

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, July 20, 2021

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, July 20, 2021 in a Hybrid Meeting.

The following Board Members were present:

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

Present Legislative leadership:

Cindy Gust-Jenson, Executive Director; Jennifer Bruno, Deputy Director; Lehua Weaver, Associate Deputy Director

Present Agency Leadership:

Mayor Erin Mendenhall, Danny Walz – Chief Operating Officer, Lisa Shaffer, Chief Administrative Officer

Present City Staff:

Lisa Shaffer – Chief Administrative Officer, Rachel Otto – Chief of Staff, Katherine Lewis – City Attorney, Allison Parks – Senior City Attorney, Amanda Greenland – Communications & Outreach Manager, Ashley Ogden – Project Manager, Cara Lindsley – Project Manager, Danny Walz – Chief Operating Officer, Tammy Hunsaker – Deputy Chief Operating Officer, Tracy Tran – Project Manager, Cindy Lou Trishman – City Recorder, Thais Stewart – Deputy City Recorder, Ben Luedtke – Public Policy Analyst, Allison Rowland – Public Policy Analyst, Lehua Weaver – Associate Deputy Director, Robyn Stine – RDA Office Manager, Cindy Gust-Jenson – Council Executive Director, Amber Pehrson – City Council Staff, Taylor Hill – City Council Staff, Kira Luke – 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 2:09 pm

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, July 20, 2021

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 welcomed attendees to the meeting explaining that technical difficulties might arise as hybrid trials continue; also explained rules of decorum.

Michael Valentine commented on the process concerning the sale and future demolition of the Pantages Theater; and expressed disagreement with what occurred, provided documentation to the board.

Jennifer McGrath, representing University of Utah's Research Park, spoke in support of the Station Center proposal and offered assistance with any questions regarding the proposal.

Keith Marmer, Chief Innovation Officer – University of Utah, spoke in support of the Innovation District proposal and offered assistance with any questions regarding the proposal.

Clark Cahoon, representing Salt Lake City's Economic Development Office, explained he would be providing a presentation and could answer any questions regarding the Innovation District proposal.

Casey McDonough spoke about the success of hybrid City meetings (in-person/online) as it offered an opportunity to include the whole community. McDonough also commented on the Pantages Theater and asked board members to halt the progression of the project until further investigations can be conducted.

Robert Stefanik spoke in support of saving the Pantages Theater.

B. **Public Hearing** - individuals may speak to the Board once per public hearing topic for two minutes, however written comments are always accepted: **NONE.**

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, July 20, 2021

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 19, 2020.

Motion:

Moved by Director Wharton, seconded by Director Dugan to to approve the minutes of Tuesday, May 19, 2020.

AYE: Dennis Faris, Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, James Rogers

ABSENT: Darin Mano

Final Result: 6 – 0 Pass

2. Informational: Station Center Innovation District Concept ~ 2:10 p.m.
30 min.

The Board will receive a briefing 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. As part of the briefing, the Board will also receive a pre-disposition report that includes preliminary information prior to marketing the property.

Minutes:

Ben Luedtke provided a brief introduction to the Station Center Innovation District Concept, explained a funding gap due to design (\$3-5M), and noted the opportunity for the RDA to enter into a long-term agreement to stay involved in an Innovative District.

Ashley Ogden and **Cara Lindsley** provided information regarding scope/location of proposal, examples of various successful innovation districts, feasibility study components(stakeholder engagement, innovation asset assessment, programming and partnership strategy), resources/benefits in partnering with the University of Utah as the “programmatic champion” (a leader to anchor programs to the district), benefits to the community, the planned disposition strategy, details of the RDA/University of Utah partnership agreement process, and timeline/next steps.

Director Mano expressed concern with selling all parcels and said the proposed area should be a destination for all people of the City (including people not Biotech or related fields). He suggested the RDA retain a few of the parcels and sell to unrelated entities but ones that would also help build the neighborhood.

Danny Walz clarified a few points regarding the project concept such as the sales proceeds and how it would fill gaps within the budget.

Director Dugan agreed with Director Mano’s concerns and requested more information regarding if other innovation districts were sold or held as long-term leases and if properties had only one anchor tenant or multiple entities. He also inquired if the City’s Innovation District’s six locations/lots could be broken up into different long-lease/sale instead of selling all to one.

Clark Cahoon explained the possible public benefits of the Innovation District, including creating a robust, balanced, and thoughtful neighborhood, being able to connect underserved communities, and creating connectivity with education partners in the form of apprenticeships/mentorship.

Tuesday, July 20, 2021

3.	Resolution: Fiscal Year 2021-22 Affordable Housing Development Funding Priorities Follow-up	~ 2:40 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 explained that the topic was a continuation of a conversation started last spring.

Director Dugan indicated that priority groups and thresholds were created for the projects and gave a brief explanation of the groups.

Tammy Hunsaker inquired for clarity of the priorities provided should be used to rank/compare applications and for determining interest rate reductions. Director Dugan confirmed that the priorities should be used for both.

