

MINUTES FOR THE
BUSINESS ADVISORY BOARD
Wednesday, November 8th, 2023

1. Roll Call

The following members of the Business Advisory Board were present:

Andy Robertson, Vice-Chair
Jocelyn Kearn
Abudujannah Soud
Karen Gunn

Scott Lyttle
Pook Carson
Sue Rice

The following members of the Business Advisory Board were absent:

Jeff Carleton, Chair
Alfonso Brito

Siliveninusi Niu

Also Present:

Veronica Cavanagh, Department of Economic Development; Roberta Reichgelt, Department of Economic Development; Peter Makowski, Department of Economic Development; Will Wright, Department of Economic Development; Todd Andersen, Department of Economic Development; Ibrahim Ramazani, Department of Economic Development, Andie Feldman: Department of Economic Development; Edward Bennett, Suazo Business Center; Allison Rowland, City Council Office; Alejandro Puy, Salt Lake City Council; Krissy Gilmore, Planning Division, Brooke Olson, Planning Division; Megan Jones Shiobani, Dig Studio; Bill Vitek, Dig Studio.

1. Approval of the minutes

Ms. Rice made a motion to approve the minutes from September 13th, 2023, meeting. Ms. Carson seconded the motion. Upon roll call, the motion passed unanimously.

2. Briefings by the Staff

EDLF Updates

Ms. Reichgelt said the EDLF Loan Committee just approved a loan for Ocean City, a long-standing Asian grocery store which is moving from 800 South and State Street to 1700 South and State Street. It will be going in front of City Council in the next couple of weeks.

Ms. Rice asked what the interest rates are right now. Ms. Reichgelt said the prime rate is at 8.5% plus four as the base but there are discounts a person can get based on meeting certain City priorities.

Ms. Reichgelt emphasized the importance of social media and email campaigns to promote the Economic Development Loan Fund program and trying to get the word out there to local businesses.

Construction Mitigation Program

Ms. Reichgelt said the Business Development's goal was to get half of the Construction Mitigation funds out by the end of this year, which they are almost at that goal of \$250,000.

3. Business

A. Council Member Puy Introduction

Council member Alejandro Puy introduced himself, shared his background, and discussed his district which includes Glendale, Poplar Grove, Fair Park, and a part of the Granary.

Council member Puy discussed his travels to other cities and insights gained from observing various urban development strategies, particularly in addressing homelessness, economic development, and infrastructure. He shared his experience from visiting cities like Dallas and Cincinnati, showcasing his interest in learning, and implementing successful approaches in his own district.

He delved into the specifics of his district, focusing on North Temple and the need for tools to attract the right businesses and address local issues. He discussed efforts to bring amenities to the West Side, referencing the success of a collaboration with Utah State Fair Park in bringing in the International Market and expressing a desire to replicate such successes. He also discussed the hardship his district has faced and would like to bring it back to what it once was, which includes coffee shops, bars, and other local businesses. He brought up the pros and cons of the potential of a new baseball stadium in his district and hopes the local businesses and community will be involved as much as possible. Council member Puy ended his discussion by letting the BAB know he is open to questions and to please reach out to him.

B. Title 19 and 21A.50 Zoning Amendments

Ms. Krissy Gilmore, Senior Planner for the Planning Division, provided a presentation of the proposed Title 19 and 21A.50 zoning amendments. She said the Planning Division is considering updates to portions of the Land Use Code to implement priority policies in Thriving in Place to mitigate involuntary displacement due to development pressure. The updates would include the creation of a new Title 19 General Plans and amendments to Title 21A.50 Amendments. The identified policy goals for the Planning Division include:

- Establishing a community benefit policy for general plan and zoning amendments.
- Creation of a tenant relocation assistance program for households that are displaced due to general plan and zoning amendments.

- Replacement housing requirements for demolitions associated with requested amendments.
- New standards for consideration when analyzing a zoning or general plan amendment that encompasses impacts from potential displacement.

With this update, Title 18.64.050 Residential Demolition Provisions will be amended to include provisions to ensure the replacement of housing units that have a similar rent and unit size if housing is demolished. Title 18.97 Mitigation of Residential Housing Loss will be deleted and replaced with the community benefit policy in Title 19 General Plans and Title 21A.50 Amendments. Ms. Gilmore discussed the community benefit policy which would ensure the replacement of naturally occurring affordable housing that is lost to redevelopment and mitigate involuntary displacement.

