



Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY

AGENDA

February 9, 2021

Tuesday 2:00 PM

**This meeting will be an electronic meeting pursuant to the Salt Lake City
Emergency Proclamation.**

SLCRDA.com

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. Item start times and durations are approximate and are subject to change at the Chair's discretion.

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This meeting will be an electronic meeting pursuant to the Chair's determination:

I, Ana Valdemoros, the chair of the Board of the Redevelopment Agency, hereby determined that conducting the Board of the Redevelopment Agency meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, the Salt Lake County Health Department, Salt Lake County Mayor, and the Mayor of Salt Lake City have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2. Due to the state of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location.

For these reasons, the Redevelopment Agency Meeting will **not** have a physical location at the City and County Building and all attendees will connect remotely.

Members of the public are encouraged to participate in meetings. We want to make sure everyone interested in the RDA meetings can still access the meetings how they feel most comfortable. If you are interested in watching the RDA meetings, they are available on the following platforms:

- Facebook Live: www.facebook.com/slcCouncil/
- YouTube: www.youtube.com/slclivemeetings
- Web Agenda: www.slc.gov/council/agendas/
- SLCtv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are interested in participating during the general comment period, you may do so through the Webex platform. To learn how to connect through Webex, or if you need call-in phone options, please [visit our website](#) or call us at 801-535-7607 to learn more.

As always, if you would like to provide feedback or comment, please call us or send us an email:

- 24-Hour comment line: 801-535-7654
- council.comments@slcgov.com

More info and resources can be found at: www.slc.gov/council/contact-us/

Upcoming meetings and meeting information can be found here: www.slc.gov/council/agendas/

We welcome and encourage your comments! We have Council staff monitoring inboxes and voicemail, as always, to receive and share your comments with Board Members. All agenda-related and general comments received in the Council office are shared with the Board Members and added to the public meeting record. View comments by visiting the [Council Virtual Meeting Comments](#) page.

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 Street, Suite 118, P.O. Box 145455, Salt Lake City, UT. 84114-5455.
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 RDA 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, May 5, 2020 and Tuesday, January 12, 2021.

2. Resolution: Adopting an Updated RDA Art Policy ~ 2:10 p.m. 5 min.

The Board will confirm the adoption of a resolution for an updated RDA Art Policy. The RDA's original policy, adopted in 1990, authorized 1% of certain Agency construction project budgets for public art. The RDA is proposing the Agency's art policy change to 1.5% and to include additional ongoing annual funding, RDA tools, and incentives to promote art.

3. Resolution: Housing Allocation Policies ~ 2:15 p.m. 5 min.

The Board will confirm approval of the draft RDA Housing Allocation Funds Policy, which was given preliminary approval in December 2020. The draft Housing Allocation Funds Policy establishes guidelines for allocating funding and directing resources to develop and preserve housing in the City.

4. Informational: Housing Development Loan Program Policy ~ 2:20 p.m.
20 min.

The Board will be briefed about the proposed Housing Development Loan Program Policy. The draft Housing Development Loan Program Policy creates a program that would centralize the application, underwriting, and approval process to streamline access for developers.

5. Informational: Disposition of Real Property for Block 70 Project Area Development (Walker Center) Follow-up ~ 2:40 p.m.
20 min.

The Board will receive a follow-up briefing about the sale of RDA-owned property at 156 South Regent Street in the Block 70 Project Area. The 3,111 square-foot parcel is located underneath the Walker Center garage overhang.

6. Informational: Update on Sales Pricing Terms of the Utah Theater and Adjacent Retail Property at 144-158 South Main Street ~ 3:00 p.m.
30 min.

The Board will receive an update about requirements to the sales pricing terms of RDA-owned property at 144 – 158 South Main Street. As part of the potential project, the Board requested any redevelopment include certain public benefits such as affordable housing, a mid-block walkway, and repurposing of some historic elements of the theater. Upon approval of the sales pricing terms to Hines Acquisitions and 160 Main LLC in December 2019, the Board also required green open space in addition to the mid-block walkway and historic documentation of the theater. The public can access the Pantages Theater Archive here: <https://pta.lib.utah.edu/>

7. Motion: Meeting Remotely Without an Anchor Location ~ 3:30 p.m.
5 min.

The Board will consider a motion to ratify the determination that the Board will continue to meet remotely and without an anchor location under HB5002.

8. Report and Announcements from the Executive Director TENTATIVE
5 min.

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.

9. 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;

- Update on \$700,00 of CARES Act Funding How It Was Split and Recipient Locations; and

- Scheduling Items.

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| 10. | 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:

1. **Informational: University of Utah Research Park Project Area Creation Update**

The Board will receive a written update about potential creation of the University of Utah Research Park Project Area. In January 2020, the Board adopted a boundary survey resolution which started the process to determine whether project area development is feasible within the survey area. RDA Staff will update the Board on creating a draft Community Reinvestment Area (CRA) plan and next steps for consultants to analyze any future development.

- 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:

1. **Resolution: Amending the 9 Line Community Reinvestment Project Area Budget**

The Board will set the date of Tuesday, March 23, 2021 to accept public comment about, and may consider adopting, a resolution amending the 9-Line project area budget based on the terms of interlocal agreements with participating taxing entities.

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 5:00 p.m. on Thursday, February 4, 2021, 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.

CINDY LOU TRISHMAN
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.

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.