

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, August 24, 2021

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, August 24, 2021 in an Electronic Meeting, pursuant to the Chair's determination.

The following Board Members were present:

Dennis Faris, Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

Present Agency Leadership:

Mayor Erin Mendenhall

Danny Walz – Chief Operating Officer

Tammy Hunsaker – Deputy Chief Operating Officer

Present City Staff:

Lisa Shaffer – Chief Administrative Officer, Rachel Otto – Chief of Staff, Katherine Lewis – City Attorney, Amanda Greenland – Communications & Outreach Manager, Ashley Ogden – Project Manager, Cara Lindsley – Project Manager, Tracy Tran – Project Manager, Cindy Lou Trishman – City Recorder, DeeDee Robinson – Minutes and Records Clerk, Allison Rowland – Council Public Policy Analyst, Ben Luedtke – Council Public Policy Analyst, Lindsey Nikola – Mayor's Communications Director, Lehua Weaver – Council Associate Deputy Director, Jennifer Bruno – Council Deputy Director, Cindy Gust-Jenson – Council Executive Director, Sam Owen – Council Public Policy Analyst, Taylor Hill – City Council Staff

[Full Meeting Audio](#)

[Meeting Packet Material](#)

Director Chair Ana Valdemoros presided at and conducted the meeting.
The meeting was called to order at 2:00 pm

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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.)

Minutes:

Michael Valentine spoke regarding the Utah Theater (Pantages) and wanted to know what the progress was on his assertions.

Oscar Arvizu spoke regarding saving the Pantages Theater and expressed disappointment with the current process.

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, December 8, 2020.

Motion:

Moved by Director Fowler, seconded by Director Dugan to approve the meeting minutes of Tuesday, December 8, 2020.

AYE: Dennis Faris, Amy Fowler, Ana Valdemoros, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

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2. Motion: Meeting Remotely Without an Anchor Location ~ 2:10 p.m.
5 min.

The Board will consider a motion to ratify the Chair's determination to continue meeting remotely and without an anchor location due to the health and safety of the people who may be in attendance, and considering the continued closure of the City and County Building to the public.

Motion:

Moved by Director Fowler, seconded by Director Dugan to ratify the Chair's determination.

AYE: Dennis Faris, Amy Fowler, Ana Valdemoros, Daniel Dugan, Darin Mano, James Rogers

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

3. **Informational: Station Center Innovation District Concept Follow-up** ~ 2:15 p.m. 20 min.

The Board will continue their discussion with RDA staff about the Station Center Innovation District concept. Station Center is located between 500 to 600 West and 200 to 400 South in the Depot District Project Area. The Innovation District concept would be anchored by the University of Utah for technology development, from research to start-up incubators to mature profitable businesses.

Minutes:

Benjamin Luedtke provided an introduction of the Station Center Innovation District concept.

Danny Walz, Ashley Ogden, Cara Lindsley, Jonathan Bates (Executive Director, Real Estate Administration – University of Utah), provided information regarding: answers to previous questions/concerns regarding a single anchor tenant, how other innovation districts operated, reasoning for selling the property to the University of Utah, options for conditions/restrictions/etc. on land use, maintenance of the infrastructure, and how this project/concept complimented Research Park.

Jennifer Bruno provided clarification regarding the Administration's role regarding property disposition/acquisition.

Director Mano inquired if the property would be offered at a discount or for fair market value. Mr. Walz said it would be offered at fair market value and a discount/how funds were used would need to be approved by the Board. Director Mano also reiterated concerns regarding disposing of RDA owned property to one developer (equity being an issue).

Director Fowler inquired how long the RDA owned/planned development on the property. Ms. Lindsley said it was acquired between 2000-2011, site planning for five years, and funding for infrastructure was in place in 2019.

Director Rogers expressed excitement for the project to move forward and looked forward to more information from the University of Utah/RDA collaborations.

Director Fowler also expressed support for moving forward with the project.

Director Wharton inquired about addressing support of small businesses while still having benefits of a larger institutional partner. Mr. Bates said the Station Center was poised for start-ups/incubators/etc., however Research Park was more suited for those types of businesses and noted the University was invested as a long-term partner in this proposal/concept.

Director Mano inquired how the RDA could guarantee a mixed-use concept if the land was sold and what the mechanism would be to secure a mixed-use agreement. Mr. Walz said the RDA would assure this through development agreements, etc.

