

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: November 16, 2011

AGENDA ITEM: Approve Ordinance 11-11 approving the sale of certain real property located at 2024 West 6200 South to Salt Lake Valley Habitat for Humanity for less than full fair market value.

PUBLIC HEARING REQUIRED – YES _____ **NO** **X** _____

RESOLUTION/ORDINANCE REQUIRED

ORDINANCE **X** **RESOLUTION** _____ **NONE** _____

PRESENTER: John Brems

ISSUE SUMMARY: Consideration of approval for Ordinance 11-11 for the sale of certain real property located at 2024 West 6200 South to Salt Lake Valley Habitat for Humanity for less than full fair market value.

ATTACHMENTS: Ordinance No. 11-11, Study, Sketch

TAYLORSVILLE, UTAH
ORDINANCE NO. 11-11

**AN ORDINANCE APPROVING THE SALE OF CERTAIN REAL PROPERTY
LOCATED AT 2024 WEST 6200 SOUTH TO SALT LAKE VALLEY HABITAT FOR
HUMANITY FOR LESS THAN FULL FAIR MARKET VALUE**

WHEREAS, the Taylorsville City Council (“*Council*”) met in regular meeting on August 3, 2011, to discuss, among other things, approving the sale of certain real property located at 2024 West 6200 South to Salt Lake Valley Habitat for Humanity for less than full fair market value; and

WHEREAS, on or about July 7, 2011, a study (“*Study*”) was completed by Bonneville Research, setting forth an analysis and demonstrating the purpose for the appropriation (“*Appropriation*”) to Salt Lake Valley Habitat for Humanity pursuant to the requirements of Utah Code Ann. § 10-8-2. A copy of the Study is attached to this Ordinance; and

WHEREAS, the Study was made available to the public beginning July 8, 2011; and

WHEREAS, on July 12, 2011, notice of a public hearing to consider the Appropriation was published in *The Salt Lake Tribune* and *Deseret News* and posted on the Utah Public Notice website; and

WHEREAS, on August 3, 2011, the Council held the requisite public hearing to receive public comments concerning the Appropriation; and

WHEREAS, all interested persons in attendance at the public hearing were given the opportunity to be heard, and written comments were solicited; and

WHEREAS, the Council finds that based on the Study and comments at the public hearing, the Appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, and convenience of the inhabitants of Taylorsville; and

WHEREAS, the Council finds that selling certain real property located at 2024 West 6200 South for less than full fair market value is necessary and appropriate to accomplish the reasonable goals and objectives of Taylorsville. Such goals and objectives include, but are not limited to, economic development, job creation, and job preservation; and

WHEREAS, the Council finds that the net value received for the monetary contribution is equivalent and includes certain intangible benefits to Taylorsville, including, but not limited to, prosperity, moral well-being, comfort, and convenience to the inhabitants of Taylorsville and economic development, job creation, and job preservation in Taylorsville; and

WHEREAS, the Council finds that it has satisfied all of the requirements of Utah Code Ann. § 10-8-2 to appropriate a monetary contribution to make the Appropriation (sell the referenced real property for less than its full fair market value).

NOW, THEREFORE, BE IT ORDAINED by the Council that the Council approves the sale of certain real property located at 2024 West 6200 South to Salt Lake Valley Habitat for Humanity for less than full fair market value.

This Ordinance, assigned Ordinance No. 11-11, shall take effect immediately upon passage and acceptance as required herein.

PASSED AND APPROVED by the Council of Taylorsville, Utah, this _____ day of _____, 2011.

TAYLORSVILLE CITY COUNCIL

By: _____
Jerry Rechtenbach, Chairman

VOTING:

Bud Catlin	Yea ___	Nay ___
Larry Johnson	Yea ___	Nay ___
Dama Barbour	Yea ___	Nay ___
Morris Pratt	Yea ___	Nay ___
Jerry Rechtenbach	Yea ___	Nay ___

