitments	-	-	-	-	-	-	-	-	-	0.00%
6100 Miscellaneous	-	4,200	4,200	1,661	1,140	-	-	3,835	365	8.68%
6400 Administration (5%)	-	7,364	7,364	-	-	-	-	7,364	7,364	0.00%
7100 Reserve	-	-	-	-	-	-	-	-	-	0.00%
7110 Land	-	-	-	-	-	-	-	-	-	0.00%
7300 Improvements (City Center)	-	22,091	22,091	-	-	-	-	-	22,091	0.00%
8310 Housing (15%)	-	1,295,764	1,295,764	-	-	-	-	-	1,295,764	0.00%
9300 Transfer to CIP Fund	-	2,066,219	1,344,419	-	-	-	-	-	8,042	100.00%
Total Millcreek Center CRA	\$ 721,800	\$ 2,066,219	\$ 1,344,419	\$ 3,061	\$ 375,330	\$ 303	\$ 361,628	\$ 740,322	\$ 8,042	0.39%
202-5310 West Millcreek CRA										
3100 Professional Services	-	-	-	-	-	-	-	-	-	0.00%
5200 Debt Interest	-	-	-	-	-	-	-	-	-	0.00%
5300 Debt Expense	-	-	-	-	-	-	-	-	-	0.00%
5500 Debt Principal	-	-	-	-	-	-	-	-	-	0.00%
5600 Loan to Millcreek Center CRA	671,800	607,814	(63,986)	-	-	-	-	-	607,814	100.00%
5700 Tax Increment Commitments	245,000	218,000	(27,000)	-	-	217,786	-	217,786	214	0.10%
6100 Miscellaneous	-	-	-	-	-	-	-	-	-	0.00%
6400 Administration (4%)	44,000	45,273	1,273	-	3,000	-	-	3,000	42,273	93.37%
7100 Reserve	-	-	-	-	-	-	-	-	-	0.00%
7110 Land	-	-	-	-	-	-	-	-	-	0.00%
8310 Housing (20%)	220,000	226,364	6,364	-	-	-	-	-	226,364	100.00%
9100 Contribution to Fund Balance	-	23,881	23,881	-	-	-	-	-	23,881	100.00%
Total West Millcreek CRA	\$ 1,180,800	\$ 1,121,332	\$ (59,468)	\$ -	\$ 3,000	\$ 217,786	\$ -	\$ 220,786	\$ 876,665	78.18%
Total CRA Expenses	\$ 1,902,600	\$ 3,187,551	\$ 1,284,951	\$ 3,061	\$ 378,330	\$ 218,089	\$ 361,628	\$ 961,108	\$ 884,707	27.76%



**Minutes of the
Millcreek Community Reinvestment Agency
May 23, 2022
7:00 p.m.
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a regular public meeting on May 23, 2022, at City Hall, located at 3330 S. 1300 E., Millcreek, Utah 84106. The meeting was live streamed via the City's website with an option for online public comment.

PRESENT:

Board Members

Jeff Silvestrini, Chair
Silvia Catten
Thom DeSirant (excused)
Cheri Jackson
Bev Uipi

City Staff

John Brems, City Attorney
Alexander Wendt, Deputy Recorder
Kurt Hansen, Facilities Director
Francis Lilly, Assistant City Manager

Attendees:

REGULAR MEETING: 7:00 p.m.

TIME COMMENCED: 8:13 p.m.

Chair Silvestrini called the meeting to order.

1. Status Update on Wasatch Community Reinvestment Project Area

Assistant City Manager Francis Lilly reported that a car dealership working on the Wasatch Community Reinvestment Project Area site backed out of their negotiations with the property owner. There were some complex land issues due to UDOT owning land. The developer was still potentially interested. Staff would be meeting to talk about the village center concept part of the General Plan that could be used in the area.

2. Consideration of Resolution 22-08, Approving a Participation Agreement with PRI Millcreek, LLC

Chair Silvestrini said this project was a multi-family mixed-use project that has been winding its way through the process for approval in Millcreek. This participation agreement would use tax increment from the West Millcreek CRA that will help fund improvements benefitting the public. Improvements included a bridge across Cottonwood Creek and a 5,000 square foot market. This helps address a serious food desert. Mr. Lilly explained that this was a self-funded deal, the city was not borrowing money to create the improvements. Chair Silvestrini said this was the whole reason cities create a community reinvestment area. This area is a

redevelopment area formed by Salt Lake County that was turned over to Millcreek at incorporation. It was exciting to use tax increment to fund improvements. Mr. Lilly explained this project had taken a year to get moving and staff was very excited for this.

Board Member Jackson moved to adopt Resolution 22-08, Approving a Participation Agreement with PRI Millcreek. Board Member Uipi seconded. The Deputy Recorder called for the vote. All Board Members present voted yes. The motion passed unanimously.

