



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

The Community Reinvestment Agency of Millcreek, Utah, met in a regular public meeting on April 13, 2020 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 (electronic)
Dwight Marchant (electronic)
Cheri Jackson (electronic)
Bev Uipi (electronic)

City Staff

John Geilmann, City Manager (electronic)
John Brems, City Attorney (electronic)
Elyse Sullivan, Agency Recorder
Kurt Hansen, Legislative Policy Director
Francis Lilly, Planning and Zoning Director
(electronic)
Laurie Johnson, HR-Finance Director
Jim Hardy, Building Services Director (electronic)
Rita Lund, Communications Director (electronic)
John Miller, Public Works Director (electronic)
Mike Winder, Economic Development Director
(electronic)

Attendees: Chief Steve DeBry

REGULAR MEETING – 7:00 p.m.

TIME COMMENCED: 9:25 p.m.

Chair Silvestrini called the meeting to order.

1. Review Fiscal Year 2020-21 Community Reinvestment Agency Fund Tentative Budget

Laurie Johnson said all the revenues not spent from the bond would be carried forward to the next fiscal year for the Millcreek Center Community Reinvestment Area (CRA) for City Center construction. In the West Millcreek CRA, staff projected a \$950,000 collection in property tax. She pointed out the \$721,800 in loan proceeds to the Millcreek Center CRA from the West Millcreek CRA for bond payment. With regard to expenses, the Millcreek Center CRA had \$721,800 in debt interest and other costs were for construction of the City Center project. The West Millcreek CRA had built in expenses for

administration, housing, and tax increment commitments, and the \$721,800 loan to the Millcreek Center CRA.

Chair Silvestrini said the City would sign a purchase agreement for the remaining three properties for the City Center space in the near future and said staff had agreed to extend the closing dates due to the pandemic. He said there was going to be a military drill on the property with the Department of Defense in May that was cancelled due to the pandemic. He reported that Plowgian Auto would tentatively move to their new location in Holladay at the end of May.

2. Discussion and Consideration of Resolution 20-02, Designating a Survey Area and Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan and Budget for the Proposed Medtech Community Reinvestment Project Area

Chair Silvestrini said a CRA around the St. Mark’s Hospital would allow the City to capture tax increment which would help St. Mark’s and the City to be able to do things like street improvements, improving the grounds at Mill Creek Elementary, and attracting additional restaurants in the area.

Mike Winder said in lieu of a public open house, the City sent out mailers to everyone within 600 feet of the boundaries and posted information on the City’s website about the CRA. He said he received public comment about including the power plant across the street from Mill Creek Elementary in the CRA, so it was added. He requested the Board to adopt the resolution that included the accompanying map. He said he would bring a more detailed plan and budget back to the Board at a later meeting. Chair Silvestrini asked about the tax increment. Winder said there would be a 70% pass through to the CRA so the other taxing entities would get 30%.

Board Member Marchant moved to approve Resolution 20-02, Designating a Survey Area and Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan and Budget for the Proposed Medtech Community Reinvestment Project Area. Board Member Uipi seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.

3. Approval of January 13, 2020 Meeting Minutes

Board Member Uipi moved to approve the minutes from January 13th CRA meeting. Board Member Catten seconded. The Recorder called for the vote. All Board Members voted yes. The motion passed unanimously.

ADJOURNED: Board Member Uipi moved to adjourn the meeting at 9:36 p.m. Board Member Marchant seconded. Chair Silvestrini called for the vote. All Board Members voted yes. The motion passed unanimously.

APPROVED:  Date April 27, 2020
Jeff Silvestrini, Chair

Attest: 
Elyse Sullivan, Agency Recorder