



**Minutes of the  
Millcreek Community Reinvestment Agency  
January 13, 2020  
7:00 p.m.  
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a regular public meeting on January 13, 2020 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 Sullivan, Agency Recorder  
Laurie Johnson, HR-Finance Director  
Kurt Hansen, Legislative Policy Director  
Francis Lilly, Planning and Zoning Director  
Rita Lund, Communications Director  
Jared Bowling, IT and Facilities Manager

**Attendees:** Leslie Silvestrini, Gary Hanneman, and Chief Steve DeBry.

**REGULAR MEETING – 7:00 p.m.**

**TIME COMMENCED: 8:27 p.m.**

Chair Silvestrini called the meeting to order. He asked for public comment. There was none.

**1. Public Hearing on Opening and Amending the Fiscal Year 2019-20 Community Reinvestment Agency Budget**

Laurie Johnson said amendment #1 showed an increase to the Community Reinvestment Agency Fund budget in the amount of \$21,412,650 (updated). The revenues were divided into two funds, Millcreek Center Community Reinvestment Area (CRA) and West Millcreek CRA. The Millcreek Center CRA revenue increased by \$90,000 on “rent and leases” from rent received on purchased buildings in the City Center, \$130,000 in “interest” on the bond, \$603,505 on “loan proceeds,” and \$20,174,316 on “bond proceeds.” The West Millcreek CRA received \$88,852 more than projected on property tax collection and \$325,997 in fund balance to be used for the Millcreek Center CRA.

Johnson reviewed the two expense funds that were categorized and based on the Economic Development Director’s projections. The Millcreek Center CRA budget had a \$850,000 increase in the “professional services” line item for studies. The “debt expense” increase of \$129,893 was part of the bond funding to professionals for getting the bond funding through. The “debt interest” had a \$603,505 increase. The “miscellaneous”

expenses increased by \$584,423 for utilities and other expenses for the rental properties before demolition. The “land” line item increased \$13,800,000 for property acquisition in the City Center and \$5 million was added to “city center construction.” The West Millcreek CRA had an overall decrease of \$158,676 in expenses. Johnson said 4% of revenue must go towards administration (\$3,554 increase) and 20% must go towards housing (\$17,770 increase) in the West Millcreek CRA. The “loan to City Center CRA” was \$603,505 and it would be paid back when the Millcreek Center CRA has its own revenue stream.

Board Member Uipi asked about the “administration” line item 4100. Johnson said the County took care of administration of the West Millcreek CRA and 4% of revenue was paid to them in the past, however the City will retain these funds from now on. The law established how much could be used and the taxing entity committee made the rules for the CRA, so the maximum of 4% was set for administration and minimum of 20% for housing. Chair Silvestrini said he asked for justification from the County Economic Development team for the administration fee. He said it was lawful for one CRA to borrow from another and the Millcreek Center CRA would eventually pay the West Millcreek CRA back with increment taxes generated in the City Center. He said two significant projects were being developed the West Millcreek CRA, so increment would rise.

Johnson complimented city staff on being ready to spend the bond funds to be able to start getting the increment back. Chair Silvestrini said property acquisition had not required eminent domain and staff had been able to meet projections in executing the open space. Johnson said at that point, \$11.5 million had been spent on the \$20 million bond; \$11,486,673 on property acquisition, \$79,861 on professional services, \$39,353 on miscellaneous expenses for additional County property tax, and \$46,576 on miscellaneous reimbursements. The projected fund balance for the end of FY 2020 was \$375,041. Board Member Jackson asked about the upcoming bike lane and improvement funding on Main Street. Chair Silvestrini said that funding came from a federal TIGER (Transportation Investment Generating Economic Recovery) grant. Johnson said she gave the Council strategic planning documents. She said she would come up with a comprehensive tracking list on capital improvement projects.

**Board Member Uipi moved to open the public hearing. Board Member Jackson seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.**

There were no comments.

**Board Member Uipi moved to close the public hearing. Board Member Catten seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.**

## **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**

**Board Member Uipi moved to adopt Resolution 20-01, Amending the Community Reinvestment Agency Budget for the Fiscal Year Beginning July 1, 2019 and Ending June 30, 2020. Board Member Catten seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.**

**3. Approval of October 14, 2019 Meeting Minutes**

**Board Member Jackson moved to approve the minutes from the October 14, 2019 meeting. Board Member Uipi seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.**

Chair Silvestrini said he attended a City Department Director planning retreat based on the book, "Our Iceberg is Melting," in November put on by John Geilmann. He said the book was about a colony of penguins meeting a challenge, a parable about their home melting. It was about surviving challenges to the organization that could become critical. He voiced wanting to have a similar retreat for the Council and to focus on strategic planning. The Council agreed to do a retreat in the coming months.

**ADJOURNED: Board Member Uipi moved to adjourn the meeting at 8:51 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, Agency Recorder**