

**MILLCREEK COMMUNITY REINVESTMENT AGENCY
RESOLUTION NO. 24-14**

**A RESOLUTION OF THE MILLCREEK COMMUNITY REINVESTMENT AGENCY
ADOPTING THE COMMUNITY REINVESTMENT AGENCY (CRA) ANNUAL
BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND
ENDING JUNE 30, 2025**

WHEREAS, the Millcreek Community Reinvestment Agency (“Agency”) met in regular meeting on June 24, 2024, to consider, among other things, adopting the Community Reinvestment Agency (CRA) annual budget for the fiscal year beginning July 1, 2024, and ending June 30, 2025; and

WHEREAS, the Agency has adhered to appropriate public hearing requirements as required by law.

NOW, THEREFORE, BE IT RESOLVED that the Millcreek Community Reinvestment Agency adopts the annual budget for fiscal year beginning July 1, 2024, and ending June 30, 2025.

This Resolution, assigned No. 24-14, shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED this 24th day of June, 2024.

**MILLCREEK COMMUNITY
REINVESTMENT AGENCY**

By: _____
Jeff Silvestrini, Chair

ATTEST:

Elyse Sullivan, Agency Recorder

Roll Call Vote:		
Silvestrini	Yes	No
Catten	Yes	No
DeSirant	Yes	No
Jackson	Yes	No
Uipi	Yes	No

Community Reinvestment Agency (CRA) Fund Budgets

Summary

	Millcreek Cntr Fund 201	West Millcreek Fund 202	Woodland Ave Fund 203	Olympus Hills Fund 204	MedTech Fund 205	CRA Housing Fund 220
Revenue						
Tax Increment - Millcreek Prop Taxes	95,000	235,000	2,000	-	-	-
Tax Increment - Other Governments	660,000	1,635,000	8,000	-	-	-
Transfer from Other Funds - Interfund Loan	300,000	-	-	10,000	-	-
Transfer from Other Funds - Housing	-	-	-	-	-	488,750
Budgetary Use of Fund Balance	-	-	-	-	-	-
	1,055,000	1,870,000	10,000	10,000	-	488,750
Expenditures						
Tax Increment Commitments	40,000	240,000	-	-	-	-
Housing Projects	-	-	-	-	-	-
Administrative Expenses	37,750	74,800	500	-	-	-
Professional Services	-	-	-	10,000	-	-
Series 2019 Debt Svc - Principal Pymt	140,000	-	-	-	-	-
Series 2019 Debt Svc - Interest Pymt	718,300	-	-	-	-	-
Miscellaneous Exp.	1,000	-	-	-	-	-
Transfer to Other Funds- Interfund Loan	-	310,000	-	-	-	-
Transfer to CRA Housing Fund	113,250	374,000	1,500	-	-	-
Budgetary Addition to Fund Balance	4,700	871,200	8,000	-	-	488,750
	1,055,000	1,870,000	10,000	10,000	-	488,750
	-	-	-	-	-	-

