

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, January 9, 2024

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, January 9, 2024.

The following Board Members were present:

Sarah Young, Victoria Petro, Daniel Dugan, Eva Lopez Chavez, Chris Wharton, Alejandro Puy, Darin Mano

Present Agency Leadership:

Mayor Erin Mendenhall, Danny Walz – Director, Cara Lindsley – Deputy Director

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Stephanie Elliott – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Allison Parks – Senior City Attorney, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Mary Beth Thompson – Chief Financial Officer, Lauren Parisi – Senior RDA Project Manager

Director Chair Puy presided at and conducted the meeting.

The meeting was called to order at 2:03 pm

A. Comments:

1. General Comments to the Board ~2:00 p.m.
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 Board offices, 451 South State Street, Suite 304, P.O. Box 145476, Salt Lake City, UT. 84114-5476.
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.)

Fredrick Jenry spoke about the east/west divide, and the Rio Grande Divide. They suggested Salt Lake City lobby the State of Utah for the funds to implement the Rio Grande Plan moving forward.

B. Public Hearing - individuals may speak to the Board once per public hearing topic for two minutes, however written comments are always accepted:
NONE.

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

1. Election of Chair and Vice Chair ~ 2:05 p.m.
20 min.

The Board will take a straw poll to nominate the Board Chair (proposed to be a one-year term if the bylaws are amended as previously discussed) and Vice Chair (a one-year term). The process includes expressions of interest from Board Members, nominations for each position, and then voting each for the Chair and Vice Chair positions.

Straw Poll

Support to elect Director Puy for Chair of the RDA Board. All Director's were in support.
7-0 Yes

Straw Poll

Support to elect Director Mano for Vice Chair of the RDA Board. All Director's were in support. 7-0 Yes

Motion:

Moved by Director Dugan, seconded by Director Petro to enter to elect Director Puy as Chair and Director Mano as Vice Chair of the RDA.

AYE: Sarah Young, Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Eva Lopez Chavez

Final Result: 7 – 0 Pass

2. Utah Open Meetings Law Training ~ 2:25 p.m.
20 min.

The Board will receive a briefing from the City Attorney’s Office about the Utah Open Meetings Law training. This briefing will serve as the annual training for both the Board of Directors of the Redevelopment Agency and the City Council.

Allison Parks presented the Open and Public Meetings Act to the Board:

- State Law – Open and Public Meetings Act (OPMA)
- Meetings of a public body are open to the public unless an exception allows the meeting to be closed
- Law applies to meetings of public bodies, in-person or electronic
 - Meetings of at least a quorum to discuss, receive comments, or act on a matter over which the body has advisory power and jurisdiction
 - Include emails if they are discussing the public’s business
- Requires public notice of agenda, time, place, and date of each meeting – 24 hours notice required
 - Class A notice: posted on Utah Public Notice Website, RDA/Council websites, and a public place
- Emergency meetings are the exception to 24-hour notice, with an attempt to notify every member of the body
- Meeting record requirements in open vs closed meetings
- Closed meetings can only be held to discuss specified topics
 - Must always start as an open meeting
 - Must announce the reason for entering into a closed session
 - Must have 2/3 votes to approve closing the open meeting
 - Can be charged with a Class B misdemeanor or bring a lawsuit for violations
- Public comment and participation
- Disruption of meetings – removal of an individual if they willfully disrupt the meeting

3. RDA Audit Review and Approval for Fiscal Year 2022-23 ~ 2:45 p.m.
15 min.

The Board will review and consider approval of the Fiscal Year 2022-23 RDA Audit, which shows the Agency's financial conditions as of June 30, 2023.

Mary Beth Thompson introduced **Michael Michaelson** (Engagement Partner from Eide Baily) who presented the following on the 2024 RDA Audit:

- Engagement partner having issued an unmodified opinion

- No significant difficulties with management
- Risk assessment
- Liability
- Allocating funds within the departments
- Material threshold
- Supplemental information
- No audit adjustments for financial transactions for 2023

See Meeting Materials for the full report from Eide Baily.

4. ~~Resolution: USA Climbing National Training Center Ground Lease at Approximately 310 South 500 West~~

~~The Board will receive a briefing and consider approving a resolution that would authorize the lease rate and terms for USA Climbing Headquarters and Training Facility at Approximately 310 South 500 West. The development is envisioned to include adaptive reuse of the historic Salt Lake Mattress Company building, construction of a primary building with multiple climbing walls, and a public outdoor plaza on the corner. Related improvements could include a temporary surface parking lot if needed, a permanent parking structure, utility upgrades, new streets, and reconstruction of existing streets, among other potential projects.~~

5. Informational: City Creek Daylighting Design Plan Along the Folsom Trail

~ 3:00 p.m.

