

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, December 14, 2021

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, December 14, 2021 .

The following Board Members were present:

Dennis Faris, Amy Fowler, Chris Wharton, Daniel Dugan, Darin Mano, Victoria Petro-Eschler

The following Board Members were absent:

Ana Valdemoros

Present Agency Leadership:

Mayor Erin Mendenhall

Danny Walz – Chief Operating 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, Cara Lindsley – Project Manager, Kort Utley – Senior Project Manager, Lauren Parisi – Project Manager, Tracy Tran – Project Manager, Cindy Lou Trishman – City Recorder, Michelle Barney – Minutes & Records Clerk, Isaac Canedo – Council Staff, Mary Beth Thompson – Chief Financial Officer, Allison Rowland – Council Office Policy Analyst, Ben Luedtke – Public Policy Analyst, Jennifer Bruno – Deputy Director of City Council, Cindy Gust-Jenson – Executive Directory Of City Council Office, Lehua Weaver – Associate Deputy Director City Council, Sam Owen – Public Policy Analyst, Taylor Hill – City Council Staff, Delaney Sillman – City Council Staff

Director Vice Chair Dugan 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 Dugan welcomed everyone to the meeting and reviewed the rules of decorum.

No public comment.

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, February 9, 2021; Tuesday, May 4, 2021; and Tuesday, July 20, 2021.

Motion:

Moved by Director Fowler, seconded by Director Faris to to approve the meeting minutes of Tuesday, February 9, 2021; Tuesday, May 4, 2021; and Tuesday, July 20, 2021.

AYE: Dennis Faris, Amy Fowler, Chris Wharton, Daniel Dugan, Darin Mano, Victoria Petro-Eschler

ABSENT: Ana Valdemoros

Final Result: 6 – 0 Pass

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2. **RDA Audit Review and Approval for Fiscal Year 2020-21** ~ 2:10 p.m. 15 min.

The Board will review and consider approval of the Fiscal Year 2020-21 RDA Audit, which shows the Agency's financial conditions as of June 30, 2020.

Minutes:

Michael Michelson (EideBailly Consultant) reviewed the Independent Auditor's Report.

No discussion was held.

Motion:

Moved by Director Fowler, seconded by Director Mano to approve the Fiscal Year 2020-2021 Audit, and direct staff to distribute the audit as necessary.

AYE: Dennis Faris, Amy Fowler, Chris Wharton, Daniel Dugan, Darin Mano, Victoria Petro-Eschler

ABSENT: Ana Valdemoros

Final Result: 6 – 0 Pass

3. **Informational: Release of 9 Line Project Area Seed Funds** ~ 2:25 p.m. 20 min.

The Board will consider a straw poll to release 9 Line Project Area Seed Funds. This would fund the construction of a crosswalk at approximately 745 West and the environmental remediation of the RDA's property at 877 West 400 South.

Minutes:

Ben Luedtke reviewed the 9 Line Project Area Seed Funds.

Tracy Tran and **Tom Millar** reviewed the crosswalk plan for the project, the request for a midblock walkway between 700 and 800 West, if the funding was not approved the crosswalk would be constructed at a later date and higher cost.

Lauren Parisi reviewed the environmental remediation study required for the property at 877 West 400 South.

Board and Staff discussed the original and current funding for the project, design for the crosswalk, history of and potential use for the property at 877 West 400 South, boundaries of the remediation study and if the entire site would be cleaned.

Straw Poll: Support to release seed funds for the two requests, all present were in favor.

4. Resolution: Housing Development Loan Funding Allocations for Affordable Housing ~ 2:45 p.m.
20 min.

The Board will be briefed about, and will consider approving, a resolution that would provide inexpensive loans for qualified affordable housing projects as part of the Housing Development Loan Program. A selection committee has recommended that \$5.3 million of the \$8.0 million made available by the RDA Board for this year be allocated to four applicants to incentivize development and preservation of affordable housing within City boundaries.

Minutes:

Allison Rowland reviewed the Housing Development Loan Funding Allocations for Affordable Housing.

Lauren Parisi gave an overview of the proposal, public outreach, application process, funding requests, applicant's obligations for using the funds and how it would be tracked.

Tracy Tran gave an overview of the review committee, funding recommendations, application approval processes, and the request for the Board to allocate funding for emergency gap funding.

Board and Staff discussed emergency gap financing, if the current projects were in need of emergency funding, the process for approval of emergency funding, the historical need and use of emergency funding, best practices to allocate funding, qualifications of what constituted an emergency requiring emergency funding from the City, high opportunity areas and what qualified them as such, using the funds appropriately, working with the Kem C. Gardner Institute to update the criteria for high opportunity areas, rezoning areas to allow for affordable housing, funding for the two loans listed in the proposal and the request to return to the Board regarding the two loan requests – if it was indeed an emergency.

Director Fowler requested consideration of the points made in this discussion to be included in the January briefing from the Kem C. Gardner Institute. **Jennifer Bruno** shared there was an existing contract to review the new date from the 2020 Census and the Kem C. Gardner group would be briefing the Council in January.

Director Fowler expressed interest in looking at rezoning some of the high opportunity areas to allow for construction.

Director Dugan asked for a map of the high opportunity zone to be sent to the Board.

Jennifer Bruno stated a motion for the emergency funds was not needed at this time as Staff would bring applications to the Board for approval at later date.

