

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

TUESDAY, APRIL 14, 2020

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City, Utah, met on Tuesday, April 14, 2020 in an electronic meeting pursuant to the Salt Lake City Emergency Proclamation.

Virtual Attendance: Directors Amy Fowler, Daniel Dugan, Chris Wharton, Analia Valdemoros, James Rogers, and Darin Mano.

Absent: Director Andrew Johnston.

Staff in Attendance: Cindy Gust-Jenson, Council Executive Director; Erin Mendenhall, Mayor; Jennifer Bruno, Council Executive Deputy Director; Benjamin Luedtke, Council Public Policy Analyst; Danny Walz, RDA Chief Operating Officer; Mary Beth Thompson, Chief Financial Officer; Katherine Lewis, City Attorney; Allison Rowland, Council Public Policy Analyst; Tammy Hunsaker, Senior Project Manager; and Kory Solorio, Assistant City Recorder participated electronically.

Guests by Virtual Attendance: Daniel Nackerman, Housing Assistance Management Enterprise (Item #5) and David Miner, Housing Assistance Management Enterprise (Item #5).

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

There were no public comments.

B. PUBLIC HEARINGS

None.

C. REDEVELOPMENT AGENCY BUSINESS

#1. 2:12:55 PM Approval of Minutes. Director Rogers moved and Director Dugan seconded to approve the minutes of RDA Board meetings held Tuesday, January 14, 2020 and Tuesday, February 11, 2020, which motion carried, all directors present voted aye (roll call). [View Minutes \(M 20-6\)](#)

#2. 2:13:55 PM Resolution: RDA Budget Amendment No. 3 for Fiscal Year 2019-20. The Board will receive a briefing, and will consider adopting, a resolution amending the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2019-20. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and

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modifications. [View Attachments](#)

Benjamin Luedtke, Danny Walz, and Mary Beth Thompson briefed the Board with attachments. Discussion was held regarding future/projected budget expectations.

#3. 2:19:10 PM Resolution: Policies for Project Areas not Collecting Tax Increment Follow-up. *The Board will receive a follow-up briefing about, and will consider adopting, a resolution that would establish policies for spending RDA funds within project areas before and after the tax increment collection period and for dissolving expired project areas.* [View Attachments](#)

Tammy Hunsaker, Benjamin Luedtke, and Danny Walz briefed the Board with attachments. Discussion was held regarding clarification of pre-collection project areas, tax increment collection periods/terms (dissolution), current RDA tax increment practice/processes, and other municipal tax increment policies (pre/post collection).

Director Wharton moved and Director Valdemoros seconded to **adopt Resolution R-5-2020, authorizing policies for the expenditure of funds within pre-collection and post-collection project areas and setting conditions for dissolving project areas after the collection period ends**, which motion carried, all directors present voted aye (roll call).

#4. 2:33:38 PM Informational: Northwest Quadrant Tax Increment for Affordable Housing. *The Board will discuss policy options related to the potential tax increment from the Northwest Quadrant (NWQ) that has been set aside for affordable housing efforts in the City.* [View Attachments](#)

Director Fowler said she believed this would be a good starting point for a discussion with options to consider and whether to treat the 10% allocated funding differently than other City-wide housing tax increment money.

Allison Rowland and **Danny Walz** briefed the Board with attachments. Ms. Rowland reminded the Board of the Inland Port statute requiring 10% of the tax differential (tax increment) generated in the Northwest Quadrant go to the local community reinvestment area to be used for affordable housing.

Director Rogers stated he believed this funding should be used differently. He said the main point behind the Inland Port tax increment (10% allocated) was affordable housing; however, it was also another way to identify opportunities to improve communities (including the west side). He suggested holding a fact-finding night to create a policy.

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Discussion was held regarding restrictions on the 10% allocated tax increment, Annual Median Income (AMI) for rentals/home ownership, holding a fact-finding night, using funding on current affordable housing to improve energy efficiencies (solar panels, traffic flow, etc.), funding flexibility (from other RDA housing funding), Housing Notice of Funding Availability (NOFA) selected affordable housing, earmarking funding for specific uses or using it in the same pool of funding (as the rest of the programs), affordable housing across the City, home ownership assistance (west side), and looking at ways to merge opportunities.

Director Fowler said if there were any changes to this funding, it was important to get ideas from the Board. She said she would be happy to work with Staff/Administration to setup a future fact-finding agenda item. She said it was important to make sure the people most impacted by the Inland Port had access to the growing opportunity in the community. She asked if the RDA/Council Staffs could collaborate on both the Housing Policy and the differences that had been discussed and conduct a fact-finding mission. Mr. Walz indicated Staff had been discussing next steps to combine the housing implementation framework with Housing and Neighborhood Development (HAND), RDA framework funding sources, and leading off with fact-finding on how to separate and/or lay out priorities. He said Staff could work with the RDA Chair/Vice Chair on the next steps. Director Fowler encouraged Board Members to share their thoughts with Council Staff in order to have a robust discussion and take advantage of this opportunity.

