

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY  
Tuesday, May 9, 2023

**PENDING MINUTES – NOT APPROVED**

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, May 9, 2023.

**The following Board Members were present:**

Ana Valdemoros, Victoria Petro, Daniel Dugan, Amy Fowler, Chris Wharton, Alejandro Puy, Darin Mano

**Present Agency Leadership:**

Mayor Erin Mendenhall, Danny Walz – Chief Operating Officer, Cara Lindsley – Deputy Director

**Present City Staff:**

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, DeeDee Robinson – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder , Isaac Canedo – Public Engagement Communication Specialist, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Ben Luedtke – Public Policy Analyst

Director Wharton presided at and conducted the meeting.

The meeting was called to order at 2:40 pm.

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**A. Comments:**

**1. General Comments to the Board** TENTATIVE  
5 min

The RDA Board of Directors will receive public comments regarding Redevelopment Agency business in the following formats:

1. Written comments submitted to RDA offices, 451 South State Street, Suite 118, P.O. Box 145455, Salt Lake City, UT. 84114-5455.
2. Comments to the RDA Board of Directors. (Comments are taken on any item not scheduled for a public Hearing, as well as on any other RDA Business. Comments are limited to two minutes.)

*There were no comments.*

**B. Public Hearing** - individuals may speak to the Board once per public hearing topic for two minutes, however written comments are always accepted:

**1. Resolution: RDA Budget Amendment No.3 for Fiscal Year 2022-23** -  
-

The Board will accept public comment on a resolution that would amend the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2022-23. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes adjustments to budgets based on actual property tax increment received to satisfy obligations under state law, interlocal agreements with other taxing entities, and reimbursement agreements with private property owners, and several holding accounts for capital improvements and strategic intervention funds for future opportunities in project areas among other items. **Ben Luedtke** provided an introduction to the Budget Amendment.

*There were no public comments.*

**Motion:**

**Moved by Director Mano, seconded by Director Dugan to close the public hearing.**

**AYE:** Ana Valdemoros, Victoria Petro, Daniel Dugan, Chris Wharton, Darin Mano

**ABSENT:** Amy Fowler, Alejandro Puy

**Final Result:** 5 – 0 Pass

**C.**

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**Redevelopment Agency Business** - The RDA Board of Directors will receive information and/or hold discussions and/or take action on:

**1. Approval of Minutes**

~2:05 p.m.

5 min.

The Board will approve the meeting minutes of March 14, 2023.

**Motion:**

**Moved by Director Dugan, seconded by Director Petro to approve meeting minutes of March 14, 2023.**

**AYE:** Ana Valdemoros, Victoria Petro, Daniel Dugan, Chris Wharton, Darin Mano

**ABSENT:** Amy Fowler, Alejandro Puy

**Final Result:** 5 – 0 Pass

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**2. Resolution: RDA Budget Amendment No.3 for Fiscal Year 2022-23** ~ 2:10 p.m.  
20 min

The Board will receive a follow-up briefing about, and consider adopting a resolution that would amend the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2022-23. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes adjustments to budgets based on actual property tax increment received to satisfy obligations under state law, interlocal agreements with other taxing entities, and reimbursement agreements with private property owners, and several holding accounts for capital improvements and strategic intervention funds for future opportunities in project areas among other items.

*Director Puy joined the RDA meeting during this agenda item.*

**Ben Luedtke** provided an introduction to the Budget Amendment and information regarding:

- Table – Comparing actual property tax increment to annual budget and County's estimates (Page 1 – Staff Report)
- Table – Summary of discretionary items adjusted for actual property tax increment (Page 2 – Staff Report)
- New Item – \$4M Seed Funds (from General Fund) for the Westside Community Initiative changing source, transfer, and use for property acquisition in the 9-Line project area

**Motion:**

**Moved by Director Mano, seconded by Director Petro to adopt Resolution 10 of 2023, RDA Budget Amendment No. 3 for Fiscal Year 2022-23.**

**AYE:** Ana Valdemoros, Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano

**ABSENT:** Amy Fowler

**Final Result:** 6 – 0 Pass

**3. Report and Announcements from the Executive Director** TENTATIVE  
5 min.

Report of the Executive Director, including a review of information items, announcements, and scheduling items. The Board of Directors may give feedback or policy input.

*Item not held.*

**4. Report and Announcements from RDA Staff** TENTATIVE  
5 min.

The Board may review Board information and announcements. The Board may give feedback on any item related to City business, including but not limited to;

- Project Updates; and
- Scheduling Items.

