

NEWS

Announcements

UPCOMING MEETINGS

**Mt. Olympus
Community Council,**
Tues., 11/6/18, 6-8 PM,
Churchill Jr. High,
3450 E. Oakview Drive

**Millcreek Community
Council,** Tues., 11/6/18,
6:30-8:30 PM, Millcreek
Activity Center, (old
Hillview School)
1025 E. 4405 S.

**Canyon Rim Citizens
Association,** Wed.,
11/7/18, 7-9 PM, Christ
United Methodist
Church, 2375 E 3300 S.

City Council
Tues., 11/13/18
Time and agenda TBA

[Visit our Community
Calendar](#)

CRA "blight study" FAQs answered before Nov 13th public meeting

MILLCREEK. During the past year, the City Council has been working on creating a City Center in the vicinity of Highland Drive, 33rd South and 13th East. The idea is to encourage and assist private enterprise to redevelop this area into a walkable mixed-use lifestyle center that could serve as a central gathering place for Millcreek. [Click here](#) for a copy of our consultant's existing conditions report of the study area.

One of the tools the Council determined could help make this vision a reality is the creation of a "Community Reinvestment Area" (CRA). This is a state-sanctioned program that would allow the City, for a time, to reinvest some of the taxes collected from the area back into the area for public improvements.

State law requires that a study of "blight" in the area be completed before a CRA is adopted. Ours was recently completed and will be the subject of a public meeting on November 13th (7:30 PM at City Hall, 3330 S. 1300 E.) and another public hearing in December (date and time TBA).

The study (which you can read by clicking [here](#) or [here](#)) has generated much interest from our community, much of which is driven by state law's unfortunate use of the word "blight".

What does the state legislature mean by "blight"? [State law](#) defines it as anything from dilapidated buildings or outdated facilities, to buildings not complying with today's building codes or property with higher than typical police calls. To adopt a CRA, the law requires that a "blight" study show that 50% or more of the parcels covering 66% or more of the proposed CRA area has at least one factor of "blight."



Prior to our public meetings, here are answers to many of the questions the community has been asking:

Why is Millcreek creating a CRA in this area? As Utah's newest city, our community is excited to put together a City Center. This will create community gathering spaces, plazas, and a mix of uses to promote civic pride and enhance Millcreek's tax base. We want to support local businesses and help them thrive. Tools already put in place to help facilitate this include the recently approved Town Center Overlay Zone, a federal Opportunity Zone, and master planning in partnership with Wasatch Front Regional Council. An important resource that the state authorizes cities to use is a CRA, which would be of great benefit in helping to facilitate the new City Center.

What is a CRA? As outlined in Utah Code 17C, a CRA allows a community to capture any new tax increment and reinvest it back into the area to help fund improvements. New sidewalk, street lights, planter boxes, park spaces, parking structures, and other uses have been funded through the CRA tool. For Millcreek Center CRA it is proposed that 80% of all new property tax revenue (above and beyond what was collected in 2018) be reinvested back into this area for the next 20 years.

Does the CRA affect my taxes?

This is not a tax increase. Your tax rate is the same, whether you are in the CRA or not. As new development occurs, and the new uses pay more in property taxes than the old uses, those additional revenues are used by the CRA to help improve the area.



For example, a four-story office building would pay more in property taxes than a vacant parking lot, so if a building like that were built in the area, there would be new tax revenues in the pot for the CRA to use.

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What does it mean if the study finds that a property is "blighted"? No one's property is "blighted" by this study, even if there is evidence of "blight" on the property. A finding of "blight" simply checks a box to meet the criteria mentioned above. It does not show up on a property's title, it does not have to be disclosed when selling property, it does not negatively affect property

values. One property showing "blight" in the study is not treated any differently than a property not showing "blight" in the study. The study is just a count to see if the overall area qualifies under state law. A positive finding of "blight" does not mean that the City will use eminent domain. A formal study like this demonstrating need is also helpful for us to be awarded grant money to improve the area.

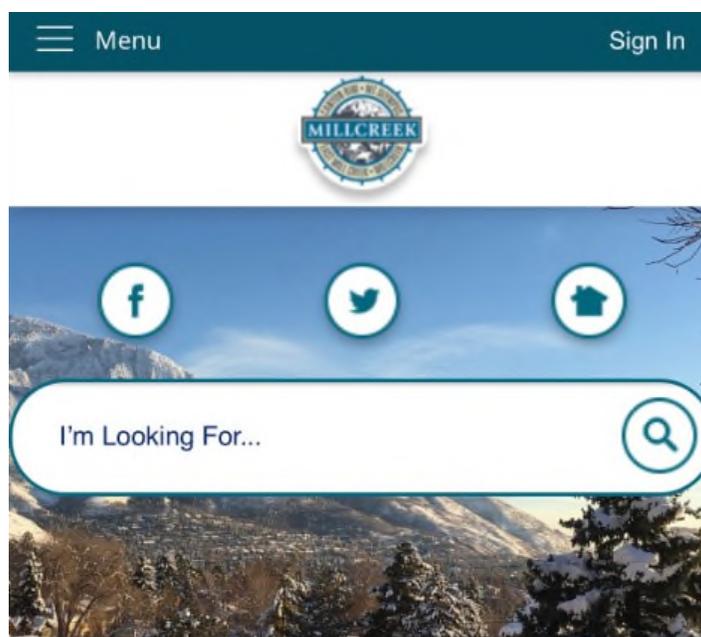
Does the City plan to use eminent domain in this area? No. The City already has the authority for public good (such as streets, parks, sidewalks, etc.) State law also gives CRAs in this case eminent domain authority under very strict conditions for five years after the project plan is adopted. This is a safety valve and is only for extreme cases and would be a very last resort in any redevelopment scenario. For instance, if a development was going in and had a billboard in the middle of it, this resource could help relocate the billboard.