Ms. Gilmore also discussed the proposed amendments which would do the following:

- Define what a general plan is.
- Define specific contents of a general plan, such as consistency between land use designations in the city code and community plans that use the same title but are defined differently.
- Add a section to the city code that identifies when a general plan amendment is required.
- Require a community benefit analysis for zoning or general plan amendments submitted by a property owner.
- Require the replacement of demolished housing units at a similar rent prior to demolition.
- Establish factors for considering amendments, including factors related to displacement.
- Establish a tenant relocation assistance policy.

Mr. Piccoli asked for clarification regarding the fee for demolished housing and the allocation of funds. Ms. Gilmore clarified that the fee for demolished housing was intended for general relocation assistance and not directly tied to the individuals being displaced.

C. SLC Ballpark Station Area Rezones

Brooke Olson, Principal Planner with the Planning Division, gave a presentation on the Ballpark Station Area rezoning proposal. The objective of the proposal is to realign with the Ballpark Station Area plan, encompassing properties from 900 South to 1700 South and State Street to I-15. The plan, adopted in October 2022, seeks to rezone properties identified within three future land use areas specified in the plan including the Heart of the Neighborhood, Main Street and State Street areas, and Jefferson Park Mixed Use Area. This plan includes a future land use map and descriptions designed to guide future development and land use decisions in the specified region.

Ms. Olson said the purpose of the proposal lies in the existing zoning, which, for most of the properties, does not align with the density, development standards, uses, or urban design elements outlined in the Ballpark Station Area Plan. The City is proposing zoning text amendments to establish a new zone, MU-8, Form Based, Mixed Use 8 Zoning District. The City is proposing associated zoning map amendments to implement the proposed MU-8 zone in the

Ballpark Station Area, within the a portion of Heart of the Neighborhood and Main Street Area. The proposed zoning map and zoning text amendments will establish zoning districts that align with the goals, policies, future land use recommendations, and community vision established in the plan.

Ms. Olson said the proposal has undergone significant modifications based on community feedback, and the Planning Commission's recommendation for City Council adoption sets the stage for the next steps in the public hearing process, where further considerations and potential modifications will be addressed.

D. Main Street Pedestrian Mall Study Stakeholder Presentation

Ms. Megan Jones Shiotani and Bill Vitek from Dig Studio gave a presentation regarding the Main Street Pedestrian Mall Study and updated the BAB on their process and where they currently are with the Study. Mr. Vitek discussed how they are collecting valuable feedback aimed at shaping the project in alignment with the City's plans and aspirations. Central to the discussion is the vision of Main Street as a dynamic and pedestrian-friendly hub, echoing historical plans that underscore the significance of creating a lively, green space while minimizing vehicular presence.

Ms. Shiotani outlined the project's timeline, with a clear emphasis on finalizing the preferred plan direction early next year. A crucial aspect of the design alternatives involves exploring various models, including a full pedestrian mall, a shared street accommodating both pedestrians and vehicles. The aim is to integrate public input into the decision-making process, envisioning Main Street not just as a fair-weather attraction but as a year-round destination with a focus on winter activities and marketplaces.

Ms. Shiotani continued and said logistical considerations were also addressed, acknowledging the importance of existing infrastructure, utilities, and vehicular access. She said they are committed to a holistic approach, ensuring that the proposed designs are not only aesthetically pleasing but also practical and sustainable. She also gave an overview of the public feedback, highlighting a clear consensus favoring pedestrian-oriented designs. Striking a balance between self-sustaining attractions and programmed activities emerged as a key consideration, reflecting the community's desire for a Main Street that is not only visually appealing but also economically vibrant and socially engaging.

Mr. Piccoli asked for a continuance of this business item at the next BAB meeting as it was cut short. Mr. Makowski agreed and said they will add it to December's agenda.

4. City Council Announcements

Ms. Rowland provided a high-level summary of the following items:

- Volunteers of America got the approval of City Council to expand by up to 50 individuals until April 15th.

- The City Council adopted the anti-displacement plan, Thriving in Place.
- Northpoint Small Area Plan - the City Council expresses support for the plan but is deliberating on balancing Airport needs, agricultural and wildlife habitat, and property rights.
- Budget Amendment #2 – In this budget amendment, City Council approved a Special Assessment Area employee for business districts which will be part of the Economic Development team.

5. BAB Member Announcements

A. Board Member Applications and Position

Vice Chair Robertson let the BAB know that they will be having BAB elections in January 2024.

Adjournment

There being no further business, the meeting was adjourned.

Jeffrey C Carleton
Jeffrey C Carleton (Jan 23, 2024 11:21 MST)

Jeff Carleton, Chairperson

This document and the recording constitute the official minutes of the Economic Development Business Advisory Board meeting held on November 8th, 2023.

BAB Minutes 11.08.23

Final Audit Report

2024-01-23

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