

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

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

The following Board Members were present:

Victoria Petro, Daniel Dugan, Alejandro Puy, Darin Mano, Eva Lopez Chavez

The following Board Members were absent:

Sarah Young, Chris Wharton

Present Agency Leadership:

Mayor Erin Mendenhall, Jill Love – Chief Administrative Officer, Danny Walz – Director, Cara Lindsley – Deputy Director

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Stephanie Elliott – Minutes & Records Clerk, Allison Parks – Senior City Attorney, Ashley Ogden – RDA Senior Project Manager, Nick Tarbet – Legislative & Policy Manager

Director Chair Puy presided at and conducted the meeting.

The meeting was called to order at 2:05 pm

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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 the 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.)

There were no public comments.

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. Approval of Minutes ~ 2:05 p.m.
5 min.

The Board will approve the meeting minutes of May 21, 2024.

Motion:

Moved by Director Dugan, seconded by Director Mano to approve.

AYE: Daniel Dugan, Alejandro Puy, Darin Mano, Eva Lopez Chavez

ABSENT: Victoria Petro, Sarah Young, Chris Wharton

Final Result: 4 – 0 Pass

2. Resolution: Authorizing the Mayor to Execute the First Amendment to the Interlocal Agreement between Salt Lake City Corporation, the Redevelopment Agency of Salt Lake City, and the Utah Inland Port Authority ~ 2:10 p.m.
20 min.

The Board will receive a briefing about the first amendment to a resolution authorizing the Mayor to execute the Interlocal Agreement in her capacity as the Mayor of Salt Lake City Corporation and as the Executive Director of the Redevelopment Agency of Salt

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Lake City with the Utah Inland Port Authority (UIPA). The City and UIPA entered into a contract on October 25, 2022 to comply with changes made by the Legislature in March 2022.

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Director Petro joined the meeting during this item.

Nick Tarbet and **Katie Lewis** presented the following information:

- Updated inter-local agreement, terms, and conditions
- Port Authority having already approved the agreement
- Future projects chosen by the Port Authority Board based on city and port priorities
- Allocation of funds for projects within the district

3. Resolution: USA Climbing Property Disposition at Approximately 310 South 500 West Follow-up ~ 2:30 p.m. 20 min.

The Board will receive a follow-up briefing and consider approving a resolution that would authorize the ground lease rate and terms for USA Climbing's Headquarters and National 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.

Cara Lindsley, Danny Walz, and Ashley Ogden presented a follow-up to the lease:

- Lease terms and other terms outlined within the final lease agreement
- Community benefits and neighborhood usage were the driving forces for property lease contract
- Activation of the neighborhood – definition, and scope of lease terms defined in the future agreements

Motion:

Moved by Director Dugan, seconded by Director Lopez Chavez to adopt Resolution 13 of 2024.

AYE: Victoria Petro, Daniel Dugan, Alejandro Puy, Eva Lopez Chavez

NAY: Darin Mano

ABSENT: Sarah Young, Chris Wharton

Final Result: 4 – 1 Pass

4. 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.

There was no report.

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

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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 scheduling Items.

There was no report.

6. Report of the Chair and Vice Chair

TENTATIVE

5 min.

Report of the Chair and Vice Chair.

There was no report.

- 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.

- 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

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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 2:40 pm

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

Board Members in Attendance: Board Members Puy, Dugan, Lopez Chavez, Petro, and Mano.

City Staff in Attendance: Danny Walz, Rachel Otto, Allison Parks, Cara Lindsley, Lindsey Nikola, Megan Yuill, Cindy Gust-Jenson, Jennifer Bruno, Allison Rowland, Ben Luedtke, Whitney Gonzalez Fernandez, Tracy Tran, Marcus Lee, Wayne Mills, Kate Werrett, Meghan Fenton, Ashley Ogden, Lauren Parisi, Makena Hawley, Browne Sebright, Austin Taylor, Matthew Brown, and Cindy Lou Trishman.

Closed Session ended at 2:55 pm

Motion:

Moved by Director Petro, seconded by Director Dugan to enter into Closed Session for the purposes of strategy sessions to discuss the purchase, exchange, or lease of real property and attorney-client matters.

AYE: Victoria Petro, Daniel Dugan, Alejandro Puy, Darin Mano, Eva Lopez Chavez

ABSENT: Sarah Young, Chris Wharton

Final Result: 5 – 0 Pass

Motion:

Moved by Director Dugan, seconded by Director Lopez Chavez to exit Closed Session and adjourn as the RDA.

AYE: Victoria Petro, Daniel Dugan, Alejandro Puy, Darin Mano, Eva Lopez Chavez

ABSENT: Sarah Young, Chris Wharton

Final Result: 5 – 0 Pass

G. Adjournment

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Meeting adjourned at 2:55 pm

Minutes Approved: August 13, 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, July 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.