

## 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, 28 August 2023 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. Discussion on Millcreek Flag; Mike Winder, City Manager
2. Discussion on Updates to the City's Ethics Code; Lisa Dudley, HR- Finance Director
3. Staff Reports
4. 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 July 2023

## 2. Business Matters

2.1 Discussion and Consideration of Resolution 23- 42, Approving an Agreement Between UDOT and Millcreek to Converted Transportation Alternative Program (TAP) Funds for Local Agency with Respect to Sidewalk Improvements Located on Columbia Avenue Between 40 East to State Street

2.2 Discussion and Consideration of Resolution 23- 43, Appointing an Appeal Authority to Hear Appeals from the Building Official

3. Reports

3.1 Mayor's Report

3.2 City Council Member Reports

3.3 Treasurer's Report

3.4 Staff Reports

3.5 Unified Police Department Report

4. New Items for Subsequent Consideration

5. Calendar of Upcoming Meetings

- Millcreek Community Council Mtg., 9/5/23, 6:30 p.m.
- Canyon Rim Citizens Association Mtg., 9/6/23, 7:00 p.m.
- East Mill Creek Community Council Mtg., 9/7/23, 6:30 p.m.
- Mt. Olympus Community Council Mtg., TBD
- City Council Mtg. 9/11/23 7:00 p.m.

6. Closed Session (If Needed)

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

7. Adjournment

**Community Reinvestment Agency Convening**

1. Discussion and Consideration of Resolution 23-04, Approving the Use of \$ 424,727.46 of the Agency's Housing Allocation for the Howick Project, \$100,000 of which will be a Grant and \$324,727.46 will be a Loan Repaid on Closing of Permanent Financing

2. Approval of July 10, 2023 Meeting Minutes
3. 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 [ADAINFO@MILLCREEK.US](mailto:ADAINFO@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:

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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://millcreek.us)

[HTTP://PMN.UTAH.GOV](http://pmn.utah.gov)

DATE: August 23, 2023

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 8-28-23 AGENDA.PDF  
CRA ITEM 1 \_ RESOLUTION 23-04 APPROVING USE OF HOUSING  
ALLOCATION.PDF  
CRA ITEM 2 \_ CRA 7-10-23 DRAFT MINUTES.PDF



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#### **2. Business Matters**

- 2.1 Discussion and Consideration of **Resolution 23-42**, Approving an Agreement Between UDOT and Millcreek to Converted Transportation Alternative Program (TAP) Funds for Local Agency with Respect to Sidewalk Improvements Located on Columbia Avenue Between 40 East to State Street
- 2.2 Discussion and Consideration of **Resolution 23-43**, Appointing an Appeal Authority to Hear Appeals from the Building Official

#### **3. Reports**

- 3.1 Mayor's Report
- 3.2 City Council Member Reports
- 3.3 Treasurer's Report
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## 7. Adjournment

### **Community Reinvestment Agency Convening**

1. Discussion and Consideration of **Resolution 23-04**, Approving the Use of \$ 424,727.46 of the Agency's Housing Allocation for the Howick Project, \$100,000 of which will be a Grant and \$324,727.46 will be a Loan Repaid on Closing of Permanent Financing
2. Approval of July 10, 2023 Meeting Minutes
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CITY RECORDER: Elyse Sullivan

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DATE: August 23, 2023

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**MILLCREEK COMMUNITY REINVESTMENT AGENCY  
RESOLUTION NO. 23-04**

**A RESOLUTION OF THE MILLCREEK COMMUNITY REINVESTMENT AGENCY  
APPROVING THE USE OF \$424,727.46 OF THE AGENCY'S HOUSING  
ALLOCATION FOR THE HOWICK PROJECT, \$100,000 OF WHICH WILL BE A  
GRANT AND \$324,727.46 WILL BE A LOAN REPAID ON CLOSING OF PERMANENT  
FINANCING**

**WHEREAS**, the Millcreek Community Reinvestment Agency (“Agency”) met in a regular meeting on August 28, 2023, to consider, among other things, approving the use of \$424,727.46 of the agency’s housing allocation for the Howick project, \$100,000 of which will be a grant and \$324,727.46 will be a loan repaid on closing of permanent financing; and

**WHEREAS**, as required by Utah Code Section 17C-1-101 et seq. the Agency has set aside agency funds for housing known as the “housing allocation”; and

**WHEREAS**, Utah Code Section 17C-1-412 authorizes the Agency to use the Agency housing allocation to lend or grant money for income targeted housing within the boundaries of the Agency; and

**WHEREAS**, Utah Code Section 17C-1-102 (32) defines income targeted housing as housing that is owned or occupied by a family whose annual income is at or below 80% of the median annual income for a family within the county in which the housing is located;” and

**WHEREAS**, the Howick project satisfies the 80% of the median annual income for a family within Salt Lake County requirement.

