

1. Public Hearing Notice (PDF)

Notice is hereby given that the Millcreek City Council will hold one public hearing at approximately 7:00pm on Monday, November 28, 2022, at City Hall, 3330 S. 1300 E., Millcreek, Utah, to consider a monetary appropriation of up to \$5,000 to the Millcreek **Community Theater**. Pursuant to the requirement of Utah Code Ann. §10-2-8 a study regarding the appropriation was performed and is available for review by interested parties at City Hall during regular business hours between 8:00am-5:00pm, Monday through Friday. A copy of the associated information for the hearing is on file for review at Millcreek City Hall or on the City's website at <https://millcreek.us/agendacenter>. The meeting will be live streamed via the City's website at: <https://millcreek.us/373/Meeting-Live-Stream>. Following the public hearing, the City Council may adopt an ordinance/resolution authorizing the appropriation. Public comment can be submitted via the City's website at: <https://millcreek.us/FormCenter/Contact-Us-5/Public-Comments-61>. In compliance with the Americans with Disabilities Act, individuals needing special accommodation during the public hearing should notify the ADA Coordinator at khansen@millcreek.us or 801-214-2751 two days prior to the meeting date.

Documents:

[MILLCREEK COMMUNITY THEATER 10.8.2 LET 11.02.22.PDF](#)



Bonneville Research

November 1st, 2022

Introduction:

This analysis intends to provide Millcreek, a Utah Municipality, and the Millcreek City Council with the information required by the Utah Code Section 10-8-2. Appropriations -- Acquisition and disposal of property -- Corporate purpose -- Procedure.

Reason for the Study:

Utah Code § 10-8-2 and case law require a more rigorous review and approval process before the City can provide grants to nonprofit organizations. The process requires that the City complete a Study before awarding the grants.

Critical Elements of the Study:

The Study shall consider the following factors:

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1. Completion of a study that addresses the following:
 - a. The benefit the City will receive—tangible or intangible—in return for appropriated funds.
 - b. An analysis of how the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of Millcreek residents.
 - c. Whether the appropriation is necessary and appropriate to accomplish goals and objectives of the City, such as:
 - i. Removing blight or underdeveloped properties;
 - ii. Increasing the City's tax base;
 - iii. Creating jobs;
 - iv. Retaining jobs, and
 - v. Any other identified public purpose that the appropriation might serve.
 - d. Completing a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the appropriation amount.
2. A finding by the Council that the development will promote safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of the Millcreek residents shall be adopted by Resolution citing the Study as evidence to support that finding.
3. The processes outlined in Utah Code Ann. § 10-8-2h will complete the final appropriation:

- a. If the appropriation is made as an amendment to the current year's fiscal budget, then the appropriation shall be approved according to the process outlined in Utah Code Ann. § 10-8-2(3)(d).
- b. If the appropriation is made as part of a future fiscal year budget, then the appropriation shall be approved during the regular annual budget process.

Millcreek Agreement – Millcreek proposes to make the following monetary appropriation for the Fiscal Year 2022/2023:

- Up to \$5,000

Millcreek Community Theater Proposal:

- The Millcreek Community Theater presents an annual theater production in Millcreek (with a couple of years off due to COVID).
- This year they will be presenting The Bishop's Wife on stage at the Jean Massieu Theater in December.
- There is a scarcity of theater performances in Millcreek, and this performance is designed to fill that gap.
- The mission of the Millcreek Community Theater is to “enrich the lives of those who take an active part in it, as well as those in the community who benefit from live theatre productions, as well as those on both sides of the footlights, those involved represent a diversity of age, culture, life experience, and a strong appreciation of the importance of the arts.”

ANALYSIS:

Chapter 2.39.010 of the “Millcreek Municipal Code” states that:

... it is the purpose of the City Council to support the encouragement of volunteer services and programs within the City. The City Council recognizes that volunteers are essential to the City government's productivity, efficiency, and cost-effectiveness. Therefore, the effective management of volunteer programs is a matter of significant importance.

Chapter 2.04.130 of the “Millcreek Municipal Code” further states that:

- A. The (City) Council may establish additional committees as it deems appropriate and may convene committee meetings at any time for Study, discussion, investigation, formal hearings or inquiries, workshops, training, or presentations by or responses from citizens or other interested persons or groups.
- B. No official action may be taken in committee meetings other than adopting non-binding recommendations to the Council.

CONCLUSION AND REQUIRED FINDINGS:

The municipality of Millcreek's purpose for the above-listed appropriation to the Millcreek Community Theater will be to seek to achieve the following Community Objectives:

- Connecting Millcreek residents to local art and music.
- Offering the community live theatre productions that provide a diversity of age, culture, life experience, and a strong appreciation of the importance of the arts that range in style, medium, themes, and cultural backgrounds.
- Encourage residents to understand and appreciate the unique history of Millcreek.
- Promoting local artists.
- Creating an aesthetic community ritual.

The appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of Millcreek, a Utah Municipal Corporation, in economic development, job creation, affordable housing, blight elimination, job preservation, and preservation of historic structures and property, and any other public purpose.

GENERAL LIMITING CONDITIONS:

Every reasonable effort has been made to ensure that this Study's data reflects accurate and timely information and is believed to be reliable.

- *The Study is based on estimates, assumptions, and other information developed by Bonneville Research from its independent research effort, general knowledge of the region, primary data sources including Millcreek, the Utah State Tax Commission, and the Utah State Auditor's Office, and consultations with the Client's representatives.*
- *No responsibility is assumed for inaccuracies in reporting by the Client, its agents, or any other data sources used in preparing or presenting this Study. This report is based on information collected in October and November of 2022, and Bonneville Research has not undertaken any update of its research since that date. Bonneville Research makes no warranty that any of the values or results contained in this Study will be achieved. This report is not to be used for any public or private offering of securities or other similar purposes. This Study is qualified in its entirety and should be considered considering these limitations, conditions, and considerations.*

Robert Springmeyer

Robert Springmeyer, the Principal of Bonneville Research, performed this 10-8-2 Appropriations Study.

Mr. Springmeyer is actively involved in the redevelopment and other economic impact projects. He has supplied independent financial and redevelopment analysis for numerous urban renewal agencies within the State and completed "Fair Value Analyses" for Holladay and South Salt Lake Cities. Mr. Springmeyer is the Chairman of Bonneville Research. He has directed the Economic Analysis/Tax Studies completed for the Downtown Alliance, the Utah State Tax Review Commission, Salt Lake County, Brigham City, Salt Lake, Sandy, Bountiful, and South Jordan Cities, including the Urban Renewal Agencies of Salt Lake, Taylorsville, Holladay, South Salt Lake, Draper, West Jordan, Ogden, South Jordan, Sandy, and Murray. He is educated in Political Science, Economics, and Business Management and has consulted with local governments for over 40 years. He has been listed in Who's Who in Finance and Who's Who in the West.