20 min.

The Board will receive a briefing about updated designs to daylight (bring to the surface) a portion of City Creek that runs parallel to the Folsom Trail from approximately 700 West to 1000 West. The designs include a public restroom, pond, pedestrian bridges, bike racks, amphitheater, and public art among other amenities. The project is being coordinated with another project to complete the Folsom Trail which is funded by \$5 million from the voter-approved Parks, Trails & Open Space Bond.

Lauren Parisi and **Bradley Kraushaar** (Consultant with CRSA) presented the following information:

- Phases of engagement
 - Survey being the first phase
- Project site location in Salt Lake City
- Continuing work already completed on trial phase
- Design was focused on water flowing through the trail while working with the existing paths and constraints
- Incorporating the old rail corridor into the design
- Three segments – Urban Main segment, Neutral/Passive segment, and Plaza/Destination segment
- Existing culvert and plan to create a usable space
- How water would flow across the entire project
- Design intent of interactive benches and furniture
- Retaining functionality of parking while creating pedestrian-friendly areas

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- Potential public art locations for murals, street-crossing art, and lighting installations
- Train track crossing and the solution for pedestrian crossings and not redoing prior construction completed

Directors discussed the following:

- The homelessness crisis and how to develop this trail while using the funds wisely to help the unsheltered
- Connecting the path over the train tracks and streets using the existing pedestrian walkways
- How water would be pumped from the pond through the trail
- How to preserve and keep the water sanitary

6. 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.

No announcements from the Executive Director.

7. 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;
- Community Updates; and
- Scheduling Items.

Danny Walz gave the the following announcements:

- Funding allocated for affordable housing
- Staff received two applications for the High Opportunity Funds Incentive
- Development of the Senior Center and other types of affordable housing
- Gallivan Center holding free dance events for the remainder of winter, information on their website <https://thegallivancenter.com/>
- Director Talitha Day of the Gallivan Center retiring after 23 years with the City

8. Report of the Chair and Vice Chair TENTATIVE
5 min.

Report of the Chair and Vice Chair.

No report from the Chair or Vice Chair

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:

NONE.

1. ~~Informational: Pre-Disposition Property Report at 310 South 500 West in Station Center~~

~~The Board will receive a written briefing about plans for disposition of the property located at approximately 310 South 500 West. This item is related to a proposed ground lease and potential funding requests for a USA Climbing national training facility.~~

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
 - (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.

Motion:

Moved by Director Mano, seconded by Director Wharton to Enter into a closed session for the purposes of discussing real estate purchase, acquisition or lease, the disposition of real property and advice of counsel.

AYE: Sarah Young, Victoria Petro, Daniel Dugan, Chris Wharton, Alejandro Puy, Darin Mano, Eva Lopez Chavez

Final Result: 7 – 0 Pass

Motion:

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

AYE: Sarah Young, Victoria Petro, Daniel Dugan, Eva Lopez Chavez, Chris Wharton, Alejandro Puy, Darin Mano

Final Result: 7 – 0 Pass

Closed Session Started at 3:55 pm.

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

Board Members in Attendance: Board Members Young, Petro, Wharton, Dugan, Puy, Lopez-Chavez, and Mano

City Staff in Attendance: Rachel Otto, Danny Walz, Lindsey Nikola, Megan Yulli, Cara Lindsley, Katherine Lewis, Sara Montoya, Allison Parks, Mary Beth Thompson, Lucas Goodrich, Amanda Greenland, Marcus Lee, Erin Cunningham, Kathryn Hackman, Lauren Parisi, Robyn Stine, Kate Werrett, Tracy Tran, Ashley Ogden, Cindy Gust-Jenson, Jennifer Bruno, Ben Luedtke, Allison Rowland, Whitney Gonzalez Fernandez, Matthew Brown, and Cindy Lou Trishman.

Closed Session ended at 4:40 pm.

G. Adjournment

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Meeting adjourned at: 4:40 pm

Minutes Approved: February 14, 2024

Redevelopment Agency Chair Alejandro Puy

City Recorder

Please refer to Meeting Materials (available at <https://data.sl.c.gov> by selecting City Council Meeting Information) 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, January 9, 2024 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.