

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

TUESDAY, MARCH 26, 2019

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City, Utah, met on Tuesday, March 26, 2019 in Room 326, Committee Room, City County Building, 451 South State.

In Attendance: Directors James Rogers, Erin Mendenhall, Amy Fowler, Charlie Luke, Chris Wharton, Analia Valdemoros, and Andrew Johnston.

Staff in Attendance: Cindy Gust-Jenson, Council Executive Director; Jennifer Bruno, Council Executive Deputy Director; David Litvack, Mayor's Deputy Chief of Staff; Danny Walz, RDA Chief Operating Officer; Jill Wilkerson-Smith, RDA Deputy Chief Operating Officer; Katherine Lewis, Senior City Attorney; Kort Utley, RDA Senior Project Manager; Cara Lindsley, RDA Project Manager; Tammy Hunsaker, RDA Project Manager; Corinne Piazza, RDA Project Coordinator; Susan Lundmark, RDA Project Coordinator; Lisa Shaffer, Public Services Director; Jonathan Larsen, Transportation Director; Julianne Sabula, Transit Program Manager; Jennifer McGrath, Deputy Community & Neighborhood Development Director; Benjamin Luedtke, Council Public Policy Analyst; Allison Rowland, Council Public Policy Analyst; and Cindi Mansell, City Recorder.

Guests in Attendance: Benj Becker, Zion's Public Finance; and Ryan Ritchie, Ritchie Development Group.

[2:09:35 PM](#) Director Fowler presided at and conducted the meeting.

The meeting was called to order at 2:09 p.m.

A. [2:09:52 PM](#) GENERAL COMMENTS TO THE BOARD

Paul Johnson spoke on behalf of the Central 9th Community Council. He discussed the 900 South streetscape improvements and thanked Staff and the Board for allowing involvement. He discussed project benefits and encouraged the Board to proceed with the project. He said the longer the wait, the more expensive the project becomes.

Tim Funk, Crossroads Urban Center, spoke in concern of Block 67 plans and specifically, the Jackson Apartments on the southwest corner. He said there were 80 units of project-based housing for sale. He said it was not widely known these units were for sale and there was also concern regarding the Block south (property owned by the Greek Orthodox Church). He said there were plans to tear down existing housing and a new development was planned in conjunction with Woodbury Company. He said that amounted to approximately 150 low-income units within two blocks that were in jeopardy. He encouraged City policy and awareness to handle this type of situation. He said there was something that could be done with the Jackson Apartments and those Section 8 units could be moved

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to other projects with the agreement and assistance from the Department of Housing and Urban Development (HUD).

B. PUBLIC HEARINGS

#1. [2:14:08 PM](#) Block 67 Community Reinvestment Area. *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. [View Attachments](#)*

Jani Iwamoto said meetings had been conducted with the City and Ritchie Group on development details and there was progress to move ahead. She said the Japanese community appreciated City support and hoped to start a new beginning and build on this positive relationship.

Roland Yoshinaga, Japanese Community People's Church (JCPC), said he was very impressed with City & RDA Staff. He said although there were still details to be addressed, he appreciated the involvement and assistance in moving forward with Japantown.

Samantha Julian, Downtown Alliance Deputy Director, spoke regarding the work of the RDA Staff and Board as well as the Japanese community for making their voices heard. She said the Downtown Alliance supported the project and how it would enhance residential, walkability with commercial activation, mid-block walkway, and below-grade parking. She discussed benefits including tax revenue, building assets for anticipated growth, strengthening the 200 South corridor, bringing attention to historic Japantown, improved connectivity between Vivint Arena, Salt Palace, Gateway, and what could be a downtown sports/entertainment district, boost night-time economy, and providing additional economic development.

Brent Koga, did not speak but submitted a written comment card. He expressed concern that going forward, once the funding for the parking structure was implemented, Japantown Street would fade and be of less concern. He said historically, the Japantown Community had been ignored and overrun by development that was driven by money, not by acknowledging a diverse community.

Director Mendenhall moved and Director Luke seconded to **close the public hearing**, which motion carried, all directors voted aye.

