

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

TUESDAY, AUGUST 27, 2019

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City, Utah, met in a Special Meeting on Tuesday, August 27, 2019 in Room 326, Committee Room, City County Building, 451 South State.

In Attendance: Directors Erin Mendenhall, Amy Fowler, Charlie Luke, Chris Wharton, Analia Valdemoros, James Rogers, 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; Tammy Hunsaker, RDA Project Manager; Susan Lundmark, RDA Project Manager; Tracy Tran, RDA Project Manager; Corinne Piazza, RDA Project Manager; Benjamin Luedtke, Council Public Policy Analyst; Allison Rowland, Council Public Policy Analyst; and Kory Solorio, Assistant City Recorder.

Director Fowler presided at and conducted the meeting.

The meeting was called to order at 2:05 p.m.

A. 2:06:20 PM GENERAL COMMENTS TO THE BOARD

Pamela Starley submitted a letter and spoke in opposition to the Northwest Quadrant (NWC) Tax Increment Agreement. She also provided a prayer for all those involved.

Nigel Swaby spoke in support of the tax increment reimbursement agreement. He referenced responsibility for the Northwest Quadrant Master Plan and to fulfill Community Reinvestment Area (CRA) obligations. He said the City Council would have other opportunities during the development and planning process to address citizen concerns.

The following spoke in opposition of the NWQ Tax Increment Agreement: **Georgie Corkery, Heather Dove, Dean Dinas, Maureen Grossman, Ursula Jockmann, Monica Hilding, John Prehn, Blake Quinton, Jill Merritt, Deda Seed, David Scheer, Kira Kilmer, Danielle Averett, Teyana Viscarra, Jim Catano, Julio Kolon, Robyn Adamson, Micah Schow, Forest Cuch, Terry Winget, Dr. Jerome Soller, Cindy Maughan, Olivia Fryer, James King, Brooke Larsen, Lindsey Elliott, Davina Smith, and Thea Brannon.**

Comments included: air quality/pollution; placing health of community at risk; no action on this project without an environmental impact assessment; not a sustainable project; project not aligning (no data) with the NWQ Master Plan; need to conduct additional due diligence; development contrary to Salt Lake City (SLC) policy goals to improve air quality and become net zero; eventual large infrastructure costs; setting

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a bad precedent; east side developers not receiving incentive; other responsible areas/needs on which to spend money; should not incentivize these types of unwanted businesses; maintenance numbers not being accurate; considering other energy sources such as Hemp; climate change/crisis being a threat to human species; veto any project that increases carbon emissions; and process not being inclusive and transparent.

Jesse Cox [submitted a letter](#) and spoke in opposition of the NWQ Tax Increment Agreement.

Noelle Christen spoke in support of the NWQ Tax Increment Agreement. She said with this agreement, the City protected 4,000 acres and natural area and a "no vote" would threaten that. She said this project would be the most sustainable building project in Utah; it contained environmental protections, and the opposition wanted to eliminate that and allow the State to take over. She said she wanted to see SLC keep their seat at the table and trusted the City would do the right thing.

Wayne Hilbig spoke in support of the project. He discussed the beginning of the environmental movement from littering to saving water, which grew into global warming, then climate change, and now to the end of the world. He said if this project had no environmental elements to it, it should be opposed. He said he felt the sustainable project as proposed would be helpful for SLC's economic position.

Beverly Cooper spoke in support of this project but against the Inland Port. She said the agreement was negotiated in good conscience and to protect SLC residents.

The following submitted comment cards in opposition but did not wish to speak: **Jill Merritt, Julian Rodriguez, Louisa Giles, Rodmehr Semnani, Ryan Beam, S. South, Tena Rohr, Stephanie Weems, Nancy Howard, and John Giles.**

Concerns included: environmental issues, impacts to entire Utah ski industry, need for common vision, choosing between jobs and clean air, loss of wetlands, disingenuous politics, government serving industry and not citizens, spending tax dollars in this manner, health impacts, need for health and environmental impact statements, and multi-million dollar companies should not be receiving tax breaks.

B. PUBLIC HEARINGS

None.

C. REDEVELOPMENT AGENCY BUSINESS

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#1. 3:11:29 PM Resolution: NWQ LLC Tax Increment Agreement Follow-up. *The Board will consider approving a resolution which would authorize an interlocal agreement with Salt Lake County, as part of the proposed development on the Block 67 North Community Reinvestment Area (CRA). Block 67 is a City block bounded by 100 South, 200 South, 200 West and 300 West, and the development project would contain a residential, commercial and hotel complex, as well as an underground parking structure. The Board approved the creation of the Block 67 North CRA on March 26, 2019, in part to facilitate the County's transfer of \$15 million in transportation funds to the developer for the parking structure.* [View Attachments](#)

Each director took a point of personal privilege to discuss their thoughts, perceptions, and reasons for voting. [View FAQ handout](#)

Director Wharton moved and Director Johnston seconded to **adopt Resolution R-11-2019 approving the NWQ LLC Phase I Tax Increment Reimbursement Agreement**, which motion carried, all directors voted aye.

#2. 3:57:56 PM Block 67 North Community Reinvestment Area Interlocal Agreement Follow-up. *The Board will consider approving a resolution which would authorize an interlocal agreement with Salt Lake County, as part of the proposed development on the Block 67 North Community Reinvestment Area (CRA). Block 67 is a City block bounded by 100 South, 200 South, 200 West and 300 West, and the development project would contain a residential, commercial and hotel complex, as well as an underground parking structure. The Board approved the creation of the Block 67 North CRA on March 26, 2019, in part to facilitate the County's transfer of \$15 million in transportation funds to the developer for the parking structure.* [View Attachments](#)

Allison Rowland, Danny Walz, and Corinne Piazza briefed the Board with attachments. Ms. Rowland said the interlocal agreement included safeguards to ensure promises to assist in the area were kept and the Japantown Community would receive benefits and mitigating efforts by both the City and County.

Discussion followed regarding design changes agreed to by the developer, with Ms. Piazza stating those details were included in the tax increment development agreement. Inquiry was raised about inclusion of Affordable Housing component in the second phase. Mr. Walz said there was not an affordable housing component in the first phase, but there was a 10% set aside from tax increment to spend on affordable housing elsewhere. He said as far as Phase 2, the RDA did not have financial participation at this point but might in the future. Ms. Piazza said the Japantown Community would have opportunity for public comment at the September 17, 2019 City Council meeting.

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Several directors expressed their appreciation for the Staff and community involved in working towards this project resolution and efforts to highlight this area.

Director Wharton moved and Director Luke seconded to **adopt Resolution R-12-2019 authorizing execution of the Interlocal Agreement with Salt Lake County for a portion of tax increment for the Block 67 North Community Reinvestment Area, subject to the City's adoption of the corresponding Community Reinvestment Project Area**, which motion carried, all directors voted aye.

#3. 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.

#4. 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 scheduling items.*

None.

#5. Report of the Chair and Vice Chair.

None.

D. WRITTEN BRIEFINGS

None.

E. CONSENT

None.

F. (TENTATIVE) CLOSED 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 4:09 p.m.

Redevelopment Agency Chair

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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 Special meeting held August 27, 2019.

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