

SALT LAKE COUNTY

*2001 So. State Street
Salt Lake City, UT 84114
(385) 468-7500 TTY 711*



Meeting Minutes

Tuesday, October 18, 2022

4:00 PM

The meeting will commence at the conclusion of the Council Meeting.

Council Chambers, N1-110

Redevelopment Agency

1. Call to Order

Present: Director Aimee Winder Newton
Director Jim Bradley
Director Richard Snelgrove
Chair Arlyn Bradshaw
Director Ann Granato
Director Laurie Stringham
Director Dea Theodore

Excused: Director Dave Alvord

Call In: Director Steve DeBry

2. Public Comment**3. Approval of Minutes****3.1 Approval of June 14, 2022 Redevelopment Agency Minutes** [22-1029](#)

Attachments: [061422 - RDA](#)

A motion was made by Director Stringham, seconded by Director Bradley, that this agenda item be approved. The motion carried by a unanimous vote.

4. Discussion Items**4.1 Review and Discussion of Utah State Legislative Audit of Tax Increment Financing Projects** [22-1015](#)

Attachments: [Staff Report](#)
[Full report 2022-10_RPT](#)
[Summary 2022-10_SMRY](#)

Presenter: Jevon Gibb, Executive Director of Salt Lake County Redevelopment Agency (Approx. 10 mins)
Informational

Mr. Jevon Gibb, Director, Economic Development Division, delivered a presentation on A Performance Audit of Tax Increment Financing by the Office of the Legislative Auditor General, whereby the Legislative Auditor General reviewed ten projects and came back with criticisms of how they had been managed. He reviewed the Audit Summary, which included the audit request and background; Tax Increment Financing (TIF) key findings and recommendations; and a report summary.

The key findings in the summary included: 1) five of the ten project areas that were sampled had significant fund balances, with millions in unexpended TIF funds; 2) TIF project areas had varying levels of analyses. Most of the sampled project areas provided either blight analyses or benefit analyses, which do not adequately justify the use of TIF funds; and 3) none of the ten agencies were able to show evidence that project area plan objectives had been traced, and only four agencies were able to provide evidence that developer objectives had been traced. The recommendations included 1) guidance on managing unexpended TIF funds once a collection period expired; requiring local governments to make financial information, such as receipts, expenditures, account balances, and fund transfers publicly available for each project area; and 3) requiring local governments to conduct a robust justification study known as a “but for” analysis that adequately justified the use of TIF funds.

The County has four project areas, all in Magna that the analyses applied to. Two of the areas are expired and need to be dissolved. The Magna Arbor Park (Packard Bell), which is the old version of Arbor Park, has a zero balance. The second is the Magna West Main, the Main Street Project Area that predated the current one, and is inactive. Funding allocated for that was pulled back and will be used this year, so there will not be a TIF fund balance, and the County was in compliance with reporting to the State. However, it does still need to conduct the “but for” analysis for the Magna Arbor Park Project Area.

4.2 Potential Closed Session to Discuss a Real Estate Matter

[22-1016](#)

Attachments: [Staff Report](#)

A motion was made by Director Winder Newton, seconded by Director DeBry, to close the Redevelopment Agency meeting to discuss the purchase of real estate. The motion carried by a unanimous vote.

The Board of Directors voted to reopen the Committee of the Whole meeting during the closed session.

5. Other Committee Business

6. Adjournment

The meeting was adjourned at 4:45 PM.

SHERRIE SWENSEN, COUNTY CLERK

By _____
DEPUTY CLERK

By _____
CHAIR, REDEVELOPMENT AGENCY