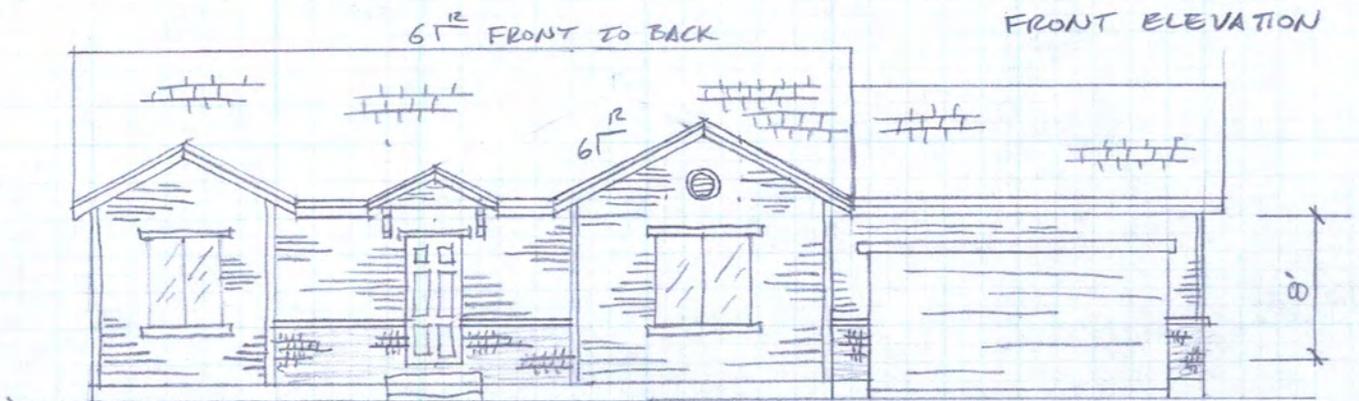
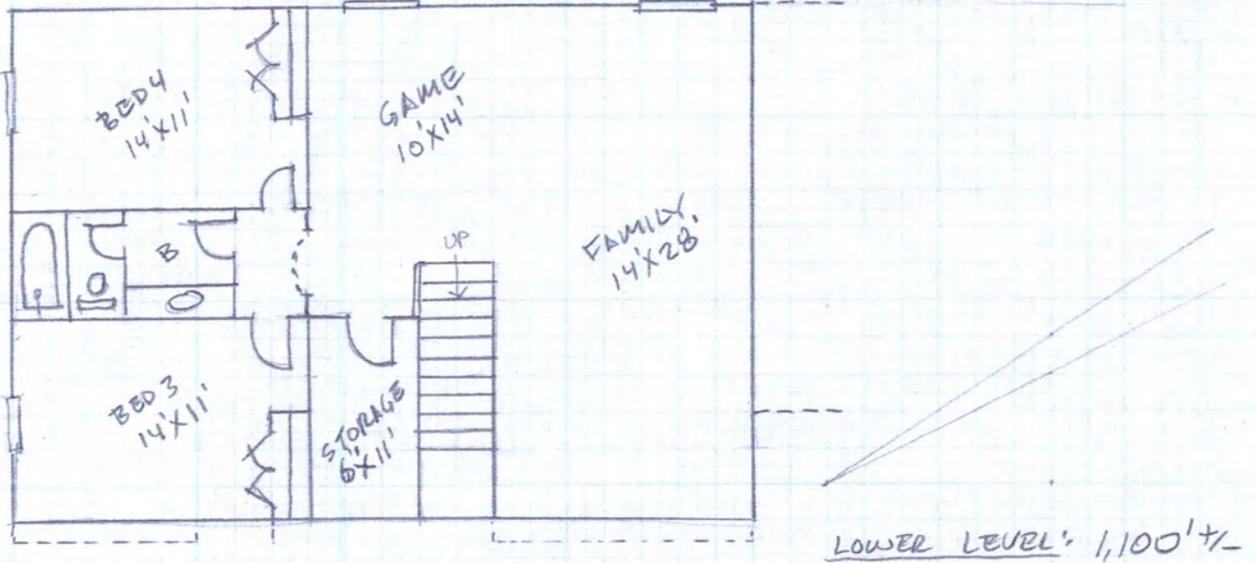
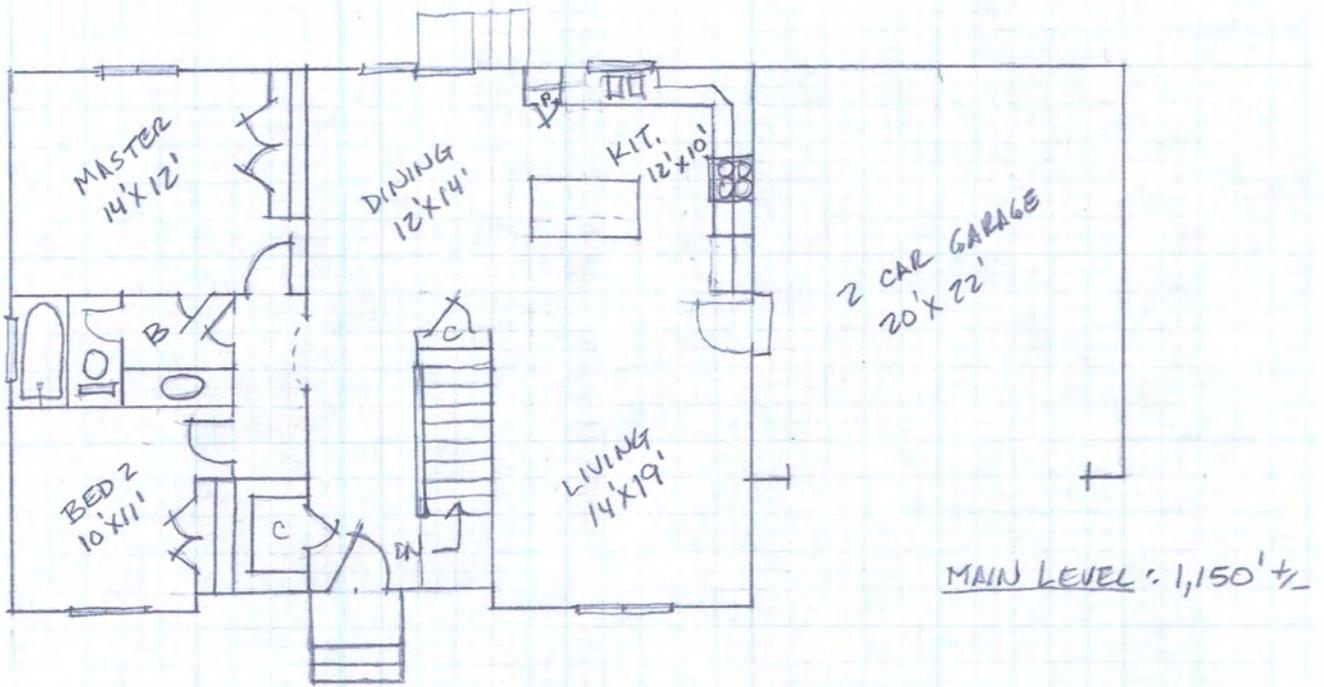
PRESENTED to Mayor of Taylorsville for his approval this ___ day of _____, 2011.