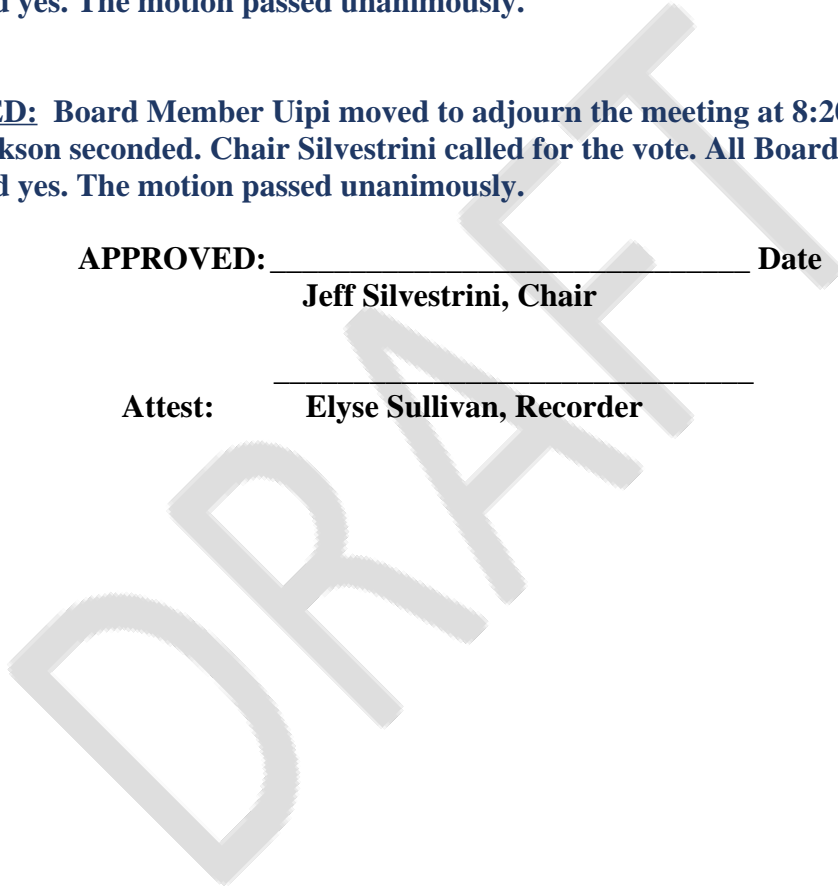
3. Approval of April 25, 2022, Regular Meeting Minutes

Board Member Uipi moved to approve item 3, April 25, 2022, Regular Meeting Minutes. Board Member Jackson seconded. Chair Silvestrini called for the vote. All Board Members present voted yes. The motion passed unanimously.

ADJOURNED: Board Member Uipi moved to adjourn the meeting at 8:20 p.m. Board Member Jackson seconded. Chair Silvestrini called for the vote. All Board Members present voted yes. The motion passed unanimously.

APPROVED: _____ **Date**
Jeff Silvestrini, Chair

Attest: _____
Elyse Sullivan, Recorder





**Minutes of the
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June 13, 2022
7:00 p.m.
Regular Meeting**

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PRESENT:

Board Members

Jeff Silvestrini, Chair
Silvia Catten
Thom DeSirant
Cheri Jackson
Bev Uipi (electronic)

City Staff

John Brems, City Attorney
Elyse Sullivan, Agency Recorder
Mike Winder, City Manager
Kurt Hansen, Facilities Director
Laurie Johnson, HR-Finance Director

Attendees: None

REGULAR MEETING: 7:00 p.m.

TIME COMMENCED: 7:48 p.m.

Chair Silvestrini called the meeting to order.

1. Discussion and Consideration of Resolution 22-09, Adopting the Community Reinvestment Agency Annual Budget for the Fiscal Year Beginning July 1, 2022, and Ending June 30, 2023

Laurie Johnson said the revenues and expenses, \$1,922,050, had not changed since the tentative budget. She requested adoption of the budget.

Board Member Jackson moved to adopt Resolution 22-09, Adopting the Community Reinvestment Agency Annual Budget for the Fiscal Year Beginning July 1, 2022, and Ending June 30, 2023. Board Member Catten seconded. Board Member Uipi asked when the city would start paying interest plus principal [on the bond]. Johnson said in FY 2025. **Chair Silvestrini called for the vote. All Board Members present voted yes. The motion passed unanimously.**

ADJOURNED: Board Member Jackson moved to adjourn the meeting at 7:52 p.m. Board Member Catten seconded. Chair Silvestrini called for the vote. All Board Members present voted yes. The motion passed unanimously.

APPROVED: _____ **Date**
Jeff Silvestrini, Chair

Attest: _____
Elyse Sullivan, Recorder

DRAFT