Millcreek Center – Fund 201

Fund 201 - Millcreek Center CRA							
Account #	Account Description	2022-2023 Actual	2023-2024 Projected	2024-25 Tentative	Budget Worksession changes	Council Budget in Progress	FY2025 Budget Notes
Revenue							
obsolete acct #	Property Taxes	346,760					Base valuation year - 2017 20-year Project; not to extend beyond March 1, 2020
201-3100-3101	Tax Increment - Millcreek Prop Taxes		91,560	95,000		95,000	new accts to show tax increment from Millcreek separately from tax increment from other governments
201-3330-3334	Tax Increment - Other Governments		654,009	660,000		660,000	
201-3460-3465	Rents and Leases	1,200					
201-3600-3601	Interest Income	1,038	50				
201-3600-3610	Miscellaneous Revenue		50				
201-3700-3720	Interfund Loan Proceeds		1,930,873	300,000		300,000	Interfund loan proceeds from West Millcreek CRA to Millcreek Center CRA for debt service, until increment from Millcreek Center is sufficient to pay the Series 2019 debt service
201-3900-3920	Budgetary Use of Fund Balance						
	Total Revenues	348,998	2,676,542	1,055,000	-	1,055,000	
Expenditures							
20153102700	Tax Increment Commitments	17,587	36,042	40,000		40,000	Interlocal Agreement requires 25% of increment from SLCo's tax levies to be remitted to County
20153102900	Administrative Expenses	1,500	62,809	37,750		37,750	5% x tax increment \$ 1,500 - Series 2019 Trustee Fees \$36,250 - Gen Fund administration of CRA
201-5310-5200	Series 2019 Debt Svc - Principal Pymt			140,000		140,000	First annual principal payment
201-5310-5201	Series 2019 Debt Svc - Interest Pymt	721,800	721,800	718,300		718,300	
201-5310-6100	Miscellaneous Exp.	1,732	1,000	1,000		1,000	
201-9000-9010	Transfer to Other Funds						
201-9000-9010	Transfer to CRA Housing Fund		192,926	113,250		113,250	15% x tax increment
201-9000-9020	Budgetary Addition to Fund Balance			4,700		4,700	
	Total Expenditures	742,619	1,014,577	1,055,000	-	1,055,000	
Fund Balance							
	Budgetary Addition to (Use of) Fund Bal	(393,621)	1,661,965	-		-	
	Beginning Fund Balance	(1,268,238)	(1,661,858)	107		107	
	Ending Fund Balance	(1,661,858)	107	107		107	
	15% Housing by Fiscal Year	52,014		113,250		113,250	
	5% Admin by Fiscal Year	17,338		37,750		37,750	

The Millcreek City Center CRA was created in 2019 to assist in creating Millcreek's new City Center, Millcreek Common. This project aims to create a downtown City Center and will include community gathering spaces, plazas, and a mix of uses to promote civic pride and enhance the city's tax base—all while supporting local businesses and helping them thrive. Over the next 20 years, 75-80% of all new property tax revenue will be reinvested back into this project area for improvements such as Millcreek Common and the implementation of new sidewalks, streetlights, planter boxes, parking spaces, and structures. For more information on this project, please visit <https://millcreekut.gov/275/Millcreek-Center-CRA>.

West Millcreek – Fund 202

Fund 202 - West Millcreek CRA							
Account #	Account Description	2022-2023 Actual	2023-2024 Projected	2024-25 Tentative	Budget Worksession changes	Council Budget in Progress	FY2025 Budget Comments
Revenues							
202-3100-3101	Property Taxes	1,595,640				-	Base valuation year - 2009 20-yr Project Area, beginning in 2012
202-3100-3101	Tax Increment - Millcreek Prop Taxes		232,415	235,000		235,000	new accts to show tax increment from Millcreek separately from tax increment from other governments
202-3330-3334	Tax Increment - Other Governments		1,630,944	1,635,000		1,635,000	
202-3600-3610	Interest Income	64,251					
202-3600-3601	Miscellaneous Revenue	226,364					
202-3900-3920	Budgetary Use of Fund Balance						
	Total Revenues	1,886,255	1,863,359	1,870,000		1,870,000	
Expenditures							
202-5310-3100	Professional Services						
202-5310-2700	Tax Increment Commitments	212,621	225,360	240,000		240,000	Tax sharing agreement w/ Artesian Springs
202-5310-2900	Administrative Expenses		222,329	74,800		74,800	4% x tax increment
202-9000-9010	Transfer to Millcreek Center CRA		1,852,015	300,000		300,000	Transfer to Millcreek Center CRA for Series 2019 debt svc
202-9000-9010	Transfer to Other Funds		12,625	10,000		10,000	Interfund Loan to Olympus Hills CRA
202-9000-9010	Transfer to CRA Housing Fund		1,156,061	374,000		374,000	20% x tax increment
202-9000-9020	Budgetary Addition to Fund Balance						
	Total Expenditures	212,621	3,468,390	998,800		998,800	
Fund Balance							
	Budgetary Addition to (Use of) Fund Bal	1,673,634	(1,605,031)	871,200		871,200	
	Beginning Fund Balance	1,645,713	3,319,347	1,714,316		1,714,316	
	Ending Fund Balance	3,319,347	1,714,316	2,585,516		2,585,516	
	20% Housing by Fiscal Year	319,128		374,000		374,000	
	4% Admin by Fiscal Year	63,826		74,800		74,800	