C. REDEVELOPMENT AGENCY BUSINESS

#1. [2:19:45 PM](#) Approval of Minutes. Director Wharton moved and Director Johnston seconded to **approve the minutes of the RDA Board**

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meeting held Tuesday, February 12, 2019, which motion carried, all directors voted aye. [View Minutes](#)
(M 19-6)

#2. 2:20:09 PM Block 67 North Draft Community Reinvestment Area Plan. *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. [View Attachments](#)*

Danny Walz, Cindy Gust-Jenson, Jennifer Bruno, Allison Rowland, Corinne Piazza, Katherine Lewis, Jill Wilkerson-Smith, Ryan Ritchie, and Benj Becker briefed the Board with attachments. Ms. Wilkerson-Smith provided an overview of the proposed project that would be designed to compliment and connect the Vivint Smart Home Arena and Salt Palace Convention Center. She discussed the two phases and proposed developments within, and provided details associated with each. She said it was unknown as to which phase would address Japantown improvements, but discussions were ongoing prior to beginning of the parking structure. She discussed use of tax increment funding and request from Salt Lake County for prioritization and repayment of the parking structure improvements first.

Ms. Piazza said the original proposal was to remove Block 67 from the existing Central Business District. She said because of sales tax collection, the intent was to create a new Community Reinvestment Area (CRA) District Block 67 North Plan. She said upon Board approval, Staff would begin negotiations on the Interlocal Agreement with the City, County, Salt Lake School District (seven taxing entities total), as well as negotiating tax increment reimbursement with the developers.

Discussion followed regarding the position if taxing entities were not to participate. Mr. Walz said anticipation was for Salt Lake County to participate and negotiation conversations would need to follow with other taxing entities. Director Luke discussed the benefits of the project scope partnership and not just the development. He thanked the developer, staff, and Japanese Community for the work done with the Japanese community and expressed concern over past history of the area. He expressed concern if Salt Lake County did not commit to their funding

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appropriation or other entities did not opt to participate. He said Salt Lake City needed to lead out, hoped the backing and commitment of others would remain, hoped for adoption of conditions to hold the County committed to promises made, and committing to work with other taxing entities.

Ms. Bruno said Staff intent was to circulate a draft resolution prior to taking action and including it as public information.

Director Mendenhall discussed working through some of the policy questions because of realities of shifting parts and potential funding gap.

Benj Becker discussed the developer's projected costs (now separated into two phases). He discussed funding gaps, meeting with the developer and others involved, agreed site characteristics, and uniqueness of similar parking creating a lack of true comparable. It was stated the parking was included as part of the public benefit analysis and discussion followed regarding prioritization of values. Mr. Becker discussed factors considered such as developer cost, land market value, future market value assuming completion, and considering achievable market rents. He discussed income, fewer net expenses, assumed applied capitalization rate, and said the lower the rate, the lower the risk associated with the property. He said all amenities create a more desirable situation. Further discussion followed regarding the project split into two phases and associated financial and risk concerns (based on phase one increasing phase two value).

Director Fowler discussed concerns about the Salt Lake County development and legal items that had been brought up by the Board. She said Staff was working on a resolution and there was also an interlocal agreement where certain terms could be included to make the County comfortable and there were more ways to minimize risk should Phase Two not happen. She discussed risk taking with \$15 million and hoped everyone involved would follow through and keep promises. Mr. Walz discussed notices of intent and legally binding documents (3) between the Redevelopment Agency, Salt Lake School District, Salt Lake County, and Salt Lake City for tax increment participation.

Ryan Ritchie, developer, discussed evolvement of the project from one Phase to two. He said initially, they put forward \$1 million towards the Japanese community improvements and the intent was for that to remain between the working group. He said the response from both churches was positive and there had been major efforts to demonstrate the type of improvements both wanted to see. He said that \$1 million was for the entire project but it would be problematic to put that amount into it now that there were two. He said the intent was to scale out between

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\$250,000 into Phase One and the remaining \$750,000 into Phase Two. He further discussed reasons and motivation for Phase Two, including a 99-year ground lease.

Director Rogers asked for clarification that Phase One must be complete in order for the parking structure to be built. Ms. Piazza addressed the \$1 million from tax increment and \$1 million from Ritchie Development, with \$250,000 spent up front for the parking lot and the remaining to be spent up front for the next phase.