Director Mano recommended to leave the emergency funding as is and let developers submit applications for the emergency funding if needed.

Motion:

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Moved by Director Mano, seconded by Director Faris to approve Resolution 19, 2021 for funding of the 5.3 million dollars to the top four projects as noted in the Transmittal.

AYE: Dennis Faris, Amy Fowler, Chris Wharton, Daniel Dugan, Darin Mano, Victoria Petro-Eschler

ABSENT: Ana Valdemoros

Final Result: 6 – 0 Pass

5. Resolution: RDA Sustainable Development Policy ~ 3:05 p.m.
20 min.

The Board will receive a briefing about, and consider adopting a resolution that would approve the Sustainable Development Policy. The purpose of the RDA sustainable development policy is to promote a built environment that incorporates sustainable building practices and technologies to reduce building-related greenhouse gas emissions, improve local air quality, preserve natural resources and enhance community resiliency.

Minutes:

Allision Rowland reviewed the Redevelopment Agency's Sustainable Development Policy.

Lauren Parisi reviewed the policy structure, interest flexibility, on-site net zero clarification, and additional sustainability incentives.

Board and Staff discussed the need for the upgraded policy to be included in the RDA bylaws, the need to ensure the incentive to comply was clear, and Building Services would inspect the project for compliance.

Motion:

Moved by Director Fowler, seconded by Director Faris to adopt Resolution 20 of 2021 to approve the Sustainable Development Policy.

AYE: Dennis Faris, Amy Fowler, Chris Wharton, Daniel Dugan, Darin Mano, Victoria Petro-Eschler

ABSENT: Ana Valdemoros

Final Result: 6 – 0 Pass

6. Resolution: Potential Revisions to the Guiding Framework ~ 3:25 p.m.
20 min.

The Board will receive a briefing about, and consider adopting a resolution that would approve the revisions to the RDA guiding framework for Mission and Values. The framework is an operational document that strategically guides and prioritizes the RDA's work. The RDA has utilized the framework throughout the past two years to analyze requests for Agency financial assistance. During that time, RDA staff has noted where the framework might be improved to better serve its purpose. Potential changes to the framework include centering equity and inclusion and adding several housing related benchmarks among other suggested revisions.

Minutes:

Kort Utley reviewed the resolution for potential revisions to the guiding framework, read the Mission Statement for the Redevelopment Agency, and requested the Boards approval of the changes as presented.

Board and Staff discussed the revisions to the Mission Statement.

The Board commended Staff on the work completed and expressed the importance of the mission statement to the residents of Salt Lake City.

Motion:

Moved by Director Fowler, seconded by Director Faris to adopt Resolution 18 of 2021 approving the revisions outlined in the staff report for the RDA Guiding Framework of Mission and Values.

AYE: Dennis Faris, Amy Fowler, Chris Wharton, Daniel Dugan, Darin Mano, Victoria Petro-Eschler

ABSENT: Ana Valdemoros

Final Result: 6 – 0 Pass

7. 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.

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Minutes:

Item not held.

8. 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 Completions;
- Staff Updates;
- Gallivan; and
- Scheduling Items.

Minutes:

Danny Walz reviewed RDA projects and welcomed new staff to the RDA and Gallivan Center.

Minutes:

No discussion was 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:

1. Informational: Redevelopment 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 November 2021 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.

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.

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:

Directors in Attendance: Dan Dugan, Amy Fowler, Darin Mano, Dennis Faris, Chris Wharton, Victoria Petro-Eschler

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City Staff in Attendance: Mayor Mendenhall, Rachel Otto, Cindy Gust-Jenson, Jennifer Bruno, Lehua Weaver, Ben Luedtke, Allison Rowland, Allison Parks, Danny Walz, Cara Lindsley, Tracy Tran, Lauren Parisi, Kathryn Hackman, Amanda Greenland, Katherine Lewis, Sam Owen, Taylor Hill, Lisa Shaffer, Delaney Sillman and Cindy Lou Trishman.

Director Fowler moved and Director Wharton seconded to exit the Closed Session.

Closed Session adjourned at 4:20 pm

RDA Adjourned at 4:25 pm

Motion:

Moved by Director Fowler, seconded by Director Faris to to enter into Closed Session for the purpose of §52-4-205(1)(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, Amy Fowler, Chris Wharton, Daniel Dugan, Darin Mano, Victoria Petro-Eschler

ABSENT: Ana Valdemoros

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

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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.

Meeting adjourned at 4:30 pm

Minutes Approved: January 18, 2022


Ana Valdemoros (Jan 18, 2022 17:43 MST)

Redevelopment Agency Chair


Cindy Truhman (Jan 20, 2022 15:45 MST)

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).

To listen to the audio recording of the meeting or view meeting materials, please visit Salt Lake City Public Body Minutes library, available at www.data.slc.gov, selecting the Public Body Minutes hyperlink. If you are viewing this file in the Minutes library, use the links on the right of your screen within the 'Document Relationships' information to listen to the audio or view meeting materials.

This document along with the digital recording constitutes the official minutes of the City Council Work Session meeting held Tuesday, December 14, 2021.

12.14.21 RDA Minutes

Final Audit Report

2022-01-20

Created:	2022-01-19
By:	Michelle Barney (michelle.barney@slcgov.com)
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