



**Minutes of the  
Millcreek Community Reinvestment Agency  
July 26, 2018  
5:00 p.m.  
Special Meeting**

The Community Reinvestment Agency of Millcreek, Utah, met in a Special Meeting on July 26, 2018 at Wasatch Jr. High School, located at 3750 S. 3100 E., Millcreek, UT 84109.

**PRESENT:**

**Board Members**

Jeff Silvestrini, Chair  
Silvia Catten  
Dwight Marchant  
Cheri Jackson  
Bev Uipi

**City Staff**

John Geilmann, City Manager  
John Brems, City Attorney  
Elyse Greiner, Agency Recorder  
Mike Winder, Economic Development Director  
Kurt Hansen, City Services Director  
Francis Lilly, Community Development Director  
Rita Lund, Communications & Programs Director  
Laurie Johnson, HR-Finance Director  
John Miller, Public Works Director

**Attendees:** Linsie Snyder

**REGULAR MEETING – 5:00 p.m.  
TIME COMMENCED: 5:03 p.m.**

Chair Silvestrini called the meeting to order.

**1. Welcome, Introduction and Preliminary Matters**

**1.1 Public Comment**

Chair Silvestrini extended an invitation to the public to address the Board. There was no public comment.

**2. Business Matters**

**2.1 Discussion and Consideration of Resolution 18-05, Engaging Lewis Young Robertson & Burningham, Inc. to Conduct a Blight Study for Millcreek Center CRA at a Cost Not to Exceed \$10,000**

Mike Winder said he sent out an RFP and 3 proposals were submitted. He said to see a map of the blight study area, the Board could go to Millcreek's website and click on the May 14, 2018 CRA meeting agenda and go to Resolution 18-02.

**Board Member Marchant moved to approve Resolution 18-05, Engaging Lewis Young Robertson & Burningham, Inc. to Conduct a Blight Study for Millcreek Center CRA at a**

**Cost Not to Exceed \$10,000. Board Member Catten seconded. Chair Silvestrini called for the vote. The motion passed unanimously.**

**2.2 Discussion and Consideration of Resolution 18-06, Designating Colliers International as Official Commercial Real Estate Advisor for the Agency**

Chair Silvestrini said Colliers International volunteered to act as the agent for the City at no cost. Winder said they have some proprietary information about the properties in that area and by passing this Resolution it allows them to share that with the Board. This does not mean that other commercial realtors cannot operate in this area. Chair Silvestrini said they will serve as an advisory role, so right now the City does not need a contract. Board Member Jackson asked if a contract was needed if there were would be a need for an RFP. Chair Silvestrini said the City would not have to because it is for personal services, but they could in the interest of transparency.

**Board Member Jackson moved to adopt Item 2.2, Resolution 18-06, Designating Colliers International as the Official Commercial Real Estate Advisor for the Agency. Board Member Uipi seconded. Chair Silvestrini called for the vote. The motion passed unanimously.**

**2.3 Discussion and Consideration of Resolution 18-07, Recommending to the Redevelopment Agency of Salt Lake County Approval of the Payment of Certain Tax Increment with Respect to a Development known as the Millcreek Commons**

Chair Silvestrini said the Board discussed this in a prior Agency meeting. The Board has been coordinating with Salt Lake County Redevelopment Agency and the Board will make a recommendation to them. Winder anticipates the County RDA approving the terms in the next week or two. Chair Silvestrini said the Board is agreeing to a total increment of \$5,070,912, the total value of land dedicated for public use is \$2,509,171, the cost of project and unit upgrades is \$1,526,800, and the cost of public amenities is \$1,034,941. He said the upgrades to this project that justify the increment are an internal parking garage and bike parking, upgraded unit decks, upgraded sound deadening, rooftop pool and patio, club house and fitness center, and upgrades finishes and furnishings, and access to the Big Cottonwood Creek Trail including a pedestrian bridge with access to TRAX and Frontrunner station on 4500 S. The City has an interest in the upgrades to incentivize a quality project which will catalyze growth in the area. The City is also getting open space subject to a public easement. Board Member Jackson said this area of the City has very little green space so gaining it is a great asset and it will be a benefit to all who live there. Chair Silvestrini said the retail pad that is required in this project, 6,000 square feet on Main St., is an ideal location for a little food market.

Chair Silvestrini asked the public if there were any comments on this application. There were none.

Board Member Catten asked about the retail square footage. Chair Silvestrini said it is 6,000 square feet on Main St. and an additional 6,000 square feet of convertible commercial space on the main apartment building. There are not any requirements for the building space to be converted, it just needs to be built so that it can be convertible if the market justified it.

Winder said this project will help bring more rooftops to the area which would then demand more retail.

**Board Member Catten moved to approve Resolution 18-07, Recommending to the Redevelopment Agency of Salt Lake County Approval of the Payment of Certain Tax Increment with Respect to a Development known as the Millcreek Commons. Board Member Marchant seconded. Chair Silvestrini called for the vote. The motion passed unanimously.**

**2.4 Approval of July 9, 2018 Meeting Minutes**

**Board Member Jackson moved to approve the minutes from the meeting on July 9, 2018. Board Member Catten seconded. Chair Silvestrini called for the vote. The motion passed unanimously.**

**ADJOURNED: Board Member Uipi moved to adjourn the meeting at 5:21 p.m. Board Member Jackson seconded. Chair Silvestrini called for the vote. The motion passed unanimously.**

**APPROVED:**  Date 8-13-18  
Jeff Silvestrini, Chair

**Attest:**   
Elyse Greiner, Agency Recorder