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4. **Resolution: Fiscal Year 2021-22 Affordable Housing Development Funding Priorities Follow-up** ~ 2:35 p.m. 20 min.

The Board will continue consideration of RDA housing development funding priorities for Fiscal Year 2021-22, and may consider adopting a resolution formalizing these priorities to provide policy direction for RDA.

Minutes:

Allison Rowland said this was a continuation of ongoing discussions and would provide policy direction for RDA Staff.

Tammy Hunsaker provided information regarding: funding strategies were based on RDA's annual budget with housing allocations, how funding priorities were applied (funding allocations prioritized), priorities for interest rate reductions (incentivizing development of housing, etc.), sustainability/fund leveraging as a threshold (component) for Notice of Funding Availability (NOFA) ranking (evaluated during the application process) and possible interest rate reduction qualifications for different funding priorities.

Director Mano requested reporting prior to future discussions regarding the priorities being met (helpful to see progress), and said he supported the inclusion of emission free buildings concept in this proposal.

Motion:

Moved by Director Dugan, seconded by Director Faris to approve Resolution 14 of 2021, adopting the Housing Development funding priorities for FY 2021-2022 with final funding priorities identified as presented.

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

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

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5. **Informational: Update on the Spark! Project (Former Overniter Motel) at 1500 West North Temple** ~ 2:55 p.m.
20 min.

The Board will receive a briefing about the Spark! project including an update on the project status, housing unit mix, and upcoming administrative and RDA Board steps. The proposed Spark! project is located at the former Overniter Motel property, 1500 West North Temple in the North Temple Project Area. The proposed project will include approximately 200 affordable and workforce housing in a variety of sizes; approximately 4,000 square feet of pedestrian-scale retail space oriented towards North Temple; a transit-oriented corner plaza; additional plaza or rooftop garden space; and a potential daycare facility.

Minutes:

Item not held.

6. **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.

Minutes:

Item not held.

7. **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;

- Property Updates;
- Project Updates;
- Community Updates; and
- Scheduling Items.

Minutes:

Danny Walz thanked RDA staff regarding the Housing Funding Priority work, announced the agency having closed on the Tongan Church project, construction had started on 600 South Main TRAX station, looking to finalize construction schedule on 300 West street scape/beautification project, and events at the Gallivan Center were in full-swing and booked through the end of the year, including the Twilight Series.

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- 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: Status Report on RDA Commercial Loan Portfolio

The Board will receive a written briefing about the status of the RDA's commercial loan portfolio. This report identifies the following:

- New loans approved between July 1, 2020 and June 30, 2021.
- Remaining amount in the existing portfolio
- Outstanding principal for each loan fund
- Any delinquencies

Minutes:

Written briefing only.

- 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.

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F. 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.

Minutes:

Minutes: Closed Session began at 3:18 pm

Attendance: Directors Dan Dugan, Darin Mano, Dennis Faris, Ana Valdemoros, Chris Wharton, James Rogers, Amy Fowler (joined at 3:36 pm)

City Staff Present: Mayor Erin Mendenhall, Lisa Shaffer, Rachel Otto, Tracy Tran, Lindsey Nikola, Lehua Weaver, Jennifer Bruno, Ashley Ogden, Ben Luedtke, Cindy Gust-Jenson, Taylor Hill, Amanda Greenland, Allison Rowland, Tammy Hunsaker, Cara Lindsley, Allison Parks, Danny Walz, Katie Lewis, Cindy Lou Trishman, and Sam Owen.

Director Wharton moved, Director Dugan seconded to exit the Closed Session. Roll Call vote and all present voted Aye.

Closed Session ended at 3:37 pm

Sworn Statement ([link](#))

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Motion:

Moved by Director Wharton, seconded by Director Faris to enter into Closed Session for §52-4-205(l)(d) strategy sessions to discuss the purchase, exchange, or lease of real property, and 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.

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

ABSENT: Amy Fowler

Final Result: 6 – 0 Pass

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G. Adjournment

CERTIFICATE OF POSTING

On or before 5:00 p.m. on _____, 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.

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Meeting adjourned at 3:38 pm.

Minutes Approved: September 14, 2021.

Redevelopment Agency Chair

City Recorder

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 meetings (afternoon and evening) held Tuesday, August 24, 2021.