

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City, Utah, met on Tuesday, January 12, 2021 in an electronic meeting pursuant to Chair determination and Salt Lake City Emergency Proclamation No. 2 of 2020 (2) (b).

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

Staff in Attendance: Cindy Gust-Jenson, Council Executive Director; Jennifer Bruno, Council Executive Deputy Director; Danny Walz, RDA Chief Operating Officer; Katherine Lewis, City Attorney; Lisa Shaffer, Mayor's Deputy Chief of Staff; Ashley Ogden, RDA Project Manager; Tammy Hunsaker, Deputy Chief Operating Officer; Benjamin Luedtke, Council Public Policy Analyst; Lauren Parisi, RDA Project Manager; Allison Parks, Senior City Attorney; Amanda Lau, Council Public Engagement & Communications Specialist; Robert Nutzman, Council Administrative Assistant; and DeeDee Robinson, Deputy City Recorder.

Guests in Attendance: Ashley Patterson, Wasatch Community Garden (WCG) Executive Director (Item #3); Chris Parker, WCG Consultant (Item #3); Diane Banks, Walker Center Owner Representative (Item #5).

Director Fowler presided at and conducted the meeting.

[Link to the Audio File for the Meeting](#)

[Link to the Packet Material provided for the Meeting](#)

The meeting was called to order at 2:03 p.m.

A. Comments:

1. General Comments to the Board

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.)

There were no public comments.

- 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

The Board will approve the meeting minutes of Tuesday, May 5, 2020.

(00:07:49) Director Fowler questioned the date of the minutes being proposed for approval. Following further discussion, Staff said they would do some research and get back to the Board.

2. Election of Chair and Vice Chair

The Board will take a straw poll to nominate the Board Chair (a two-year term) and Vice Chair (a one-year term). The process includes expressions of interest from Board Members, nominations for each position, and then voting each for the Chair and Vice Chair positions.

(00:09:08) Director Valdemoros said she was willing to accept the nomination and be elected to serve as RDA Board Chair.

Director Dugan said he was willing to accept the nomination and be elected to serve as RDA Board Vice-Chair.

Moved by Director Mano, seconded by Director Dugan to nominate Analia Valdemoros to serve as RDA Board Chair.

AYE: Amy Fowler, Ana Valdemoros, Andrew Johnston, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

Moved by Director Mano, seconded by Director Rogers to nominate Daniel Dugan to serve as RDA Board Vice-Chair.

AYE: Amy Fowler, Ana Valdemoros, Andrew Johnston, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

3. Resolution: Loan to Wasatch Community Gardens for an Affordable Housing Development at approximately 633 East 800 South

The Board will be briefed about, and will consider adopting, a resolution that would approve a loan up to \$250,000 to Wasatch Community Gardens for an affordable housing development at approximately 633 East 800 South. The proposed project consists of eight studio units and would be subject to a 50-year restriction keeping them affordable to those making up to 70% of area median income (AMI).

(00:15:16) **Ashley Ogden** briefed the Board regarding Wasatch Community Garden (WCG) Loan (\$250,000), including project overview, background, approval from Historic Landmarks Commission, financial overview (sources/uses), potential loan terms, to include: Option 1: Applicant requested – forgivable loan (no interest/no payment loan, for five years.), Option 2: Standard Housing Development Trust Fund (HDTF) recommended terms with amendment (2.25% interest, 30 year, annual hard repayments, etc.), Option 3: Redevelopment Agency (RDA) Staff recommended (cash flow loan, payments paid to Housing Trust Fund (HTF), 2.25% interest, 30 years, annual payments), and ways this project aligned with City Council priorities for affordable housing.

Jennifer Bruno provided clarification on the forgivable loan concept (not a concept the RDA typically pursued), and WCG being their own lender/setting their own loan terms being untypical.

Councilmember Wharton joined the meeting at 00:26:37

Ashley Patterson (Executive Director, Wasatch Community Garden) provided information regarding the mission of the WCG, existing size of the garden/how much would be added, details of the proposed studios, details of the request for special terms, how philanthropy could invest in affordable housing (being a model that could be duplicated by other non-profits), agricultural space in the City/Salt Lake valley being in crisis, Salt Lake City community food assessment survey (priority to grow food), and WCG being rooted in equity/diversity.

Chris Parker (WCG Consultant) said this model of WCG was rare (no developer fee/donating half million of capital/donating land), it was a unique opportunity for the City, and proposed studios (425 sq/ft) allowing a max of 2 persons per unit.

Councilmember Fowler left the meeting at 00:41:20

Ashley Ogden, Tammy Hunsaker, Danny Walz, and Jennifer Bruno provided clarification on Option 3 (cashflow/paid back), differences between Option 1 (forgivable loan/not paid back) & Option 2 (met all HTF guidelines/paid back), the project not warranting tax credits, RDA feeling the request was justified, recognition that the term “forgivable” was a sensitive concept (knowing it was not a Board supported concept), and model having adequate cashflow to repay the RDA loan within the 30 year loan (possibly

earlier).