APPROVED this _____ day of _____, 2011.

Russ Wall, Mayor

ATTEST:

Cheryl P. Cottle, City Recorder





Bonneville Research

July 7, 2011

Introduction:

This analysis is intended to provide the Taylorsville City Council with the information required by the UTAH CODE ANN. § 10-8-2. Appropriations -- Acquisition and disposal of property – Municipal authority -- Corporate purpose -- Procedure -- Notice of intent to acquire real property.

Reason for the Study:

The Reason for the study is to satisfy the requirements of UTAH CODE ANN. § 10-8-2.

Key Elements of the Study:

In making the study, the following factors shall be considered:

- (i) what identified benefit the municipality will receive in return for any money or resources appropriated;
- (ii) the municipality's purpose for the appropriation, including an analysis of the way the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality; and
- (iii) whether the appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of the municipality in the area of economic development, job creation, affordable housing, blight elimination, job preservation, the preservation of historic structures and property, and any other public purpose.

GENERAL LIMITING CONDITIONS

Every reasonable effort has been made in order to assure that the data contained in this study reflect accurate and timely information, and it is believed to be reliable.

The study is based on estimates, assumptions and other information developed by Bonneville Research from its independent research effort, general knowledge of the region, primary data sources including City of Taylorsville, the Utah State Tax Commission, and the Utah State Auditor's Office, and consultations with the client's representatives.

No responsibility is assumed for inaccuracies in reporting by Taylorsville, its agents or any other data sources used in preparing or presenting this study. This report is based on information collected during July of 2011, and Bonneville Research has not undertaken any update of its research since this date.

Bonneville Research makes no warranty that any of the projected values or results contained in this study will actually be achieved. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose. This study is qualified in its entirety by, and should be considered in light of these limitations, conditions and considerations.

2024 West

ANALYSIS

Taylorsville City proposes to sell for \$5,000 certain real property located at approximately 6200 South and Redwood Road in Taylorsville, Utah to the Salt Lake Valley Habitat for Humanity for the exclusive purpose of erecting a single family residence on the site.

The mission of the Habitat for Humanity is to eliminate poverty housing and homelessness from the world and to make decent shelter a matter of conscience and action. Habitat invites people of all backgrounds, races and religions to build houses together in partnership with families in need.

