

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY SPECIAL MEETING

TUESDAY, JANUARY 14, 2020

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City, Utah, met on Tuesday, January 14, 2020 in Room 326, Committee Room, City County Building, 451 South State.

In Attendance: Directors Amy Fowler, Daniel Dugan, Chris Wharton, Analia Valdemoros, Andrew Johnston, and James Rogers.

Staff in Attendance: Jennifer Bruno, Council Executive Deputy Director; Danny Walz, RDA Chief Operating Officer; Katherine Lewis, City Attorney; Rachel Otto, Mayor's Chief of Staff; Lisa Shaffer, Mayor's Deputy Chief of Staff; Jill Wilkerson-Smith, RDA Deputy Chief Operating Officer; Kort Utley, RDA Senior Project Manager; Cara Lindsley, RDA Project Manager; Tracy Tran, RDA Project Coordinator; Ben Kolendar, Economic Development Deputy Director; John Delany, Senior City Attorney; Allison Rowland, Council Public Policy Analyst; Benjamin Luedtke, Council Policy Analyst; Cindy Lou Trishman, Council Administrative Assistant; Allison Parks, Assistant City Attorney; and Kory Solorio, Assistant City Recorder.

Guests in Attendance: Jonathan Bates, University of Utah Real Estate Administration and Research Park Executive Director.

Director Fowler presided at and conducted the meeting.

The meeting was called to order at 2:07 p.m.

A. GENERAL COMMENTS TO THE BOARD [2:08:05 PM](#)

Nigel Swaby, River District Chamber Chair, spoke in support of the North Temple Catalytic Project, Fairpark Public Market, Folsom Corridor, and North Temple lighting/safety improvements (Gateway Inn - 8th West and North Temple).

B. PUBLIC HEARINGS

None.

C. REDEVELOPMENT AGENCY BUSINESS

#1. [2:09:55 PM](#) Approval of Minutes. Director Rogers moved and Director Wharton seconded to **approve the minutes of RDA Board meetings held Tuesday, December 3, 2019 and Tuesday, December 10, 2019**, which motion carried, all directors voted aye. [View Minutes](#)
(M 19-6)

#2. [4:07:22 PM](#) Election for Vice-Chairperson. *The Board will nominate and elect a member to serve as Vice-Chairperson of the RDA.* [View Ballots](#)

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Director Valdemoros was nominated/elected as Vice Chair of the RDA Board for calendar year 2020.

#3. [3:42:00 PM](#) Informational: North Temple Project Area Catalytic Development Strategies Follow-up. *The Board will receive a follow-up briefing about recent and current development activities, tax increment growth to-date, and potential projects and programs to catalyze further development in the North Temple Project Area. [View Attachments](#)*

Benjamin Luedtke, Danny Walz, and Cara Lindsley briefed the Board with attachments. Director Fowler provided a high-level summary stating the Board held a discussion in October about what catalytic meant and what types of projects North Temple could look at to be catalytic. She said the Board wanted to activate the area and asked Staff to develop strategies for the Board to consider. She said Mr. Luedtke's staff report was very helpful but if Board Members had additional questions or wanted more information, they should contact Staff.

Ms. Lindsley reviewed elements of the following items listed in the attachment: Strategic Property Acquisition, Strategic Property Redevelopment, Folsom Trail enhancement/City Creek Daylighting, Interim and temporary uses of City-owned property in Folsom Corridor, Revolving Loan Fund program to assist buyers of contaminated properties, Adaptive Reuse Loan Program, Façade Improvement Grant Program, and Public Art Program. She said Staff was interested in receiving feedback to ensure they were moving in the right direction while drafting the project area work plan.

Director Valdemoros asked why the public market was not on the list as a catalytic project. Ms. Lindsley said the market, although not expressly identified, was considered a strategic property redevelopment, so the RDA could assist with pre-development activities.

Director Fowler asked if Staff had been involved in any discussions with State partners about the Fairpark Study and furthering the idea of having a public market there. Ms. Lindsley said the Fairpark Executive Director told her they were in the process of developing a business plan/proforma for an international market at the Fairpark and planned to present that to the Fairpark Board in February 2020. Director Rogers said in conjunction with investments already made with the Fairpark Feasibility Study, the RDA should consider ways to implement that with partners at various State, County, or Fairpark levels.

Director Johnston talked about the Focus Area in Policy Question No. 2 and wondered about the potential benefit to pursue a geographic focus area above and beyond what already existed (two blocks area - 700, 800, 900 & 1000 West). He said he agreed with the White Ballpark

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redevelopment question, potential public market, etc. but felt the heart of the issue was centered around the Jackson Trax stop (essentially 800 West). He said with limited resources (money/Staff, etc.), he wanted the RDA to focus catalytic concept efforts on that small geographic area. He said the focus could be through strategic property redevelopment, acquisition, and/or a combination of the City's housing authority and other entities. He said that would be a starting point for everything else being talked about. Director Rogers said this related to the affordable housing component in the Northwest Quadrant (NWQ). He said a lot of this could be addressed with that policy discussion moving forward.