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**Danny Walz** provided information regarding:

- Aster Project recently completed/opened
- 144 South 500 East affordable housing project recently completed/opened
- Bicycle Collective \$1.4M loan recently closed
- 230 West 1700 South \$1M loan recently closed
- The Nest \$2M loan recently closed
- Marmalade Park progress update
- RDA Staff having submitted first of Housing and Transit Redevelopment Zone (HTRZ) applications to Governors' Office of Economic Opportunity – centered on the rail stop at 200 West and 900 South

**D. Written Briefings** – the following briefings are informational in nature and require no action of the Board. Additional information can be provided to the Board upon request:

**1. Informational: Redevelopment Agency Semi-Annual Property Report**

The Board will receive a written briefing of all Tier 1 and Tier 2 properties owned by the RDA, as per the Land Disposition Policy. The May 2023 report includes the description, address, parcel ID, size, zoning and tier category of each property. In addition, the report details approximate acquisition date, current category of disposition, interim use and proposed permanent use for each property.

*Written briefing only. No discussion was held.*

**E. Consent** – the following items are listed for consideration by the Board and can be discussed individually upon request. A motion to approve the consent agenda is approving all of the following items:

**NONE.**

**F. Tentative Closed Session**

The Board will consider a motion to enter into Closed Session. A closed meeting described under Section 52-4-205 may be held for specific purposes including, but not limited to:

1. discussion of the character, professional competence, or physical or mental health of an individual;
2. strategy sessions to discuss pending or reasonably imminent litigation;
3. strategy sessions to discuss the purchase, exchange, or lease of real property:
  - (i) disclose the appraisal or estimated value of the property under consideration; or

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- (ii) prevent the public body from completing the transaction on the best possible terms;
- 4. strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
  - (i) public discussion of the transaction would:
    - (A) disclose the appraisal or estimated value of the property under consideration; or
    - (B) prevent the public body from completing the transaction on the best possible terms;
  - (ii) the public body previously gave public notice that the property would be offered for sale; and
  - (iii) the terms of the sale are publicly disclosed before the public body approves the sale
- 5. discussion regarding deployment of security personnel, devices, or systems; and
- 6. investigative proceedings regarding allegations of criminal misconduct.

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

Closed Session Started at 3:05 pm

Held via Zoom and in the Work Session Room (location)

Board Members in Attendance: Board Members Dugan, Petro, Valdemoros, Mano, Wharton and Puy (online).

City Staff in Attendance: Katherine Lewis, Allison Parks, Mayor Erin Mendenhall, Rachel Otto, Lisa Shaffer, Lindsey Nikola, Mary Beth Thompson, Aaron Price, Danny Walz, Jim Sirrine, Erin Cunningham, Tracy Tran, Austin, Corinne, Eric Holmes, Felina Lazalde, Amanda Greenland, Cara Lindsley, Ashley Ogden, Marcus Lee, Lauren Parisi, Cindy Gust-Jenson, Jennifer Bruno, Allison Rowland, Ben Luedtke, Cindy Lou Trishman, Taylor Hill and Scott Company.

Closed Session ended at 3:45 pm

**Motion:**

**Moved by Director Mano, seconded by Director Dugan to enter into Closed Session for the purposes of purchase, exchange or lease of real property and attorney-client matters**

**AYE:** Ana Valdemoros, Victoria Petro, Daniel Dugan, Chris Wharton, Darin Mano

**ABSENT:** Amy Fowler, Alejandro Puy

**Final Result:** 5 – 0 Pass

**Motion:**

**Moved by Director Dugan, seconded by Director Valdemoros to exit Closed Session.**

**AYE:** Ana Valdemoros, Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano

**ABSENT:** Amy Fowler

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**AYE:** Ana Valdemoros, Victoria Petro, Daniel Dugan, Chris Wharton, Darin Mano

**ABSENT:** Amy Fowler, Alejandro Puy

**Final Result:** 5 – 0 Pass

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**Moved by Director Dugan, seconded by Director Valdemoros to exit Closed Session.**

**AYE:** Ana Valdemoros, Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano

**ABSENT:** Amy Fowler

**Final Result:** 6 – 0 Pass

**G. Adjournment**

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Meeting adjourned at 4:15 pm.

Minutes Approved:

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Redevelopment Agency Chair – Alejandro Puy

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City Recorder – Cindy Trishman

Please refer to Meeting Materials (available at [www.data.slc.gov](http://www.data.slc.gov) by selecting Public Body Minutes) for supportive content including electronic recordings and comments submitted prior to or during the meeting. Websites listed within the body of the Minutes may not remain active indefinitely.

This document along with the digital recording constitutes the official minutes of the Salt Lake City Redevelopment Agency meeting held Tuesday, May 9, 2023 and is not intended to serve as a full transcript. Please refer to the electronic recording for entire content pursuant to Utah Code §52-4-203.