[4:30:51 PM](#) Ms. Bruno referenced a resolution containing minor changes but including two options for additional conditions and participation that would apply to the Block 67 project (i.e. required school board participation; or leaving the door open for the project to go forward and that not being a condition of the CRA). Ms. Gust-Jenson suggested to be clear for the record, the Board indicated they hoped the Salt Lake City School District and Salt Lake County (and other entities) would be partners in the project; but if not, the Redevelopment Agency and City would need to conduct further discussion.

Director Luke moved and Director Johnston seconded to approve **Resolution R-3-2019** adopting the CRA Plan as revised (conditions to include the Salt Lake School District and the RDA ability to negotiate a percentage of tax increment from the Block 67 North Project Area from the Salt Lake School District), which motion carried, all directors voted aye.

#3. [3:05:16 PM](#) RDA Budget Amendment No. 4 for Fiscal Year 2018-19. *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. [View Attachments](#)*

Danny Walz and **Benjamin Luedtke** briefed the Board with attachments. Mr. Walz provided background and said Budget Amendment No. 4 proposed \$37,428,299 for 18 projects and programs. He discussed the revenue categories, fund sources, and intended best use for the available funds. He said the majority were projects that had been in the pipeline for some time (previous Board discussion/priority).

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Director Fowler indicated there was the need to take a short break.

[3:07:30 PM](#) The meeting reconvened.

Director Mendenhall inquired about bond eligible catalytic project ideas for State Street and 9-Line. Mr. Walz said Staff had not identified any bond-eligible projects until they had the interlocal agreements and an established project area, and known participation by entities. He said Staff could provide a status update but had not prioritized that plan and outlined action steps. Director Mendenhall said when Staff got to that point, she wanted to have a conversation to involve consultants, design charrettes, or ideas around catalytic project proposals.

Discussion followed regarding various street area improvements and how new Street Bond/Sales Tax revenue would affect specific projects. Mr. Walz said there was need to consider available funds, additional funds available, and how to get the most for the money. Mr. Luedtke outlined the 2017 pavement survey and various areas. He said the bond was for street reconstruction and the sales tax funding for street maintenance - but only during this first year. He said the Board could continue or change that division during the upcoming budget year.

Director Johnston inquired if there was a prioritization to the 4th or 5th West areas. He said the question might involve pending developments in the area. Mr. Walz said Staff would return with answers relative to conditions, need, and how to get the most for the money.

Director Luke inquired if there were planned allocations for ongoing maintenance so there was no need to consider the General Fund. He said he had issue with considering General Fund to fund RDA improvements or maintenance and wanted an alternative mechanism to be identified. He said many streetscape issues to be addressed were above and beyond City items and it would be shorting the remainder of the City. He suggested tax increment and other RDA tools be given consideration first. Discussion followed regarding at what point an RDA asset became a City asset, resulting obligations and responsibility in return for funding. Further discussion followed regarding traffic signals and other items eligible for Capital Improvements Plan (CIP) funding.

Director Fowler said this item would be scheduled for public hearing and discussion in April.

#4. [3:44:40 PM](#) Central Ninth Streetscape Improvements and Undergrounding. *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. [View Attachments](#)*

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Danny Walz, Kort Utley, Lisa Shaffer, Benjamin Luedtke, Jennifer McGrath, Julianne Sabula, and Jonathan Larsen briefed the Board with attachments. Mr. Utley discussed the neighborhood vision and project goals. He said the electrical line burial had been identified as a barrier to redevelopment; and removing those lines would remove barriers. He said the Board supported these projects with previous allocations and there were funding contingencies placed on those. Inquiry was raised as to whether there had been any community outreach to business owners or community groups. Mr. Utley said he had been attending community council meetings and it was fair to say they liked a consolidated approach as long as it did not delay the project. Further discussion followed regarding the consolidated approach and the associated timing.

Mr. Luedtke said there were actually ten projects that could be consolidated from three different departments (Transportation, Engineering, Public Utilities). He said some were not fully funded and some were to-be-determined, and there were funding gaps. Ms. McGrath said Staff was committed to moving ahead with the consolidated timeframe and working partnership with other departments. She said from her perspective, there was need to understand the consolidation and potential benefits. She inquired if it might be worth consideration to delay the Central Ninth project by a year or whether that option would even be palatable.

