Utah Code Section 10-8-2 study relating to possible sale of property owned by the City of South Salt Lake

The City of South Salt Lake (“City”) owns 1.5 acres of property, which is part of the former Woodrow Wilson Elementary School, currently known as Central Park Community Center. The property has been appraised at a market value of $325,000.

The City of South Salt Lake will receive $150,000 in cash and other valuable consideration for the sale of this subject property. The likely purchase of the subject property is the Salt Lake Community Action Program (“Head Start”).

Section 10-8-2 of the Utah Code requires the legislative body (city council) for the City of South Salt Lake identify the net equivalent value received in exchange for the disposition of municipal property.

Head Start has offered and the City intends to accept the following: $150,000 in cash; and property landscaping (valued at $250,000.00). The property landscaping (which will follow the demolition of portions of an existing building) were anticipated in the City’s master plan for the former Woodrow Wilson Elementary School.

After transfer of the subject property, Head Start will construct a new Head Start preschool facility, to include a 1000 square foot community room and a commercial kitchen. Upon completion, Head Start will offer early learning and preschool programs to low income children residing in the City. After the completion of this facility, the City will benefit as follows:

- The City may schedule and use the 1000 square foot community room to support City-sponsored community activities at least one night per week at no rental charge to the City [Five-year estimated value of the community room availability: $19,500.]

- The value of Head Start early learning and preschool programs for at least 136 children residing in the City [Five-year estimated value of early learning and preschool programs to children of South Salt Lake:$1,006,000]

The City intends to achieve the following purposes by receipt of the above value exchange for the subject property: reduce the fiscal impact of the City’s capital budget; promote the safety, health, prosperity, moral well-being, peace, and order of the families and children of the City of South Salt Lake.

The receipt of the above value is further deemed necessary and appropriate to accomplish the reasonable goals and objectives of the City in the following areas: blight elimination, community cohesion, youth education, and neighborhood revitalization.