

MINUTES FOR THE
BUSINESS ADVISORY BOARD
Wednesday, September 13th, 2023

1. Roll Call

The following members of the Business Advisory Board were present:

Jeff Carleton, Chair	Andy Robertson, Vice-Chair
Scott Lyttle	Jocelyn Kearl
Abudujannah Soud	Sue Rice
Alfonso Brito	Darin Piccoli
Pook Carson	

The following members of the Business Advisory Board were absent:

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Also Present:

Veronica Cavanagh, Department of Economic Development; Lorena Riffo Jenson, Department of Economic Development; Roberta Reichgelt, Department of Economic Development; Peter Makowski, Department of Economic Development; Will Wright, Department of Economic Development; Andie Feldman: Department of Economic Development; Brian Pantle, Department of Economic Development; Katherine Matheson, Department of Economic Development; Ibrahim Ramazani, Department of Economic Development; Cathie Rigby, Department of Economic Development; Anne Olson, Ex-Officio, Allison Rowland, City Council Office; Ana Valdemoros, Salt Lake City Council; Andrew Hulka, Planning Division; Derek Diamond, Salt Lake City Police Department.

1. Approval of the minutes

A. Review and Approval of June 14th, 2023 and July 12th, 2023, BAB Minutes.

Mr. Brito made a motion to approve the minutes from June 14th, 2023 and July 12th, 2023, meeting. Mr. Soud seconded the motion. Upon roll call, the motion passed unanimously.

2. Briefings by the Staff

EDLF Updates

Ms. Reichgelt said the EDLF loan for Salt Lake Sandwich Co., a Poplar Grove-based business, has received their check and has purchased a food truck. They plan to serve sandwiches in the Poplar Grove area.

Ms. Reichgelt also discussed the Entrepreneur Launch Pad which focuses on supporting new business owners and offers various programs and partnerships to provide advice and support. The Salt Lake Sandwich Co worked with them which got them to participate in the Utah Microloan Fund's Banking on Women program.

Construction Mitigation Program

Ms. Reichgelt said the Construction Mitigation program is nearly halfway through its allocated funds, as planned for this season. Work is expected to intensify in the spring as construction activity often slows down during winter. She provided highlights regarding the completion of the Nine Line project, including areas in Ninth West and Ninth South.

Open Streets and Main Street Pedestrian Mall Update

Mr. Makowski shared information about the upcoming Open Streets events. The schedule includes a variety of activities, and BAB members were encouraged to participate. The Mayor is planning to hold a press conference in front of Eva's Bakery at 3pm on September 13th. He also provided an update on the Main Street Pedestrian Mall study which is still in progress and ongoing stakeholder engagement. Mr. Makowski added that preliminary design options for the Pedestrian Mall will be presented at Open Streets on October 20 and 21, offering an opportunity for public input.

Mr. Soud asked if Gallivan Avenue was a part of Open Streets. Mr. Makowski said it was not officially part of Open Streets, though events happen in that area during the Open Streets period. The possibility of closing Gallivan Avenue for events was discussed, and further investigation into the process was suggested. They also expressed the intention to promote events happening in areas around Open Streets, recognizing that downtown has more to offer than just Main Street. They agreed to post and co-market any events occurring on Gallivan Avenue during Open Streets.

Mr. Brito brought up concerns in regards to blocked parking spaces between 200 S and 300 S. He said that this has affected sales for local businesses and would like to know the reason for the blocked parking spaces and if they were permitted to do so. Mr. Makowski said he was aware that Open Streets could affect parking areas but was not sure if these parking spaces were related. Director Riffo Jenson said the Department of Economic Development would look into it and reach out with an answer.

Adaptive Re-Use

Mr. Makowski discussed a recent development regarding adaptive reuse in the City. He mentioned that the Planning Department is considering text amendments to the adaptive re-use ordinance, which is about redeveloping existing buildings. The goal is to make it easier for

developers and property owners to revitalize older buildings in the City and preserve their historic value. The Planning Department will have a presentation about these changes in the next meeting and encouraged public input by visiting their website.

3. Business

A. Council Member Valdemoros Introduction

Councilmember Valdemoros provided a brief introduction and shared her background. She mentioned her previous involvement with the BAB, her experience in small businesses, city planning, her work with NeighborWorks, and her role as a council member since 2019.

She highlighted the challenges faced by the City, such as the construction of the North Temple area and the closure of businesses. She acknowledged the City's resilience during the pandemic, despite riots, fires, earthquakes, and windstorms. She emphasized the City's swift recovery compared to other areas in the nation. Councilmember Valdemoros also discussed the diverse nature of her district and the importance of addressing homelessness and the lack of affordable housing. She mentioned the City's significant investments in affordable housing and the need for change at the State and City levels to tackle homelessness as a statewide issue.