Director Johnston inquired about existing policy on power line undergrounding; he said long term, there were great areas that had flourished and were desirable on multiple levels. He said his concern was there might be increasing friction because desirable areas were undergrounded while other areas were not. Mr. Walz said each project was different and there was not a policy. He said a policy would be great to advocate for various areas, align areas of the city, and consider economic development. The Board discussed potential to form a small working group to consider this concept.

Further discussion followed regarding TRAX signals and the need to collaborate on traffic signal replacement. Mr. Utley said proposed improvements impacted three intersections and the \$780,000 estimate was based on worst-case scenario to replace all signals. Mr. Larsen explained there was adequate funding to replace 2-4 signals a year with CIP funds. He said signals were prioritized from well-functioning and operational down to varying levels of deterioration. Inquiry was raised as to whether the Board could influence the option of reusing signals to save funds. Mr. Larsen said that would be premature from a design standpoint.

Director Mendenhall said in looking at the potential of \$780,000 as a component for streetscape improvement and trying to save money, she would encourage Staff to reuse and recycle. She said she was fine to

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delay investment, and would request RDA Staff work with Engineering to ensure they were consistently applying requirements for these construction efforts (specifically, pedestrian infrastructure improvements).

Ms. McGrath said she had not heard about such inconsistencies and wanted to understand the timing and come up with a solution based on that. She said Staff would not require improvements if there was an alternative and there should be a solution to know if a project would happen next year versus in two years. Directors expressed desire to be informed when a solution was reached.

Ms. Sabula discussed the 650 South TRAX Station. She said Staff had been working in collaboration with RDA, UTA, private developers, and Construction Impact Mitigation & Project Integration Specialist Bill Knowles regarding the desire for a station in this area. She said this would be a significant opportunity to reduce traffic and offer transportation options. Inquiry was raised as to timeline, agreements, or investments. Ms. Sabula said there was an agreement with UTA that could be used as a foundation for the Central 9th TRAX Station to start design this year for construction next year. Further discussion followed regarding steps to occur, with Ms. McGrath stating the big question was whether the Board would consider delay of a year to enable Staff to move forward with a consolidated design. Director Fowler said the Council Chair/Vice Chair could schedule this for future discussion but it would be helpful to have cost estimates prior. Mr. Walz said action was needed as part of Budget Amendment No. 4 and allocating funds, as well as on the Council side to properly address funding, timeline, etc.

#5. [4:17:09 PM](#) Public Art Donation Process. *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. [View Attachments](#)*

Danny Walz and **Susan Lundmark** briefed the Board with attachments. Mr. Walz said the RDA did not have a formal art donation policy. He said options included: adopting the City's policy on an ongoing basis; adopting it on a one-time basis; creating a specific policy for RDA; or doing nothing and this would become purely administrative in absence of a policy. He said an important factor was the statue would be placed on Agency property that connected to a public easement/walkway which could at some point be transferred to the City.

Director Wharton moved and Director Luke seconded to approve **Resolution R-2-2019** adopting City Code 3.60 on an on-going basis as an

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RDA guiding policy over donations for public art, which motion carried, all directors voted aye.

#6. [4:19:56 PM](#) Project Area Transition and Dissolution Update. *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.* [View Attachments](#)

Danny Walz and **Tammy Hunsaker** briefed the Board with attachments. Mr. Walz said State Statute was very clear that when a project area expired, an agency no longer collected tax increment (funnels back to entities) and it was up to the City Council in terms of passing an ordinance officially terminating a project area. He said the question and policy discussion remained to what extent did the Agency want to have a policy or set terms to take action after a project area expired and extent of operation and phase of no longer collecting increment and terminating a project area.

Ms. Hunsaker said it was up to the City Council and RDA when a project area was officially closed (steps would include adoption of a resolution and ordinance/filing notice with the county and other agencies). She said there were three project areas transitioning to dissolution: Sugarhouse (2016), West Temple Gateway (2018), and West Capitol Hill (still collecting/extension limited purpose/300 West streetscape project completion). She said the RDA would remain active in those areas until all projects were completed and steps were taken to dissolve the areas. She discussed outstanding projects and status of transitioning project areas.