Director Valdemoros asked about the status of the Overnighter Motel project. Mr. Walz said they were not successful in obtaining 9% tax credits last fall, so they were looking at applying for 4% tax credits and/or changing the development mix (reevaluating the proforma). He said they were still under contract and Staff was working with them to see what could be done immediately or potentially waiting to see how the additional financing application turned out. Director Valdemoros said efforts on North Temple were not as successful as she hoped and wanted to see the rules/requirements softened (evaluate what was working or not) and use that momentum to add activities on North Temple).

Director Johnston spoke further about perception issues (safety, crime, etc.) in the epicenter and how the RDA could prioritize that small area to focus on/work collaboratively with other interested parties to get a group concept together to make an impact on 800 West. Director Wharton asked about the number of projects in the North Temple area that were contaminated. Ms. Lindsley said a Brownsfield grant was used to analyze eight sites with property owners that wanted to participate in the grant. She said Staff felt contamination probably existed along rail lines but other sites were not assessed.

Director Wharton asked about the RDA's potential role, should the State, which owned White Ballpark, decide to develop the property (property being non-tax generating). Mr. Walz said he assumed if the State pursued development, it would be some type of public/private partnership. He said if the property was sold or leased to a developer it would become taxable. He said at that point, the RDA's role would be to assist the developer in redeveloping/building out the property. Ms. Lindsley added the Fairpark Staff was working on a Request-for-Proposal (RFP) which should be completed in 30-40 days.

Director Valdemoros asked what direction Staff needed from the Board regarding North Temple. Mr. Walz said a work plan was being developed to inform Staff of issues that would ultimately come back to the Board as part of the annual budget cycle. He said the Board would then decide

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priorities and allocate appropriate funding. He said if the Board wanted, Staff could run feasibility on a few short/long-term options regarding future property acquisition or just set funding aside. Director Valdemoros said based on limited resources, the RDA could utilize the lighter/quicker/cheaper planning tool to promote catalytic projects in the area.

Director Fowler talked about Policy Question No. 1 (What is Catalytic). She said it was important to understand what Catalytic meant because it would not only impact this project but others like State Street and 9-Line. She talked further about supporting local businesses which had survived/thrived there (learn from those people/businesses) and how a Catalytic project would work for them. She said the RDA existed to support communities and wanted Staff, as they developed the work plan, to keep in mind what was catalytic, what did it mean, what did it look like for neighborhoods/small businesses, and how to use those tools to create a catalyst for that community (be thinking about what would really get things started).

Director Johnston talked about tax increment for the North Temple project, maintenance issues for existing businesses, addressing crime metric/perception of unsafety, and potential for mixed-use/Transit Station Area (TSA). He said he thought these metrics would at least create a starting point and then grow long-term from there. Director Fowler talked about Staff's outreach efforts and expressed interest in attending community/business owner meetings (as an observer). Ms. Lindsley said there was a monthly River District Chamber Meeting the RDA attended and would pass that information along to the Board.

Director Fowler thanked Staff and said more discussions would be scheduled in the future.

#4. 2:10:31 PM Informational: Project Area Creation Priorities. *The Board will be briefed about project area creation priorities and potential new project areas. A function of the Board is the creation of community reinvestment areas, or "Project Areas," which aid the redevelopment of neighborhoods. [View Attachments](#)*

Benjamin Luedtke, Danny Walz, and Kort Utley briefed the Board with attachments. Mr. Utley provided background information about the proposal. Comments included annual discussion about potential for new project areas, past priorities being State Street and 9-Line (still in creation process), five active project areas (Central Business District, Depot District, Granary District, North Temple, Northwest Quadrant, & Block 67), other project areas in place with limited purposes (Baseball Stadium, Block 70, North Temple Viaduct, West Capitol Hill, and West Temple Gateway), steps involved in creating new project areas, developer

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incentives, utilization of RDA tools, considering projects in context of new guiding framework/values (approved November 2019), new mission statement, evaluation metrics, values being economic growth, community impact, and neighborhood vibrancy, Staff's capacity to handle additional projects (workload), and budget approval for three new positions (filling vacancies).

2:16:20 PM Mr. Utley provided an overview of the eight potential project areas outlined in the Staff report (University of Utah Research Park, University of Utah Stadium Village, Granary District Expansion & Extension, Baseball Stadium Amendment & Extension, Grand Boulevards, 400 South and 400 West, S-Line Extension Transportation Reinvestment Zone (TRZ), and Brickyard). Director Fowler said the Board discussed a lot of the same projects last year during the annual briefing. She said Mr. Luedtke provided historical context for the Board.

