

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY  
Tuesday, February 9, 2021

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, February 9, 2021 in an Electronic Meeting, pursuant to the Chair's determination and Salt Lake City Emergency Proclamation No. 2 of 2020(2)(b).

**The following Board Members were present:**

Amy Fowler, Ana Valdemoros, Andrew Johnston, Chris Wharton, Daniel Dugan, Darin Mano, James Rogers

**Present Agency Leadership:**

Mayor Erin Mendenhall

Danny Walz – Chief Operating Officer

**Present City Staff:**

Katherine Lewis – City Attorney, Allison Parks – Senior City Attorney, Lauren Parisi – Project Manager, Tammy Hunsaker – Deputy Chief Operating Officer, Kory Solorio – Assistant City Recorder, Jennifer Bruno – Council Deputy Director, Allison Rowland – City Council Staff, Amanda Lau – City Council Staff, Robert Nutzman – City Council Staff

[Full Meeting Audio](#)

[Meeting Packet Material](#)

Director Chair 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:**

Director Valdemoros presented the rules of decorum.

**Casey McDonough** commented on the Utah Theater sale agreement and concerns about the sale and the lack of affordable housing option at the site.

**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:

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|                               |            |
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| <b>1. Approval of Minutes</b> | ~2:05 p.m. |
|                               | 5 min.     |

The Board will approve the meeting minutes of Tuesday, May 5, 2020 and Tuesday, January 12, 2021.

**Motion:**

Moved by Director Johnston, seconded by Director Fowler to **approve minutes from May 5, 2020 and January 12, 2021.**

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

**Final Result:** 7 – 0 Pass

|  |             |
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| <b>2. Resolution: Adopting an Updated RDA Art Policy</b> | ~ 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.

**Motion:**

Moved by Director Johnston, seconded by Director Mano to **adopt and confirm RDA Resolution 3 of 2021, Adopting an Updated RDA Art Policy.**

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

**Final Result:** 7 – 0 Pass

**Minutes:**

**Danny Walz** stated items C2 and C3 were resolutions that the Board adopted in December and due to noticing and scheduling issues they were present today for confirmation of the adoption.

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## 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.

### **Minutes:**

*No further discussion was held.*

### **Motion:**

Moved by Director Fowler, seconded by Director Johnston to **adopt and confirm RDA Resolution 4 of 2021, Housing Allocation Funds Policy.**

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

**Final Result:** 7 – 0 Pass

## 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.

### **Minutes:**

**Allison Rowland, Danny Walz, Tammy Hunsaker, and Allison Parks** briefed the Board, provided additional information to Board Members through an email answering questions concerning the program.

A discussion ensued regarding:

- The intent relating to the sustainability and green design of building requirements.
- Modifying the language in the intent statement to include a mix of household incomes across unit types.
- The interest rate, how it was calculated each year, and if it should be tied to a market index.
- How and when the Notice of Funding Availability (NOFA) would be outlined each year to support the development and financial health of the City and how smaller projects would be assisted with funding if it was only set forth once a year.
  - It was determined that conversations may need to be held yearly, monthly and possibility weekly to help accommodate the requests by developers.
- How the program was going to be monitored or required.

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

**Minutes:**

**Danny Walz** briefed the Board regarding the property on Regent Street and stated the Redevelopment Agency (RDA) was taking new direction with the project that did not require Board approval.

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

**Minutes:**

**Danny Walz, Tammy Hunsaker, and Lauren Parisi** briefed the Board with attachments regarding the history of the building and the proposed development of the parcel.

Discussion was held regarding:

- Ownership of decor elements, salvaging components, if the Board would be involved in the final discussions of sale, and the preservation of elements
- Public access to the park and possible events
  - A more in depth discussion regarding the park may be held at a future meeting
- Size of the affordable units in the proposed development
- Timeline for the project

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| 7. <b>Motion: Meeting Remotely Without an Anchor Location</b> | ~ 3:30 p.m.<br>5 min. |
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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.

## **Motion:**

Moved by Director Johnston, seconded by Director Mano to **ratify the determination.**

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

**Final Result:** 7 – 0 Pass

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| 8. <b>Report and Announcements from the Executive Director</b> | TENTATIVE<br>5 min. |
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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:**

*No report was given at this time.*

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| 9. <b>Report and Announcements from RDA Staff</b> | TENTATIVE<br>5 min. |
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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.

## **Minutes:**

**Danny Walz** provided Board Members with information about the CARES Act funding distribution.

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| 10. <b>Report of the Chair and Vice Chair</b> | TENTATIVE<br>5 min. |
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Report of the Chair and Vice Chair.

## **Minutes:**

Director Valdemoros recognized Greg Mikolash, a long-time City employee who recently passed away.

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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: 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.

**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:

**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.

**Motion:**

Moved by Director Fowler, seconded by Director Rogers to **approve the Consent Agenda.**

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

**Final Result:** 7 – 0 Pass



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**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.

**Minutes:**

*Item not held*



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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](mailto:council.comments@slcgov.com), 801-535-7600, or relay service 711.

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**Motion:**

Moved by Director Johnston, seconded by Director Dugan to **adjourn the meeting.**

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

**Final Result:** 7 – 0 Pass

Meeting adjourned at 3:30 pm

Minutes Approved: December 14, 2021

*Dan Dugan*

Dan Dugan (Dec 16, 2021 16:02 MST)

Redevelopment Agency Vice Chair

*Cindy Truhman*

Cindy Truhman (Dec 17, 2021 22:00 MST)

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 09 February 2021.








# February 9, 2021 RDA Minutes

Final Audit Report

2021-12-18

|                 |  |
|-----------------|--|
| Created:        | 2021-12-15                                   |
| By:             | Michelle Barney (michelle.barney@slcgov.com) |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAA83XJjUapp_i5c7yycMzPE_6SNo1YLJHD |

## "February 9, 2021 RDA Minutes" History

-  Document created by Michelle Barney (michelle.barney@slcgov.com)  
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-  Document e-signed by Dan Dugan (daniel.dugan@slcgov.com)  
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-  Document emailed to Cindy Trishman (cindy.trishman@slcgov.com) for signature  
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Signature Date: 2021-12-18 - 5:00:13 AM GMT - Time Source: server
-  Agreement completed.  
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