



Bonneville Research

July 14th, 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.

Key Elements of the Study:

The Study shall consider the following factors:

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 the 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. § 10-8-2 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:

- Asian Association of Utah (AAU) - Up to \$22,000.00

“Promise Program ” Proposal:

- Millcreek City is looking to allocate \$22,000 of Promise ARPA funds to assist in funding a full-time position hired by our partner Asian Association of Utah (AAU).
- This funding would be funneled through AAU, and each entity would cover 50% of the salary of the full-time staff member.
- This staff member's responsibility will be to manage the day-to-day operations of the new afterschool program held at the state building at 3760 S Highland Dr.
- The afterschool program will aim to serve William Penn Elementary students who reside at Holladay Hills apartments.
- This full-time staff member will coordinate academic and enrichment after school activities for 15-30 youth and will plan educational field trips for the youth.
- In addition, they will build relationships with the families at Holladay Hills and will work with the Millcreek Promise program to connect families to necessary resources.

Proposed “Promise Program ” Budget:

- Total requested amount from the City of Millcreek: \$22,000.00

ANALYSIS:

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.

(3) It is considered a corporate purpose to appropriate money for any purpose that, in the judgment of the municipal legislative body, provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality subject to this Subsection (3).

(iii) A municipality shall consider the following factors when conducting the study described in Subsection (3)(e)(i):

(A) what identified benefit the municipality will receive in return for any money or resources appropriated;

(B) the municipality's purpose for the appropriation, including an analysis of the way the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality; and

(C) whether the appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of the municipality in the area of economic development, job creation, affordable housing, elimination of a development impediment, job preservation, the preservation of historic structures and property, and any other public purpose.

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The Millcreek Promise Program is a unique collaboration with United Way of Salt Lake, the Millcreek promise executive team, leadership committee, subcommittee members, residents, volunteers, and many additional partners who mobilize and support the success of Millcreek youth and families.

The Millcreek Promise mission is to mobilize and support Millcreek residents to build community, bridge divides, and lift all boats.

Millcreek Promise achieves its mission by mobilizing stakeholders to make a collective impact and improve the community in safety, health, education, and economic well-being.

The Millcreek Promise Program supports current programs, create programs and services where there are gaps, and provide resources for residents.

CONCLUSION AND REQUIRED FINDINGS:

The municipality of Millcreek's purpose for the appropriation to the Asian Association of Utah (AAU) in Utah in partnership with Millcreek Promise to accomplish the following public purposes:

1. EDUCATION: All Millcreek youth have the support to maximize academic success on their path to high school graduation and post-secondary education.

2. **HEALTH AND SAFETY:** All Millcreek residents have access to health and safety services and resources.
3. **ECONOMIC WELL-BEING:** All Millcreek residents have opportunities to provide a high quality of life for themselves and their families.

The Millcreek Promise will be to seek to achieve the following Community Objectives with this appropriation to the Asian Association of Utah (AAU) by supporting the following programs:

- This staff member's responsibility will be to manage the new afterschool program's day-to-day operations at the state building at 3760 S Highland Dr, Millcreek, Utah.
- The afterschool program will aim to serve William Penn Elementary students who reside at Holladay Hills apartments, 3690 Highland Drive, Millcreek, Utah.
- This full-time staff member will coordinate academic and enrichment after school activities for 15-30 youth and will plan educational field trips for the youth.
- In addition, they will build relationships with the families at Holladay Hills and will work with the Millcreek Promise program to connect families to necessary resources.

FINDING:

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 it 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 during July 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 with 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.