



**Minutes of the  
Millcreek Community Reinvestment Agency  
April 12, 2021  
7:00 p.m.  
Regular Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a regular public meeting on April 12, 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  
Kurt Hansen, Legislative Policy Director  
Francis Lilly, Planning and Zoning Director  
(electronic)  
Laurie Johnson, HR-Finance Director (electronic)  
John Miller, City Engineer (electronic)  
Josie Showalter, Assistant to Econ. Dev. Director

**Attendees:** Nancy Cormack-Hughes, Michael Herron, and Chief Duane Woolsey (electronic).

**REGULAR MEETING – 7:00 p.m.**

**TIME COMMENCED: 8:01 p.m.**

Chair Silvestrini called the meeting to order.

**1. Public Hearing on the MedTech Community Reinvestment Project Area Budget**

Mike Winder acknowledged Josie Showalter's educational accomplishments. He said a year ago, the Community Reinvestment Agency was first presented with the MedTech Project Area. He reported that Salt Lake County did not contribute tax increment for the Project Area. The Project Area would be anchored by Millcreek's largest employer, St. Mark's Hospital. He said if Millcreek assisted St. Mark's Hospital with a north tower addition, its parent company HCA Healthcare would make it happen. He showed the Agency a map of the area and said there was not residential property within the boundaries. Josie Showalter said 2019 taxes were set as the base year. The Agency would secure 80% of tax increment revenue from Granite School District over 15 years and 70% from the other taxing entities over 20 years. There would be 5% in administrative fees and 15% would go towards affordable housing to be used anywhere in the City. In the first ten years, \$1 million would be reimbursed to HCA Healthcare for St. Mark's enhanced façade, and \$750,000 would go to support the Promise Program at Mill Creek

Elementary. In the second ten years, \$500,000 would go towards park improvements on site of Mill Creek Elementary. There would also be funding for streetscape, bus stop, and transit enhancements (\$600,000) as well as a fund for building and infrastructure improvements to attract additional medical uses and restaurants to the area (\$2 million). Chair Silvestrini disclosed that he sits as an uncompensated volunteer representative on the St. Mark's Board of Trustees, an advisory body.

**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.**

Mike Herron, St. Mark's Hospital CFO, said the tower project would cost approximately \$140 million. The purpose is to improve room sizes and keep the Hospital competitive.

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

## **2. Discussion and Consideration of Resolution 21-03, Adopting the MedTech Community Reinvestment Project Area Budget**

**Board Member Jackson moved to adopt Resolution 21-03, Adopting the MedTech Community Reinvestment Project Area Budget. Board Member Marchant seconded. Chair Silvestrini said the financial pledges would be money well spent, in his opinion. He was pleased the City was able to partner with HCA. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.**

## **3. Public Hearing on the MedTech Community Reinvestment Project Area Plan**

**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.**

## **4. Discussion and Consideration of Resolution 21-04, Adopting the MedTech Community Reinvestment Project Area Plan**

**Board Member Jackson moved to adopt Resolution 21-04, Adopting the MedTech Community Reinvestment Project Area Plan. Board Member Uipi seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.**

Board Member Uipi moved to recess the meeting and return to the regular City Council meeting at 8:18 p.m. Board Member Marchant seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.

Board Member Uipi moved to reconvene the CRA meeting at 8:59 p.m. Board Member Jackson seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.

**5. Discussion and Consideration of Resolution 21-05, Approving an Interlocal Cooperative Agreement with the Central Utah Water Conservancy District for the MedTech Community Reinvestment Project Area**

Board Member Uipi moved to approve item 5 on the CRA agenda, Resolution 21-05. Board Member Catten seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.

**6. Discussion and Consideration of Resolution 21-06, Approving an Interlocal Cooperative Agreement with the Board of Education of Granite School District for the MedTech Community Reinvestment Project Area**

Board Member Uipi moved to approve item 6, Resolution 21-06. Board Member Jackson seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.

**7. Discussion and Consideration of Resolution 21-07, Approving an Interlocal Cooperative Agreement with Mt. Olympus Improvement District for the MedTech Community Reinvestment Project Area**

Board Member Uipi moved to approve item 7, Resolution 21-07. Board Member Catten seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.

**8. Discussion and Consideration of Resolution 21-08, Approving an Interlocal Cooperative Agreement with the South Salt Lake Valley Mosquito Abatement District for the MedTech Community Reinvestment Project Area**

Board Member Uipi moved to approve item 8, Resolution 21-08. Board Member Jackson seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.

**9. Discussion and Consideration of Resolution 21-09, Approving an Interlocal Cooperative Agreement with the Unified Fire Service Area for the MedTech Community Reinvestment Project Area**

Board Member Uipi moved to approve item 9, Resolution 21-09. Board Member Jackson seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.

**10. Discussion and Consideration of Resolution 21-10, Approving an Interlocal Cooperative Agreement with Millcreek for the MedTech Community Reinvestment Project Area**

**Board Member Uipi moved to approve item 10, Resolution 21-10. Board Member Catten seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.**

**11. Discussion and Consideration of Resolution 21-11, Acknowledging Receipt of the Community Reinvestment Agency Tentative Budget on April 12, 2021; and Tentatively Adopting the Tentative Budget for the Fiscal Year Beginning July 1, 2021, and Ending June 30, 2022**

Laurie Johnson said since the last meeting, property tax increment (\$50,000) was received in the Millcreek Center CRA budget. In the FY 2021-22 tentative budget, she recognized that increment and reduced the loan proceeds amount borrowed from the West Millcreek CRA budget. She said the West Millcreek CRA expense budget reflected that change. She also included administration and housing costs included with that increment.

**Board Member Uipi moved to approve item 11, Resolution 21-11. Board Member Catten seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.**

**12. Approval of March 22, 2021 Regular Meeting Minutes**

**Board Member Uipi moved to approve item 12, minutes from the March 22<sup>nd</sup> meeting. Board Member Catten 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 9:06 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**