The West Millcreek CRA was transferred to the Millcreek Community Reinvestment Agency from Salt Lake County at the beginning of 2019. This project area includes 184 acres of multi-residential, minor commercial, and light industrial uses and is bordered by 200 East, I-15, 3900 South, and Big Cottonwood Creek. Recent focuses of this CRA include the completion of the Artesian Springs apartment complex, and the development of the Opus Green townhomes project which will include a trail walk and a children's park. The goal of this CRA is to bring increased property tax revenue to the participating taxing entities, who will receive 20% of the tax increment until the project is complete. Until then, over the next 20 years, 80% will be reinvested into this project area by the Millcreek Community Reinvestment Agency. For more information on this project, please visit <https://www.millcreekut.gov/293/West-Millcreek-CRA>.

Woodland Ave – Fund 203

Fund 203 - Woodland Ave CRA

Account #	Account Description	2022-2023 Actual	2023-2024 Projected	2024-25 Tentative	Budget Worksession changes	Council Budget in Progress	FY2025 Budget Comments
Revenues							
203-3100-3101	Tax Increment - Millcreek Prop Taxes		1,412	2,000		2,000	Base valuation year - 2020 (?)
203-3330-3334	Tax Increment - Other Governments		6,731	8,000		8,000	20-yr Project Area
203-3600-3610	Miscellaneous Revenue						
203-3600-3601	Interest Income						
203-3900-3920	Budgetary Use of Fund Balance						
	Total Revenues		8,143	10,000			
Expenditures							
203-5310-2900	Administrative Expenses		407	500			5% x tax increment for administrative costs
203-5310-3100	Professional Services						
203-9000-9010	Transfer to CRA Housing Fund		1,221	1,500			15% x tax increment
203-9000-9010	Transfer to MC Phase II CIP Fund						Tax increment from s/b redirected into the construction costs of MC Phase II
203-9000-9020	Budgetary Addition to Fund Balance						
	Total Expenditures		1,629	2,000			
Fund Balance							
	Budgetary Addition to (Use of) Fund Bal		6,514	8,000			
	Beginning Fund Balance		-	6,514			
	Ending Fund Balance	-	6,514	14,514			
	15% Housing by Fiscal Year	-	1,221	1,500		1,500	
	5% Admin by Fiscal Year	-	407	500		500	

The Woodland Avenue CRA lies within the boundaries of Millcreek's new City Center, but the parcels within the new CRA were only annexed into Millcreek in July 2020; thus, Millcreek needed to create a new CRA to capture the tax increment to support the new City Center. This project aims to assist the Millcreek City Center CRA in creating a downtown City Center that will include community gathering spaces, plazas, and a mix of uses to promote civic pride and enhance the city's tax base—all while supporting local businesses and helping them thrive. Millcreek plans on triggering the Woodland Ave CRA on or before March 1, 2023. Over the 20 years following the trigger date, 75-80% of all new property tax revenue will be reinvested into this project area for improvements such as Millcreek Common and the implementation of new sidewalks, streetlights, planter boxes, parking spaces, and structures. For more information on this project, please visit <https://millcreekut.gov/431/Woodland-Avenue-CRA>.

Olympus Hills – Fund 204

Fund 204 - Olympus Hills CRA

Account #	Account Description	2022-2023 Actual	2023-2024 Projected	2024-25 Tentative	Budget Worksession changes	Council Budget in Progress	FY2025 Budget Comments
Revenues							
204-3100-3101	Tax Increment - Millcreek Prop Taxes						Base valuation year - 2017 20-yr Project Area
204-3330-3334	Tax Increment - Other Governments						
204-3600-3610	Miscellaneous Revenue						
204-3600-3601	Interest Income						
204-3700-3720	Interfund Loan Proceeds		12,625	10,000			from West Millcreek CRA to pay for professional services until Olympus Hills CRA has sufficient tax increment
204-3900-3920	Budgetary Use of Fund Balance						
	Total Revenues	-	12,625	10,000	-	-	
Expenditures							
204-5310-2900	Administrative Expenses						5% x tax increment for administrative costs
204-5310-3100	Professional Services		12,625	10,000			
204-9000-9010	Transfer to CRA Housing Fund						10% x tax increment for housing
204-9000-9020	Budgetary Addition to Fund Balance						
	Total Expenditures	-	12,625	10,000	-	-	
Fund Balance							
	Budgetary Addition to (Use of) Fund Bal						
	Beginning Fund Balance			-		-	
	Ending Fund Balance	-	-	-		-	
10% Housing by Fiscal Year		-	-	-			
5% Admin by Fiscal Year		-	-	-			

