Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY

AGENDA

July 9, 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

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:

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 Tuesday, June 4, 2019 and Friday, June 28, 2019

2. RDA Capital Improvement Program Projects — ~ 2:10 p.m. 30 min.

The Board will discuss the Mayor's proposed RDA capital improvement projects for Fiscal Year 2019-20. Capital improvement projects typically involve the construction, purchase or redevelopment of buildings, infrastructure or public spaces. Generally, projects have a useful life of five or more years and cost $50,000 or more.

3. North Temple Urban Renewal Area Interlocal Agreement with Salt Lake City School District — ~ 2:40 p.m. 10 min.

The Board will be briefed about, and will consider adopting, a resolution that would amend an interlocal agreement between the RDA and Salt Lake City School District. The current agreement states that the RDA will set aside up to $2 million in tax increment generated by the North Temple Urban Renewal Area for the construction of a new school in the area. However, the school district no longer anticipates a need for an additional school in the area and is requesting the set-aside funds be used for infrastructure related to safe school crossings.

4. **Loan to Brinshore Development for Project at 255 South State Street** ~ 2:50 p.m. 30 min.

The Board will be briefed about, and will consider adopting, a resolution that would approve an approximately $6.4 million loan request and a $5 million seller's note to Brinshore Development for a mixed-use, mixed-income affordable housing project at 255 South State Street.

5. **2019 Notice of Funding Availability for Affordable Housing Update** ~ 3:20 p.m. 20 min.

The Board will receive an update about the 2019 Notice of Funding Availability (NOFA) for affordable housing. The Board recently set aside more than $10.7 million towards affordable housing projects that would be determined through a competitive and transparent NOFA application process for housing proposals.

6. **Internal Board policy discussion on RDA Housing Trust Fund** ~ 3:40 p.m. 20 min.

The Board will have an internal policy discussion to clarify intent for the RDA Housing Trust Fund, which is focused on providing loans to affordable housing developments.

7. **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.

8. **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:

- 50 Year Update; and
- Scheduling Items.

9. **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:

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 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 6:00 p.m. on Wednesday, July 03, 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 L. 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.