Discussion was held on Staff's capacity to add new projects or expanded existing ones, approval for three new positions (2 project managers, one data person), filling vacant positions (training), and traffic issues in Research Park. Director Valdemoros asked how many of the eight projects Staff could reasonably handle. Mr. Walz said every project area was different in terms of workload/scope but felt 2 or 3 was possible. He said Granary and Depot districts would expire in 3-4 years and Staff would be looking to create new areas to replace them.

Director Dugan said adding more density in Research Park was a mistake and preferred to see traffic lowered before considering more density. Mr. Walz talked about traffic being a main priority in the master plan the University was currently working on. He said they wanted to add more housing (creating a live, work, & play community) and provide better transit options/connectivity (reduce impact on surrounding neighborhood). Mr. Walz said Staff was excited to be a partner with the University and wanted to help with their project.

Director Rogers spoke about University properties that were not tax-exempt and how that money would be invested. Mr. Walz said approximately 40% of the University's property was tax-exempt but they were transitioning to more of a public/private partnership model where, as the landowner, they would then lease ground/buildings to for-profit companies which would make them taxable. He said this would create more of a blanket project area, so the increment could still be spent on big-ticket items like transit/trails/open space, etc.

Director Wharton expressed support for the Grand Boulevard (Gateway) projects. He said that was something the City talked about doing for a long time (since the freeway on/off ramps were shortened). He said there was a lot of opportunities there and was excited about the

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prospects. Director Rogers talked about billboards and powerlines being large obstacles for the Gateway. He also talked about affordable housing in the NWQ and felt those discussions needed to happen before deciding/moving forward with other projects.

Director Wharton said he hoped creation of the S-Line and Brickyard could be used as a tool to help facilitate a compromise with billboards since they were also invested in them. He said he agreed with Director Rogers and requested more information about what needed to happen for the RDA to move forward on the Grand Boulevard. Director Rogers said he thought a lot of the compromises would have to be discussed/fixed with the City's sign ordinance (long Council discussion).

Director Dugan talked about the 400 South, 400 West proposal and whether there was an idea or plan for better rail service to the Airport (direct route, current system too slow). Mr. Walz said he thought that would be something the RDA would study as part of the project area's feasibility. Director Valdemoros spoke about the potential to extend/leverage the positive things happening at the Granary and wondered about continuing in that direction instead of pursuing a new unknown project area.

Director Fowler said she asked Staff to put the S-Line extension on the list partly due to a \$1 million grant received from the County to study the extension in conjunction with Millcreek and Holladay. She said she talked to Jonathan Larsen, Transportation Director, last year about the study and hoped the RDA would receive more information by spring/summer. She said it was important to find options to implement the study. She talked further about hiring a consultant, considering a TRZ, potential for this to become a priority sooner than later, and creating connections with Millcreek/Holladay to improve the public transportation system as a whole. She also spoke about keeping Brickyard on the list and looking at affordable housing as part of reviewing areas of high opportunity (potential for development in conjunction with S-Line extension going south).

Director Fowler talked further about how Grand Boulevard should be defined and what role the RDA should play. Mr. Utley said a number of parties were involved and Staff needed to study the issue and identify an appropriate boundary and return to the Board for discussion.

Further discussion about Grand Boulevards included improving aesthetics/visual appeal, burying powerlines, removing/reducing billboards, potential for cost sharing, ongoing conversations with property owners, how billboards/powerlines impacted development, boulevards acting as boundaries, RDA's role in future development, utilizing tools/framework to enhance public benefits, improving

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pedestrian access/connectivity, potential for Special Assessment Area (SSA) under new State legislation (some property owners showing interest) and burying powerlines being extremely expensive. Director Fowler said she thought now was the appropriate time to get property owners, who were interested in moving forward, involved in SAA discussions and being partners with the RDA. Mr. Luedtke talked about aspects of the 1988 R/UDAT Study which focused on downtown and the Grand Boulevards. He said it was mainly about visual impact when entering downtown (civic pride, art, pedestrian amenities, and landscaping).

Director Dugan requested background information about the S-Line route (current stopping point). Ms. Bruno said that involved a large amount of legislative history (mainly Council, not RDA) and would set up a meeting to update Director Dugan.

Director Valdemoros asked about a timeline for decisions from the Board about various projects. Mr. Walz said this was just an annual briefing for the Board to have conversations about project areas, etc. (no decision timeline). He said if resolutions in Item 5, (Research Park/Stadium Village survey boundaries) were adopted, that did not imply any commitment other than allowing Staff to start exploring feasibility/priorities.