The Mt. Olympus Shopping Center was completed in 1963, and Interstate 215 was completed on the east bench in 1969, leaving a narrow strip of undeveloped land between Wasatch Boulevard and the freeway. Elway Porsche would build their automobile dealership in a portion of that space if the community could help subsidize the costly parking structure required by the space constraints. The Olympus Hills CRA was put to work in 2023 to help gather property tax increment to reimburse Elway Porsche for this infrastructure. For more information on this project, please visit <https://millcreekut.gov/276/Olympus-Hills-CRA>.

MedTech CRA – Fund 205

Fund 205 - MedTech CRA							
Account #	Account Description	2022-2023 Actual	2023-2024 Projected	2024-25 Tentative	Budget Work session changes	Council Budget in Progress	FY2025 Budget Comments
Revenues							
205-3100-3101	Tax Increment - Millcreek Prop Taxes						Base valuation year - 2019 20-yr Project Area
205-3330-3334	Tax Increment - Other Governments						
205-3600-3610	Interest Income						
205-3900-3920	Budgetary Use of Fund Balance						
	Total Revenues			-	-	-	
Expenditures							
205-5310-2900	Administrative Expenses						5% x tax increment for administrative costs
205-5310-3100	Professional Services						
205-9000-9010	Transfer to CRA Housing Fund						20% x tax increment for housing
203-9000-9020	Budgetary Addition to Fund Balance						
	Total Expenditures			-	-	-	
Fund Balance							
	Budgetary Addition to (Use of) Fund Bal			-		-	
	Beginning Fund Balance			-		-	
	Ending Fund Balance						
	15% Housing by Fiscal Year	-	-	-			
	5% Admin by Fiscal Year	-	-	-			

The MedTech CRA was adopted in the spring of 2021. This project area includes approximately 91 acres of commercial and institutional uses. This project aims to enable the development of a new medical tower with an enhanced façade at St. Mark’s Hospital and influence the redevelopment of commercial and office space within the Project Area. This CRA aims to bring increased property tax revenue to the participating taxing entities, who will receive between 20-30% of the tax increment until the project is complete. Millcreek plans on triggering the MedTech CRA on or before March 1, 2025. Over the 20 years following the trigger date, 70-80% of all new property tax revenue will be reinvested into this project area for improvements such as the enhanced façade for St. Mark’s Hospital and the implementation of new sidewalks, streetlights, and improved transit stops. For more information on this project, please visit <https://millcreekut.gov/392/MedTech-CRA>.

CRA Housing – Fund 220

Fund 220 - CRA Housing Fund

Account #	Account Description	2022-2023 Actual	2023-2024 Projected	2024-25 Tentative	Budget Worksession changes	Council Budget in Progress	FY2025 Budget Comments
Revenue							
220-3600-3610	Interest Income						
220-3900-3910	Transfer from Other Funds		1,350,340	488,750		488,750	\$ 113,250 - Millcreek Center (15% Housing) 374,000 - West Millcreek (20% Housing) 1,500 - Woodland Ave (20% Housing) - 0 - Olympus Hills (10% Housing) - 0 - MedTech (20% Housing)
Total Revenues			1,350,340	488,750	-	488,750	
Expenditures							
220-5310-2710	Housing Projects		424,427			-	FY2024 Housing Project: \$100,000 - CRA housing grant \$325,000 - Loan
Total Expenditures			424,427	-	-	-	
Fund Balance							
	Budgetary Addition to (Use of) Fund Bal		925,913	488,750		488,750	
	Beginning Fund Balance		-	925,913		925,913	
	Ending Fund Balance	-	925,913	1,414,663		1,414,663	

By state law, each Community Reinvestment Area must use at least 10% of the tax increment collected to support the city's affordable housing goals. Some of Millcreek's CRA project areas have even budgeted 15% or 20% of their increment for this important cause. In 2024, the CRA Affordable Housing Account was created to act as a repository of the funds created from these disparate CRAs. Having the affordable housing dollars all in one place will make it easier for policy makers to effectively leverage them for the public good.