Moved by Director Johnston, seconded by Director Mano to approve **Resolution R-1-2021, authorizing a loan of up to \$250,000 to Wasatch Community Gardens, with cash flow-based repayment terms as described in the staff memo as option 3, with the exception that a balloon payment of any outstanding balance shall be due at maturity.**

AYE: Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

**4. Diversion of Property Tax for a Community Reinvestment Project
Area: 9 Line Interlocal with Salt Lake County**

The Board will be briefed about, and will consider adopting a resolution, that would approve the 9 Line Interlocal Agreement between Salt Lake County and the RDA. The interlocal agreement would approve use of a portion of tax increment to support the implementation of the 9 Line Community Reinvestment Area Plan.

(01:06:00) **Benjamin Luedtke** said the City Council & school board previously approved interlocal agreements (ILA) to participate in the 9 Line Community Reinvestment Project Area (CRA), and indicated the County was last entity to participate.

Danny Walz, Lauren Parisi, Tammy Hunsaker, Allison Parks provided information regarding the County's involvement in the interlocal agreement, including: terms differing from previously approved ILA's with the City & school board (50% tax increment contribution instead of 75% – with future possibility of increasing to 75%, etc.), details on the mitigation payment, details/changes on the 9 Line/State Street CRA schedule, approval required of each taxing entity (through an administrative function) for the budget amendments, future opportunities to amend the budget if the project had greater needs, performance benchmarks, and potential for extending ADU program City-wide.

Moved by Director Rogers, seconded by Director Johnston to approve **Resolution R-2-2021, authorizing an interlocal agreement between Salt Lake County and the Salt Lake City Redevelopment Agency for a portion of property tax increment to support the 9 Line Community Reinvestment Area Plan implementation.**

AYE: Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

5. Resolution: Disposition of Real Property for Block 70 Project Area Development

The Board will be briefed about, and will consider adopting, a resolution that would approve the sales price 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.

(01:32:12) **Danny Walz** and **Allison Parks** provided details regarding proposed area size (3,111 square feet), location (south side of McCarthy Plaza under Walker Center parking garage overhang), buyer (Walker Center Holdings), negotiated price, \$100,000 market value with possible conveyance reduction for small eastside area to remain a storage space for McCarthy Plaza (supplies to maintain plaza, storage for retail tenant), west side remaining for generator/compactor easement use (by Eccles Theater – securing perpetual use), the sale resolving the boundary issue for the owner (effectively owning all of the property under the footprint of their building, as well as financing issues), and history of the appraisal/transfer of property/purchase agreement.

Diane Banks (owner's representative) provided information on how the owner was able to build (1958/1959 – Walker Center parking structure) on RDA owned property, RDA acquiring the property in 2013/2014 prior to construction of the theater, permanent easement created/recorded on property for generator/compactor, and owners needing to refinance property this year (needing to own land and air rights of property to do so).

Straw Poll: Support for continuing discussions regarding the sale of RDA-owned property. Directors present were in favor except for Director Rogers who was opposed. Directors Fowler and Johnston were absent for the straw poll.

6. Informational: Housing Development Loan Program Policy Follow-up

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.

This item was moved to a future RDA meeting

7. Resolution: Housing Allocation Policies

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.

This item was moved to a future RDA meeting.

8. RDA Audit Review and Approval for Fiscal Year 2019-20

The Board will review and confirm approval of the Fiscal Year 2019-20 RDA Audit, which shows the Agency's financial conditions as of June 30, 2020. As required under 17C-1-605, the RDA timely filed a copy of the audit report with the county auditor, the State Tax Commission, and State Board of Education, and each taxing entity from which the agency receives tax increment.

(02:06:00) **Danny Walz** provided an overview and introduction regarding the Audit Review.

Moved by Director Wharton, seconded by Director Dugan to **approve the Fiscal Year 2019-2020 RDA audit.**

AYE: Ana Valdemoros, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler, Andrew Johnston

Final Result: 5 – 0 Pass

9. Resolution: Adopting an Updated RDA Art Policy

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.

This item was moved to a future RDA meeting.

10. Motion: Meeting Remotely Without an Anchor Location

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.

(02:09:09) Moved by Director Wharton, seconded by Director Dugan to **ratify the determination.**

AYE: Ana Valdemoros, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Amy Fowler, Andrew Johnston

Final Result: 5 – 0 Pass

11. 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.

(02:10:09) **Danny Walz** provided updates regarding the closing on disposition of 255 South State Street property (project was underway), and \$700,000 of Coronavirus Aid, Relief and Economic Security (CARES) Act funds being distributed to 19 recipients.

12. 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;

- Property Updates;
- CARES ACT Funding; and
- Scheduling Items.

Item not held.

13. Report of the Chair and Vice Chair

Report of the Chair and Vice Chair.

Item not held.

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**

Consider a motion to enter into closed session, in keeping with Utah Code §52-4- 205 for any allowed purpose.

Item not held.

G. **Adjournment**

Meeting adjourned at 4:14 p.m.

Minutes Approved: Tuesday, February 9, 2021

BOARD CHAIR

CITY RECORDER

This document is not intended to serve as a full transcript as other items may have been discussed; 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 Redevelopment Agency meeting held January 12, 2021.