Director Dugan said considering the Inland Port and the environmental side, he believed the 10% allocated funding should be focused on the west side environment (water treatment plant/energy), including housing (not only bricks/mortar).

Directors requested the following items from Staff:

- Distribute the study on accessed opportunities to new Board Members.
- Work with Staff to hold a fact-finding discussion.

#5. 3:00:49 PM Resolution: Loan Amendment for a Mixed-Income Housing Development at 1749 South State Street (Capitol Homes Apartments). The Board will be briefed about and will consider adopting a resolution that would amend the loan term sheet to Housing Assistance Management Enterprise (HAME) for a mixed-income, mixed-use development at 1749 South State Street (Capitol Homes Apartments). The loan amendment would waive the 95% loan-to-value requirement for a \$3.2 million loan from the Revolving Loan Fund. The proposed development includes 93 housing units and 2,300 square feet of commercial space. [View Attachments](#)

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Allison Rowland, Danny Walz, Tammy Hunsaker, Daniel Nackerman, and David Miner briefed the Board with attachments. Discussion was held regarding loan amortization function, future plans for the space/area of property (where the commercial sign was located) once the two-year lease expired, and project background/plan (going forward).

Director Rogers moved and Director Wharton seconded to **adopt Resolution R-6-2020**, **approving an amended term sheet for a \$3.2 million loan to Housing Assistance Management Enterprise for an affordable housing project located at approximately 1749 South State Street. This amendment will waive the 95% loan-to-appraised-value requirement to facilitate the long-term financing of the Project, as recommended by RDA staff. There are no other changes in the Amended Term Sheet from the original loan approval**, which motion carried, all directors present voted aye (roll call).

#6. 3:25:27 PM 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.*

Mayor Mendenhall said she was happy the loan modification for the Mixed-Income Housing Development at 1749 South State Street (Capitol Homes Apartments) was approved. She said it would be a fantastic project/change State Street was looking for.

#7. 3:26:16 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:*

- *Japantown Project; and*
- *Scheduling Items.*

Danny Walz thanked Mr. Nackerman for his comments concerning the loan modification for the Mixed-Income Housing Development at 1749 South State Street (Capitol Homes Apartments) (Item #5). He also thanked Tracy Tran, Kimberly Chytraus, and Council Staff for all their work on the project. He reported the community engagement piece of the Japantown Visioning Project was on hold for at least a month due to COVID-19 precautions. He said Staff was working on rescheduling a kick-off date and/or if there were other items to address in the meantime on a virtual basis.

#8. 3:30:04 PM Report of the Chair and Vice Chair.

Director Valdemoros thanked the Mayor, RDA Staff, and Economic Development for their efforts in implementing a million dollars that was

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budgeted to help small businesses with loans, along with the RDA providing loan/rent deferrals assisting small businesses. She said it was important to give credit to the City for having well managed budgets, assisting with rent/loan deferrals, and although the City was not a lending institution, was helping as much as possible.

Mayor Mendenhall thanked Director Valdemoros. She said as the COVID-19 pandemic/aftermath worsened, more opportunities would be seen where the City/RDA could use its dynamism to fill gaps that could not be reached. She said this Administration along with everyone working together collaboratively were in a unique position to be able to respond to needs and create new ways to provide assistance than ever before.

Mr. Walz thanked the RDA Staff who had been working despite everything going on with COVID-19 and as City processes turned virtual/telecommuting. He said Staff still managed to close two loans for the Jefferson Street Apartments and the Diamond Rail Apartments, as well as proceeding with small scale developments.

D. WRITTEN BRIEFINGS

None.

E. CONSENT [3:34:37 PM](#)

Director Rogers moved and Director Mano seconded to **approve the Consent Items**, which motion carried, all directors present voted aye (roll call).

#1. Resolution: Releasing Interest in Provider Improvements Agreement. The Board adopted Resolution R-7-2020 releasing any interest in the Provider Improvements within the Food and Beverage Agreement at the Eccles Theater. [View Attachments](#)

#2. Resolution: RDA Budget Amendment No. 3 for Fiscal Year 2019-2020. The Board will set the date of Tuesday, May 5, 2020 at 2:00 p.m. to accept public comment, and will 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. [View Attachments](#)

#3. Set Date - RDA Budget Amendment No.4 for Fiscal Year 2019-20. The Board will set the date of Tuesday, May 5, 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

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reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications, and staffing changes.

#4. Set Date - Resolution: Budget for the Redevelopment Agency of Salt Lake City for Fiscal Year 2020-2021. The Board will set the dates of Tuesday, May 19, 2020 and Tuesday, June 2, 2020 at 7:00 p.m. to accept public comment and consider approving a resolution adopting the final budget for the Redevelopment Agency of Salt Lake City, Utah for Fiscal Year 2020-2021.

F. 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 RDA meeting adjourned at 3:36 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 April 14, 2020.

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