Councilmember Valdemoros shared her experience of visiting the Safe Outdoor Space (SOS) program in Denver, which inspired her to support a similar program in Salt Lake City. She explained the purpose of the program in providing a safe and enclosed area for individuals experiencing homelessness. She mentioned the support and approval from the City Council for the program, the allocation of \$500,000, and the upcoming announcement of the program's location. She expressed hope that this program would provide a safe place for shelter-resistant individuals to stabilize and receive support. Councilmember Valdemoros also mentioned that 600 beds for the homeless will be available this winter in Salt Lake City and the surrounding areas such as Sandy and West Valley City.

She spoke about the City's commitment to pedestrian-friendly development, the approval of building heights, and collaboration with organizations to create active and accessible spaces.

Mr. Brito said if there are any opportunities for local business to get involved, such as providing food, when the SOS program is up and running, he would like to donate and support.

Councilmember Valdemoros requested the business community's involvement, with board members or business owners participating in City Council meetings a few times a year to provide insights, perspectives, and updates on city issues, challenges, and progress.

B. New Board Member Introduction and Board Member Terms Update

Mr. Makowski introduced the new ex-officio, Anne Olson, who works as the community manager at a co-working space called The Shop SLC and is the president of the Young Professionals of SLC group. Ms. Olson expressed her excitement to learn and contribute to the BAB's work and mentioned her willingness to be a resource for young professionals.

C. Downtown Police Precinct Update

Captain Derek Diamond provided an update on the new central patrol precinct in downtown Salt Lake City. He mentioned the location and expected opening date of November 7th. Captain Diamond elaborated on the precinct's coverage area, including Capitol Hill, the Avenues, and Downtown. He explained that officers would be deployed in shifts, and there would be an increased police presence in the downtown corridor.

Captain Diamond discussed parking arrangements, acknowledging concerns about limited parking space in the downtown area. Captain Diamond mentioned plans for police-only parking spaces and collaboration with nearby organizations for parking solutions.

Vice-chair Robertson asked about the hiring status of the police department, to which Captain Diamond explained the decline in the number of applicants over the years.

Vice-chair Robertson inquired about the relationship between the SLCPD and downtown ambassadors. Captain Diamond discussed their role and collaboration, emphasizing that ambassadors primarily assist and report issues to the police.

D. Sugar House Drive-Throughs Text Amendment Update

Mr. Andrew Hulka from the Planning Department provided a presentation regarding the Sugar House Drive-Throughs Text Amendment, including its history and objectives:

- The project aimed to amend the zoning code to prohibit new drive-through uses in the Sugarhouse Business District.
- Drive-throughs were previously permitted without the need for special planning approval.
- The proposed amendment would remove drive-through uses from the list of permitted uses in the zoning code.
- Existing drive-through businesses in the district would be considered non-conforming uses and allowed to continue operations.
- The zoning code allowed for legal non-conforming uses to change to a different non-conforming use through a hearing process.
- The change was intended to align the land use table with the goal of promoting a walkable environment in the Sugarhouse Business District.

Mr. Lyttle raised questions about the role of the BAB and whether it could provide input on such matters. He expressed concerns about the impact of the amendment on businesses in the area and inquired if the BAB could communicate its opinion to the City Council. Chairperson Carleton acknowledged the need for better communication and involvement of the BAB on important issues like this. Director Riffo Jenson added that the Economic Development Department will do better when matters like this come up and notify the BAB.

E. Board Member Videos

Mr. Makowski played the introductory BAB member videos that were recorded in May and June 2023. They can be found here:

- <https://www.slc.gov/ed/2023/08/28/about-our-business-advisory-board-members-part-1/>
- <https://www.slc.gov/ed/2023/08/28/about-our-business-advisory-board-members-part-2/>

4. City Council Announcements

Ms. Rowland provided two specific updates: North Point Small Area Plan and Thriving in Place Anti-Displacement plan.

- Ms. Rowland discussed the North Point Small Area Plan, which is under City Council consideration and aims to guide growth and development between the Salt Lake City International Airport and the City's northern boundary. She mentioned the challenges of balancing development, property rights, quality of life, and environmental concerns in the North Point area. City staff are working on amending this plan, which will be brought back for a future council briefing.
- Ms. Rowland discussed the Thriving in Place Anti-Displacement Plan which aims to help residents stay in Salt Lake City amid rising rents and housing prices. The plan has been under consideration for two and a half years, and the council recently started discussing it. She emphasized that there are very few affordable neighborhoods left in the City and informed the BAB about an upcoming public hearing on October 3 and potential Council action on October 17.

5. BAB Member Announcements

A. None

Adjournment

There being no further business, the meeting was adjourned.

Andy Robertson
Andy Robertson (Dec 1, 2023 09:17 MST)

Andy Robertson, Vice- Chairperson

This document and the recording constitute the official minutes of the Economic Development Business Advisory Board meeting held on September 13th, 2023.

BAB Minutes 09.13.23

Final Audit Report

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