Director Fowler talked about what might be the best course of action for the Baseball Stadium project and expressed interest in either having an off-line conversation or receiving information for a future meeting. She also asked for an update about the 9-Line project being delayed by the County. Mr. Walz said the County recently adopted a revision to their policy governing their participation with other jurisdictions concerning project areas (partnerships/interlocal agreements). He said Staff would re-submit requests based on the new policy. He said the updated policy adjusted their level of participation, removed target percentage (more project specific), and included some structured milestones to be included as part of a request (feasibility/financial analysis based on different levels of participation).

#5. 2:50:59 PM Resolution: Block 67 North Tax Increment Reimbursement Agreement. *The Board will be briefed about, and will consider adopting, two resolutions that would set boundaries and begin a process of consideration for the proposed Community Reinvestment Area (CRA) for the University of Utah Research Park and Stadium Village. Establishing a CRA in this area may help realize potential development identified in applicable area Master Plans. [View Attachments](#)*

Danny Walz, Tracy Tran, and Jonathan Bates briefed the Board with attachments. Ms. Tran provided an overview of the proposal. Comments included resolutions establishing survey area/authorizing Staff to

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explore feasibility of a CRA, University of Utah adopting a master plan, coordination with property owners/taxing entities/City departments and stakeholders, creating draft plan, public benefits analysis, creating budget, project area goals/objectives, parking issues, and creation of boundary areas not committing City to further action.

Director Fowler asked about potential to modify boundary areas. Mr. Walz said they could be modified at this point and Staff would explore feasibility and determined the RDA's role with the University.

Discussion was held on the University's current master plan process and potential partnership with the RDA. Director Fowler asked when the master plan would be done. Mr. Bates said Phase I was complete which was essentially the visioning and mission update. He said Phase II was just starting which they planned to aggressively wrap up by July/August 2020. Mr. Walz said Ms. Tran was actively participating in their master plan process and if the plan moved forward, Staff would use that as a starting point to identify what the RDA's role would be in creating a project area and partnering with the University. Director Fowler asked if the RDA still planned to pursue School District and Salt Lake County participation. Mr. Walz said yes.

Director Valdemoros asked about prioritizing this project above others. Mr. Walz said this one moved higher on the priority list due to Staff's involvement with the University's master plan process. He said a lot of what the University was contemplating in terms of targeting uses, projects/development, and tenants, aligned with RDA economic development objectives concerning housing/transit.

Director Fowler called for a motion.

Director Dugan moved and Director Rogers seconded to **adopt Resolution R-1-2020 approving the boundaries as set in the document**, which motion carried, all directors voted aye.

Director Dugan moved and Director Rogers seconded to **adopt Resolution R-2-2020 approving the boundaries as set in the document**, which motion carried, all directors voted aye.

#6. 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.

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#7. [4:12:18 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:*

- Staff Update;
- Development Opportunity; and
- Scheduling Items.

Danny Walz reported on hiring Lauren Parisi from the Planning Division, changes in legal counsel (Attorney's Office), property at 765 South 300 West being out for RFP (last property offering in the West Gateway Temple area), distribution of RDA 101 Binders to Board Members, and selecting GSBS Architects for the Japan Town Design Strategy project. He said GSBS Architects were just starting and hoped to be done by September 2020. He said they were holding their first working group meeting on January 23, 2020 and Staff would provide more details to any Board Members interested in attending.

#9. Report of the Chair and Vice Chair.

No discussion held.

D. **WRITTEN BRIEFINGS**

None.

E. **CONSENT** [4:15:22 PM](#)

#1. Set Date - RDA Budget Amendment No. 2 for Fiscal Year 2019-20. *The Board will set the date of Tuesday, February 11, 2020 at 2:00 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 2019-2020. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications.*

Director Johnston moved and Director Wharton seconded to **approve the Consent Item**, which motion carried, all directors voted aye.

F. [3:03:01 PM](#) 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.*

Director Valdemoros moved and Director Rogers seconded to enter Closed Session for strategy sessions to discuss pending or reasonably imminent litigation pursuant to Utah Code §52-4-205(1)(c), Utah Open and

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Public Meetings Law. A roll call vote was taken. Directors Wharton, Valdemoros, Fowler, Rogers, and Dugan voted aye.

See File M 20-7 for [Sworn Statement](#).

In Attendance: Directors Valdemoros, Wharton, Fowler, Luke, Rogers, and Johnston (joined the meeting at 3:14 p.m.).

Others in Attendance: Jennifer Bruno, Katherine Lewis, Benjamin Luedtke, Danny Walz, Jill Wilkerson-Smith, Allison Parks, Lisa Shaffer, Rachel Otto, Cindy Lou Trishman, Allison Rowland, Ben Kolendar, John Delany, and Kory Solorio.

The Closed Session adjourned at 3:31 p.m.

The RDA meeting adjourned at 4:16 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 January 14, 2020.

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