Danny Walz explained that in light of timing, this did not need to be a priority for today, as the window for noticing the Notice of Funding Availability (NOFA) had closed, taking pressure off the Board should they need to delay further discussion. He added that further context could be provided to the Board today or for discussions at a later date and explained that the purpose of the discussion was to determine the Board's priorities for funding, providing direction for the Agency to consider levels of financing.

Mayor Mendenhall detailed previous frustrations as a Board member regarding the City's definition for interest rate reductions for environmental/sustainability improvements in a project (seemed insufficient), and cautioned that what ever priorities were chosen that they were not multi-layered in a way that granted more benefits/discounts for limited/insufficient impacts in the City.

Board Members discussed the topic and priorities of the funding and expressed interested in moving the discussion to a later meeting.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, July 20, 2021

4. **Resolution: Utah Performing Arts Center Interlocal Agreement** ~ 3:00 p.m.
5 min.

The Board will receive a briefing about, and will consider adopting, a resolution ratifying execution of a second amendment to an interlocal agreement between Salt Lake City, the Redevelopment Agency (RDA), and the Utah Performing Arts Center Agency (UPACA), for operation of the George S. and Delores Dore Eccles Theater.

Motion:

Moved by Director Rogers, seconded by Director Fowler to approve RDA Resolution 13 of 2021, Utah Performing Arts Center Interlocal Agreement.

AYE: Dennis Faris, Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, James Rogers

ABSTAIN: Darin Mano

Final Result: 6 – 0 Pass

Minutes:

Jennifer Bruno provided a brief introduction to the resolution.

5. **Motion: Meeting Remotely Without an Anchor Location** TENTATIVE

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.

Minutes:

Item not discussed.

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 discussed.

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;

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

Minutes:

Danny Walz detailed projects that were in progress, noted the Overniter Motel had been demolished, and mentioned the Gallivan Center was currently operating once again.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, July 20, 2021

- 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. 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:

Start Time: 3:50 pm

Board Members in Attendance: Ana Valdemoros, Dan Dugan, James Rogers, Dennis Faris, Chris Wharton, Darin Mano, and Amy Fowler

City Staff in Attendance: Mayor Mendenhall, Rachel Otto, Lisa Shaffer, Danny Walz, Tammy Hunsaker, Tracy Tran, Robyn Stine, Amanda Greenland, Cindy Gust-Jenson, Jennifer Bruno, Lehua Weaver, Ben Luedtke, Adriana Lopez, Tracy Tran, Allison Parks, Allison Rowland, Amber Pehrson, Taylor Hill, Katherine Lewis, Kira Luke, and Cindy Lou Trishman.

Director Wharton moved, Director Dugan seconded to exit the Closed Session. All Directors voted aye (roll call)

Closed Meeting Ended: 4:06 pm

Sworn Statement

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, July 20, 2021

Motion:

Moved by Director Wharton, seconded by Director Fowler to enter into Closed Session for the purposes of strategy sessions to discuss the purchase, exchange or lease of real property, discussion of pending or reasonably imminent litigation, and advice of Counsel.

AYE: Dennis Faris, Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, James Rogers

ABSENT: Darin Mano

Final Result: 6 – 0 Pass

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, July 20, 2021

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. The City & County Building is an accessible facility. 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.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, July 20, 2021

Meeting adjourned at 4:06 PM

Minutes Approved: December 14, 2021

Dan Dugan

Dan Dugan (Dec 16, 2021 16:03 MST)

Redevelopment Agency Vice Chair

Cindy Trishman

Cindy Trishman (Dec 17, 2021 21:59 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 held Tuesday, July 20, 2021.








July 20, 2021 RDA Minutes

Final Audit Report

2021-12-18

Created:	2021-12-15
By:	Michelle Barney (michelle.barney@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZgckFAknPIENf1TK6vTdtWiHBAXLoayN

"July 20, 2021 RDA Minutes" History

-  Document created by Michelle Barney (michelle.barney@slcgov.com)
2021-12-15 - 9:57:53 PM GMT
-  Document emailed to Dan Dugan (daniel.dugan@slcgov.com) for signature
2021-12-15 - 9:59:24 PM GMT
-  Email viewed by Dan Dugan (daniel.dugan@slcgov.com)
2021-12-16 - 0:25:31 AM GMT
-  Document e-signed by Dan Dugan (daniel.dugan@slcgov.com)
Signature Date: 2021-12-16 - 11:03:12 PM GMT - Time Source: server
-  Document emailed to Cindy Trishman (cindy.trishman@slcgov.com) for signature
2021-12-16 - 11:03:14 PM GMT
-  Document e-signed by Cindy Trishman (cindy.trishman@slcgov.com)
Signature Date: 2021-12-18 - 4:59:57 AM GMT - Time Source: server
-  Agreement completed.
2021-12-18 - 4:59:57 AM GMT

