



Briefing Memorandum

To: Salt Lake County RDA Board

CC: Mayor Wilson, Catherine Kanter, Lisa Hartman

From: Kersten Swinyard, Acting RDA Executive Director

Subject: 2024 RDA Budget

Date: Nov. 2, 2023

Arlyn Bradshaw
Redevelopment Agency
Board Chair

Dea Theodore
Redevelopment Agency
Board Vice Chair

Jennifer Wilson
Chief Administrative Officer

Kersten Swinyard
Acting Executive Director

Summary

The Salt Lake County Redevelopment Agency (RDA) is proposing a \$1.95 million budget for 2024, which includes a decrease of \$86,000 from last year's base budget and several true-ups to reflect fund balance and a shift in how the RDA staffer is funded.

Background

The County RDA has three Tax Increment Financing (TIF) projects: Magna Arbor Park, Magna West Main, and Magna Main.

Magna Arbor Park has an existing obligation for a development reimbursement agreement to Arbor Park Associates, and a second obligation for a development reimbursement agreement with Magna Apartments, LLC. These two agreements will exhaust all tax increment that the RDA will receive for this project area through 2030. After making final payments to Magna Apartments, LLC, the RDA may dissolve Magna Arbor Park.

Magna West Main has depleted its fund balance and can be officially dissolved in early 2024.

Magna Main has a fund balance of approximately \$2 million, and the project area received approximately \$475,000 in tax increment from 2022 receipts. The RDA is proposing to recognize revenue from and maintain a fund balance to allow for maneuverability in potential 2024 real estate transactions that would advance project area goals. Additionally, the project area will need consultant services for a development feasibility study. Other project area expenses include another round of façade and historic lighting grants for Main Street repairs, a planned reconstruction of Mantle Park, additional murals on Main Street, and a refresh of streetlight banners that highlight the Magna community.

Magna Main fund balance will also cover the expenses for an existing FTE in SLCo Economic Development to manage the day-to-day work in the project area, a change that was necessitated by the MSD's elimination of a contract position staffed by the County's Economic Development division.