If eminent domain is ever used, what is the process? Utah has some of the strictest private property rights laws in the nation. For a residential owner-occupied property, a written petition must be submitted by at least 80% of the residential owner-occupied properties in the project area to support eminent domain. At least two-thirds of the City Council would have to agree to it, there must be good faith negotiations, notification of owner's relocation rights, and payment of 100% of fair market value based on an independent appraisal. For commercial property it is similar, except it is 75% of the commercial neighbors that must petition for it.

Why would I want to be in a CRA? Revenue generated through the CRA can only be spent within the area, so these improvements will greatly help your neighborhood. For businesses, additional residents in the area will help businesses boom. For residents, the new parks, restaurants, and shops will be wonderful. If you think there may be a chance of ever doing something different with your property in the next 20 years, this could also be a helpful financial resource for you. This will be fantastic for this neighborhood!



How can I get further information about this? Click [here](#) or [here](#) to read the draft study. [Click here](#) for additional plan details. You may also contact Mike Winder, Millcreek's Economic Development Director, mwinder@millcreek.us or 801-214-2722. Come to our public hearing on Nov. 13th, at 7:30PM, City Hall, 3390 S. 1300 E, Annex.



New City Website Goes Live Next Week

MILLCREEK. To better serve the needs of the community, we are launching a new website next week. The address will remain the same: <https://Millcreek.us>. Check it out let us know what you think. Watch upcoming newsletters for tips

on using the new features and functions.

Some of the links in this newsletter might not be functional as a result of the switchover. Reply to this email if you are having difficulty.



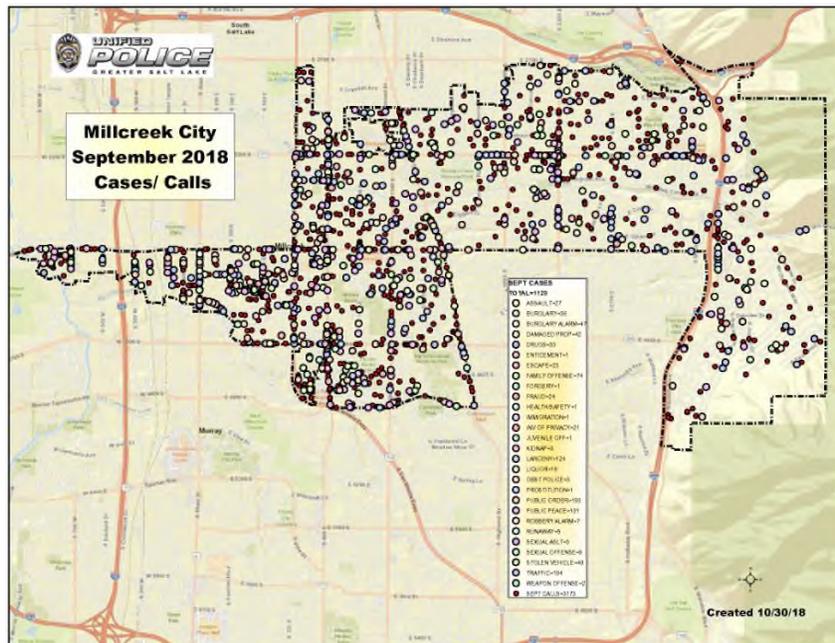
Mayor Silvestrini and Chief DeBry at Millcreek's July 4th celebration this past summer.

CHAT WITH OUR POLICE CHIEF AND THE MAYOR

MILLCREEK. Chief Steve DeBry, of the Unified Police Department's [Millcreek Precinct](#), would like to get to know you and answer any questions that you may have about police operations and/or delivery of police services.

Chief DeBry and Mayor Silvestrini will host an Open Forum meeting Thursday, November 8th from 7-9 PM at Millcreek City Hall, 3330 South 1300 East, Annex (south side of parking lot). You are all welcome to drop by, say hello, and ask questions; or give feedback as to how our police department can enhance your quality of life.

Millcreek Crime Statistics for September 2018



The Utah National Guard Presents the 63rd Annual
VETERANS DAY CONCERT

The Great War: Commemorating 100 Years



Saturday, Nov. 10, 2018 / 7:00 p.m.
Tabernacle on Temple Square

FEATURING:
Utah National Guard 23rd Army Band and Granite School District High School Choirs

Honorary Colonel
Corps of Honor



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MILLCREEK IS HIRING

[Millcreek – Accountant II – Job Posting](#)

[Millcreek – Business License Assistant – Job Posting](#)

[Millcreek – Plans Examiner II – Job Posting](#)

MILLCREEK BUSINESSES ARE ALSO HIRING

COMPANY: Beaumont Bakery and Bistro, 3979 Wasatch Blvd, 84124

POSITION: Server, Barista, Line Cook, Dishwasher/Busser, Hostess

PAY: Varies based on experience and position

DETAILS: Contact Mary Jill Roth, 801.879.2503 maryjill.roth@gmail.com or

stop in for a visit

If you are a licensed Millcreek business and are hiring, please email details in the above format to mwinder@millcreek.us. Those received by 5PM on Thursdays will be included in that week's Friday newsletter.



The funny faces of Mayor Silvestrini and Mill Creek Elementary's top earners of the "Color Run School Fundraiser", all enjoying this week's Out of This World Space Party.

Meetings with the Mayor!

Interested in meeting with the Mayor? Fridays from 2-4pm have been set aside for citizens to meet with Mayor Silvestrini. Please call 801-214-2700 to schedule a time.

VISIT us at <http://millcreek.us>
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