Salt Lake Valley Habitat for Humanity seeks to accomplish this mission by building decent, affordable homes for working families in need that will revitalize our community and eliminate poverty housing conditions.

Salt Lake Valley Habitat for Humanity seeks to build decent shelter as a matter of conscience and action by building affordable homes for working families in need that will revitalize the community and eliminate poverty housing conditions. SLVHFH was founded in 1986 as a private 501 (c) (3) nonprofit organization. They partner with families making 30 to 60 percent of the area median income, who participate in the program by providing 250 hours of "sweat equity" working side by side with volunteers to build their own homes as well as their neighbors within their community.

The Salt Lake Valley Habitat for Humanity current development is within 60 days of completion and they



are in dire need of land to accommodate a home sponsorship that was generously given to us by Delta Airlines. The Taylorsville parcel will provide continuity in our program and meet our objectives with Delta. Salt Lake Valley Habitat for Humanity intends to build a single family home (*similar to the photo attached*) on the site starting mid-September with a completion date in late October. We risk losing this donation if we cannot accommodate Delta and we are hopeful we can find a solution quickly.

We are moving forward with plans to build on this site utilizing a generous grant from Delta Airlines. They want to break ground on September 15th and it is a very tall order to have everything in place by then.

Taylorsville City is encouraging the development of affordable housing for its residents because of the following identified needs:

Affordable Housing for Taylorsville Residents

Taylorsville currently has over 3,226 residents earning less than \$35,000 per year which is close to 50 percent of the area's median income of \$62,405.

Taylorsville Land Subject to Delta Airlines Grant Award

Salt Lake Valley Habitat for Humanity was awarded a generous grant from Delta Airlines to build an affordable house for a working family making 30 to 60 percent of the area median income, and who participate in the program by providing 250 hours of "sweat equity" working side by side with volunteers to build their own homes as well as their neighbors within their community.

The proposed property transfer is necessary and appropriate therefore to protect the property owners, businesses, and tax payers of Taylorsville and accomplish the public purposes of Taylorsville to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of Taylorsville.

CONCLUSION AND REQUIRED FINDING:

The conveyance is necessary and appropriate to accomplish the public purposes of Taylorsville in the areas of economic development, job creation, job preservation, in order to enhance the safety, health, prosperity, moral well being, peace, order, comfort, or convenience of the inhabitants of Taylorsville, and therefore Taylorsville will receive adequate benefit in return for any money or resources appropriated or the transfer of real property.

Robert L. Springmeyer
Bonneville Research
July 7, 2011

Robert Springmeyer

Robert Springmeyer, the Principal of Bonneville Research, performed this 10-8-2 Appropriations study.

Mr. Springmeyer is actively involved in redevelopment and other economic impact projects. He has provided independent economic and redevelopment analysis for numerous urban renewal agencies within the State, and recently completed "Fair Value Analyses" for Holladay and South Salt Lake Cities. Mr. Springmeyer is the principal of Bonneville Research and has directed the Economic Analysis/Tax Studies completed for the Downtown Alliance, the Utah State Tax Review Commission, Salt Lake County, Brigham City, Salt Lake, Sandy, Bountiful and South Jordan Cities, including the Urban Renewal Agencies of Salt Lake, Taylorsville, Holladay, South Salt Lake, Draper, West Jordan, Ogden, South Jordan, Sandy, and Murray. He is educated in Political Science, Economics, and Business Management, and has consulted with local governments for over 30 years and has been listed in Who's Who in Finance, and Who's Who in the West.

SCHEDULE A

Order No. 48437

Commitment No. 48437

LEGAL DESCRIPTION CONTINUED

21-15-351-034

PARCEL NO. 1:

Beginning East 885.417 feet and North 0°03'25" East 40 feet from the Southwest corner of Section 15, Township 2 South, Range 1 West, Salt Lake Meridian; thence North 0°03'25" East 120.06 feet; thence South 89°56'35" East 6.81 feet; thence South 120.06 feet, more or less; thence West 6.96 feet, more or less, to the beginning.

PARCEL NO. 2:

Beginning East 890 feet and North 0°03'53" West 40 feet from the Southwest corner Section 15, Township 2 South, Range 1 West, Salt Lake Meridian; thence East 100 feet; thence North 120.06 feet; thence North 89°56'35" West 100 feet; thence South 0°03'25" West 119.302 feet to the beginning.

1 21-15-⁺⁺⁺351-035