Ms. Hunsaker addressed the tax increment reimbursement program and the RDA Loan program. She said there was no policy as to when the RDA Loan Program was shut off and the question was how much longer to extend that tool in the neighborhood. She discussed area need, capture of tax increment from redevelopment, limited availability of loan funds, and increase in interest/applications. She said if the RDA decided to phase out the loan program, affordable housing loans would still be eligible because those were available Citywide.

Director Rogers inquired as to the former Deseret Industry site, with Mr. Walz stating Staff was working to consolidate that property and put it on the market (intended residential component). He said the question for Staff was to what extent did the RDA want to entertain applications for loans (1-3 years realistically). Director Rogers inquired if Staff considered timeframe or value, whichever came first.

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Mr. Walz said West Capitol Hill was different because of the extended condition. He said Staff interpreted it was not doing anything else but collecting money and wrapping up projects. Ms. Hunsaker said in January 2015, the Board passed a motion to discontinue the RDA loan program in the Sugarhouse area but they were still actively accepting applications in the other two areas.

Director Mendenhall inquired as to expansion of the Adaptive Reuse Grant Program to other project areas. She said she wanted discussion on smaller loan fund programs, perhaps for some to maintain availability through the life of the project area and others not. She said the question was whether Staff had looked at extending these to other project areas.

Director Johnston suggested a policy to consider two-years post tax increment collection. He said that could be a nice fit which could be changed (or exceptions made) but until there was a deadline, a developer would not know. He said he was not as concerned about limiting as with ambiguity to keep things moving. The Board requested Staff put together an ordinance/agenda item surrounding the concept for future discussion.

#7. [4:30:23 PM](#) Project Area Creation Priorities. *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. [View Attachments](#)*

Agenda Item pulled.

#8. [4:40:09 PM](#) ClearWater Homes Land Sale Proceeds for Property at 550 North 300 West. *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. [View Attachments](#)*

Danny Walz and **Cara Lindsley** briefed the Board with attachments. Mr. Walz discussed the purpose, preliminary discussion, and original discussion surrounding use of proceeds from land sale. He provided background on the project in terms of holdings, proceeds, and formalization of original intentions. He said per the Property Disposition Proceeds Policy, proceeds from the sale of the property would be deposited into a holding account until the proceeds were re-appropriated by the RDA Board. He said the proceeds could be used to fund construction of a future Marmalade Park, and approximately 0.5 acre of public open space was included in the development plan for the Marmalade Block. He said the intent for the park was to feed off and enhance the Library development.

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Director Valdemoros read a statement into the record disclosing that she was the owner of Square Kitchen located at 751 West 800 South. She said this property was within the 9-Line project area.

#9. Report and Announcements from the Executive Director. *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.*

None.

#10. 4:44:49 PM Report and Announcements from RDA Staff. *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.

None.

D. WRITTEN BRIEFINGS

#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. [View Attachments](#)*

#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. [View Attachments](#)*

E. 4:48:23 PM CONSENT

Director Luke moved and Director Rogers seconded to **approve the Consent Items as presented**, which motion carried, all directors voted aye.

#1. Set Date - Budget Amendment No. 4 for Fiscal Year 2018-19. *The Board will set the date of Tuesday, April 23, 2019 at 2:00 p.m. to accept public comment and consider adopting a resolution amending the final*

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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. [View Attachments](#)

#2. Board Reappointment: Redevelopment Advisory Committee - Emily Hase. *The Board will consider approving the [appointment of Emily Hase](#) for a term ending March 26, 2023. [View Attachments](#)*

F. (TENTATIVE) CLOSED EXECUTIVE SESSION. The Board will consider a motion to enter into Closed Session, in keeping with Utah Code §52-4-205 for any allowed purpose.

Item not held.

The meeting adjourned at 4:50 p.m.

Redevelopment Agency Chair

Secretary

This document is not intended to serve as a full transcript as additional discussion may have been held; please refer to the audio or video for entire content pursuant to Utah Code §52-4-203(2)(b).

This document along with the digital recording constitute the official minutes of the Salt Lake City Redevelopment Agency meeting held March 26, 2019.

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