**NOW THEREFORE BE IT RESOLVED** that the Millcreek Community Reinvestment Agency approves the use of \$424,727.46 of the Agency’s housing allocation for the Howick project, \$100,000 of which will be a grant and \$324,727.46 will be a loan repaid on closing of permanent financing.

**BE IT FURTHER RESOLVED** that this transaction be documented with a Grant agreement and promissory note secured with a trust deed on the Howick property.

**MILLCREEK COMMUNITY  
REINVESTMENT AGENCY**

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**Jeff Silvestrini, Chair**

ATTEST:

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**Elyse Sullivan**, Recorder

Roll Call Vote:

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





**Minutes of the  
Millcreek Community Reinvestment Agency  
July 10, 2023  
7:00 p.m.  
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a regular public meeting on July 10, 2023, 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 (excused)  
Thom DeSirant  
Cheri Jackson  
Bev Uipi

**City Staff**

John Brems, City Attorney  
Elyse Sullivan, Agency Recorder  
Francis Lilly, Assistant City Manager  
Kurt Hansen, Facilities Director  
Lisa Dudley, HR-Finance Director  
Mike Winder, City Manager

**Attendees:** David Baird, Trisha Bradford, Rick Hansen, Chief DeBry

**REGULAR MEETING: 7:00 p.m.**

**TIME COMMENCED: 7:50 p.m.**

Chair Silvestrini called the meeting to order.

**1. Olympus Hills Community Reinvestment Area Budget Revision Discussion; Mike Winder, Staff**

Chair Silvestrini said the Agency was considering a potential budget in anticipation of a potential Porsche dealership. Mike Winder said the Agency approved the creation of the Olympus Hills Community Reinvestment Area in 2018 with a budget and plan. There was no eminent development at that time, so the area had been on pause. Staff was proposing to update it due to the potential Porsche dealership application on Wasatch Boulevard and neighboring village center. The property the dealership was looking to acquire was expensive and there are development impediments on it, which is the reason why the property has been vacant. The city has a unique opportunity to close the price gap. The Agency has the option to share a portion of the property tax this use would generate back with the developer to help fund it as well as share some of sales tax back with it. He passed the Agency a draft spreadsheet with two options; a and b. Option A is having other taxing entities partner in participation, similar to a typical community reinvestment area. Salt Lake County would not participate in this option as the existing Porsche dealership was already in Salt Lake County. The city would share back the vast majority of the property tax increment with the Porsche dealership. Granite School District

tended to offer a higher percentage of property tax (75%) with a shorter timeframe (15 years) and the other taxing entities would typically give 65% of property tax over 20 years. In this scenario, \$3 million in property tax would be generated to reimburse the developer. Millcreek would share 50% of sales tax for the first 5.5 years of its existence, then 40% for the next 5 years, then 30% for the next five years, and then 25% for the next five years. This would provide them with \$6.4 million. Option B was if the taxing entities did not participate. This would require a 55% sales tax share rate for the full 20 years, which would still provide the city with \$200-350,000 sale tax dollars per year, equivalent to a grocery store, that the city would not have otherwise. Winder asked for direction from the Agency Board.

Board Member Jackson asked about traffic impacts and other concerns the residents had. Winder said from a financing perspective he was trying to get the dealership here as the Economic Development Director and Francis Lilly, as the Planning and Zoning Director, would account for everything else with the potential use through the public meeting process. Lilly said the peak daily trips had fewer daily trips than most other uses, the least traffic impact possible on the property of the proposals he had seen so far. The dealership would also be closed on Sundays. He would provide a more formal analysis in the future. Chair Silvestrini felt it was appropriate for staff to have conversations with the other taxing entities on their receptivity. Board Member DeSirant pointed out the diversity of sales tax this would bring to the city. The Board agreed. Winder pointed out the existing property taxes would still come into the city, just the incremental would be given back. Millcreek was the largest city in the state without a new car dealership.

**2. Approval of June 26, 2023 Meeting Minutes**

**Board Member DeSirant moved to approve the June 26, 2023 meeting minutes. Board Member Jackson seconded. Chair Silvestrini called for the vote. Board Member DeSirant voted yes, Board Member Jackson voted yes, Board Member Uipi voted yes, and Chair Silvestrini voted yes. The motion passed unanimously.**

**ADJOURNED: Board Member Jackson moved to adjourn the meeting at 8:04 p.m. Board Member DeSirant seconded. Chair Silvestrini called for the vote. Board Member DeSirant voted yes, Board Member Jackson voted yes, Board Member Uipi voted yes, and Chair Silvestrini voted yes. The motion passed unanimously.**

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

**Attest: \_\_\_\_\_**  
**Elyse Sullivan, Recorder**