



January 4, 2019

Dear Salt Lake County Council,

Erin Litvack
Deputy Mayor, County Services

Rick Graham
Deputy Mayor, Operations

Karen Hale
Deputy Mayor, Community
& External Affairs

Darrin Casper
Deputy Mayor, Finance
& Administration

After conducting a due diligence review in coordination with the Community Reinvestment Area ("CRA") ad hoc committee, the administration presents the terms we have negotiated for Salt Lake County's ("County") participation in the Millcreek Center CRA ("Project Area"). The Project Area will facilitate a mixed-use development located along 3300 South between 900 East and Highland Drive. Additionally, the Project Area is expected to define a clear city center in Millcreek, which will allow for mixed land uses and include affordable housing and increased commercial and residential densities.

The proposed Interlocal Agreement between the County and the Millcreek Community Reinvestment Agency ("Agency") for a contribution of tax increment includes the following favorable terms:

- The County will contribute 75% of its tax increment generated in the Project Area to the Agency for a 20-year period.
- The total amount of County tax increment that will be paid to the Agency during the 20-year period will be capped at the following amounts:
 - Countywide Tax Levy: \$4,250,245
 - Library Tax Levy: \$1,173,278
- The Agency will contribute 15% of the project budget toward the Affordable Housing Set-Aside. Affordable housing will be a vital component of the Project Area, and the Agency is voluntarily contributing an additional 5% above the mandatory 10% Affordable Housing Set-Aside.
- The Project Area will be confined to a reasonably sized geographic footprint for the project's intended and defined purposes.
- As a city center, the Project Area will include multiple uses, including residential, commercial, office, and public gathering. The project will increase density within the Project Area by adding both new commercial and office amenities and new residential units, which will include affordable housing units.

On January 15, 2019, the Division of Regional Economic Development and representatives from Millcreek City will brief the Council on this plan and will be available to address any questions, comments, or concerns you might have. If you would like to discuss this Project Area further, please do not hesitate to contact me.

Sincerely,

Erin Litvack
Deputy Mayor / CAO