



Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY

AGENDA

March 26, 2019

Tuesday 2:00 PM

Council Work Room
451 South State Street Room 326
Salt Lake City, UT 84111

SLCRDA.com

In accordance with State Statute, City Ordinance and Salt Lake City Council Policy, one or more RDA Board Members may be connected via speakerphone. After 5:00 p.m., please enter the City & County Building through the main east entrance.

This is a discussion among RDA Board Directors and select presenters. The public is welcome to listen, unless otherwise specified as a public comment period. Items scheduled may be moved and / or discussed during a different portion of the Meeting based on circumstance or availability of speakers.

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A. Comments:

1. General Comments to the Board	~2:00 p.m. 5 min
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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 Suite 418, Salt Lake City, UT no later than two hours prior to the meeting start time on the day of the meeting.
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 City Business. Comments are limited to two minutes.)

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

1. Block 67 Community Reinvestment Area	time TBD
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The Board will accept public comment and consider adopting a resolution for the proposed large-scale mixed-use development project on Block 67, a City block bounded by 100 South, 200 South, 200 West and 300 West.

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.
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The Board will approve the meeting minutes of Tuesday, February 12, 2019.

2. Block 67 North Draft Community Reinvestment Area Plan	~ 2:10 p.m. 30 min.
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The Board will receive a briefing and consider next steps on a proposed new project area: Block 67 North Community Reinvestment Area (CRA). Located just west of the Salt Palace Convention Center, the proposed CRA would consist of the northern half of Block 67. Future property tax increment from the proposed CRA would be used, in part, to help fund an underground parking structure. The parking would serve the development's residential, retail, dining and hotel spaces, and provide some additional parking spaces to the public.

As one of several planned steps for the proposed CRA, the Board will receive the draft CRA plan for Block 67 and consider approving a resolution authorizing the adoption of the project area plan and budget, including the Public Benefits Analysis of the proposed project.

3. RDA Budget Amendment No. 4 for Fiscal Year 2018-19	~ 2:40 p.m. 30 min.
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The Board will be briefed about a resolution amending the final budget of the

Redevelopment Agency of Salt Lake City for Fiscal Year 2018-19. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications. The proposed amendment includes funding for Station Center, streetscape improvements and power line undergrounding on 900 South, a new housing notice of funding availability (NOFA) round, and seed funding for the recently created 9-Line and State Street projects areas among other changes.

The Board will have a public hearing about this amendment in April and may take action at that time.

4. Central Ninth Streetscape Improvements and Undergrounding	~ 3:10 p.m. 30 min.
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The Board will be briefed about street improvements and power line undergrounding in the Central Ninth neighborhood as part of the West Temple Gateway project area.

5. Public Art Donation Process	~ 3:40 p.m. 15 min.
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The Board will be briefed about, and will consider adopting, a resolution regarding public donations to the RDA. The donation would be a statue to honor Vasilios Priskos, a notable Salt Lake City real estate developer. The statue would be placed on or near the RDA-owned Vasilios Priskos Walkway, which connects Main Street to Regent Street.

6. Project Area Transition and Dissolution Update	~3:55 p.m. 15 min.
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The Board will be briefed about the process to dissolve RDA project areas and the status of transitioning project areas. Expired project areas include Sugar House and West Temple Gateway. In addition, the West Capitol Hill project area is collecting tax increment through an extension for a limited purpose that will soon be complete.

7. Project Area Creation Priorities	~ 4:10 p.m. 15 min.
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The Board will be briefed about project area creation priorities. A primary function of the RDA Board is to create community reinvestment areas, otherwise known as CRAs or "project areas". The Board will discuss the prioritization of new and extended project areas currently under consideration, and will receive an update on the 9-Line and State Street project areas.

- 8. ClearWater Homes Land Sale Proceeds for Property at 550 North 300 West** ~ 4:25 p.m.
20 min.

The Board will be briefed about the sale of 2.07 acres of RDA-owned property located approximately at 550 North 300 West to ClearWater Homes LLC.

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

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

- 10. 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:

- Fairpark Feasibility Study Technical Advisory Committee Update
- Incremental Development Education Series Update; and
- Scheduling Items

- 11. Report of the Chair and Vice Chair** TENTATIVE
5 min.

Report of the Chair and 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:

- 1. 255 South State Street Property Disposition Report**

The Board will receive a written briefing about a property disposition report for 1.12 acres of Tier 1 property located at 255 South State Street in the Central Business District project area.

- 2. 1500 West North Temple Property Disposition Report (Overniter Motel Property)**

The Board will receive a written briefing about a property disposition report for a 2.07-acre Tier 1 property located at 1500 West North Temple in the North Temple project area.

- 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:

1. Set Date - Budget Amendment No.4 for Fiscal Year 2018-19

The Board will set the date of Tuesday, April 23, 2019 at 2 p.m. to accept public comment and consider adopting a resolution amending the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2018-19. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications. The proposed amendment includes funding for Station Center, streetscape improvements and power line undergrounding on 900 South, a new housing notice of funding availability (NOFA) round, and seed funding for the recently created 9-Line and State Street projects areas among other changes.

2. Board Appointment: Redevelopment Advisory Committee - Emily Hase

The Board will consider approving the appointment of Emily Hase to the Redevelopment Advisory Committee for a term ending March 26, 2023.

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.

G. Adjournment

CERTIFICATE OF POSTING

On or before 5:30 p.m. on Thursday, March 21, 2019, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

CINDI MANSELL, MMC/CRM
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.