

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

TUESDAY, NOVEMBER 10, 2020

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City, Utah, met on Tuesday, November 10, 2020 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, Andrew Johnston, James Rogers, and Darin Mano.

Absent: Analia Valdemoros.

Staff in Virtual Attendance: Cindy Gust-Jenson, Council Executive Director; Jennifer Bruno, Council Executive Deputy Director; Erin Mendenhall, Mayor; Danny Walz, RDA Chief Operating Officer; Katherine Lewis, City Attorney; Jon Larsen, Transportation Director; Allison Rowland, Council Public Policy Analyst; Cara Lindsley, RDA Project Manager; Tammy Hunsaker, Deputy Chief Operating Officer; Amanda Lau, Council Public Engagement & Communications Specialist; Allison Parks, Senior City Attorney; Kort Utley, RDA Senior Project Manager; Scott Crandall, Deputy City Recorder; and Kory Solorio, Assistant City Recorder.

Guests in Virtual Attendance: Whitney Weller, Brinshore Development (Item No. 3); David Brint, Brinshore Development (Item No. 3); Luke Patton, Brinshore Development (Item No. 3); Michael Budge, Loci Consultant (Item No.4); and Marcus Pulsipher, Loci Consultant (Item No. 4).

Director Fowler presided at and conducted the meeting.

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

A. GENERAL COMMENTS TO THE BOARD

None.

B. PUBLIC HEARINGS

None.

C. REDEVELOPMENT AGENCY BUSINESS

#1. 2:07:49 PM Approval of Minutes. Director Wharton moved and Director Johnston seconded to **approve the minutes of the RDA Board meeting held Tuesday, July 14, 2020 and Tuesday, September 29, 2020**, which motion carried, all directors present voted aye (roll call). [View Minutes](#)

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#2. 2:08:28 PM Informational: Real Property Disposition Policy. *The Board will be briefed about, and may consider adopting, potential revisions to the Real Property Disposition Policy. The proposed changes would:*

- *authorize long-term ground leases as a form of land disposition, and*
- *clarify the circumstances in which the RDA can exclusively negotiate the disposition of a property. [View Attachments](#)*

Danny Walz, Kort Utley, and Allison Parks briefed the Board with attachments. Discussion was held regarding advantages/disadvantages of long-term leases when developers use their borrowing capacity against the property itself (including added RDA investment), disposition of adjacent property (negotiation/allowed public comment), and adoption timeline.

Board Members requested the following items from Staff:

- Move potential adoption of the proposed changes to the next scheduled RDA meeting.

#3. 2:29:53 PM Resolution: Loan Modification for Brinshore Development Project at 255 South State Street. *The Board will be briefed about, and may consider adopting, a resolution that would increase an RDA loan to Brinshore Development. The loan is for a mixed-use, mixed-income development at 255 South State Street. Brinshore is requesting approximately \$1.15 million in additional funding for unexpected expenses from project design refinements, increased construction costs, and difficulty financing commercial space during the COVID-19 pandemic. Of the 190 units, 168 units would be affordable for households earning 20% to 80% of the area median income (AMI). [View Attachments](#)*

Allison Rowland, Danny Walz, Kort Utley, Tammy Hunsaker, Whitney Weller, David Brint, and Luke Patton briefed the Board with attachments. Discussion was held regarding parking reduction (potential effects), additional loan funding uses, and prior projects comparable to the amount of allocated funding.

Director Rogers moved and Director Dugan seconded to **adopt Resolution R-18-2020, to amend the term sheet for the development project at 255 South State Street**, which motion carried, all directors present voted aye (roll call).
(R 20-2)

#4. 3:04:07 PM Informational: Update on Design of Station Center Improvements and Funding Strategies. *The Board will receive an update about a revised design for infrastructure improvements at 300 South and*

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Woodbine Court. The update will also include proposed maintenance funding strategies for future streetscape improvements. The proposed changes are part of ongoing planning efforts for the Station Center project. The project would create three new City streets, reconstruct an existing street, upgrade utilities for anticipated development and provide other public improvements. [View Attachments](#)

Danny Walz, Cara Lindsey, Michael Budge, Marcus Pulsipher, Jon Larsen, and Jennifer Bruno briefed the Board with attachments. Discussion was held regarding prohibiting vehicular traffic, Central Business Improvement Assessment Area (CBIA) property tax generation (current/post development), taxing process (reimbursement/special assessment), and discussion of the proposal with Stack Realtors (property to the south) regarding the fit/combining of building design/building height/street design.

Board Members requested the following item from Staff:

- Provide actual cost per parcel and property tax base (including increase once fully developed).

#5. [3:41:06 PM](#) 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. [View Attachments](#)

Director Wharton moved and Director Mano seconded to **ratify the motion**, which motion carried, all directors present voted aye (roll call).

#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.

#7. [3:42:16 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: Annual Reports

- Project Launch
- Project Completion; and
- Scheduling Items.

Danny Walz informed the Board the Department of Economic Development, RDA, and Arts Council Annual Reports had been published and

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were available on their respective websites. He stated the mandated November 1 report (required by State Statute) to taxing entities was completed, distributed, and available on the RDA website. He said next week the RDA hoped to have the press release/announcement that the Art for Hope installations were completed and would be displayed on RDA properties throughout the City. Mr. Walz also announced the project completion of Spy Hop (youth media arts center) in West Temple Gateway.

#8. Report of the Chair and Vice Chair.

None.

D. WRITTEN BRIEFINGS

#1. Informational: Redevelopment Agency Semi-annual Property Report. *The Board will receive a written briefing of all Tier 1 and Tier 2 properties owned by the RDA, as per the Land Disposition Policy. The report includes the description, address, parcel ID, size, zoning and tier category of each property. In addition, the report details approximate acquisition date, current category of disposition, interim use and proposed permanent use for each property. [View Attachments](#)*

Written briefing only. No discussion was held.

E. CONSENT

None.

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.

G. ADJOURNMENT.

The RDA meeting adjourned at 3:44 p.m.

Minutes Approved: Tuesday, April 13, 2021

Redevelopment Agency Chair

Secretary

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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 November 10, 2020.

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