

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, April 13, 2021

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, April 13, 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 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

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, Corinne Piazza – Project Manager, Tammy Hunsaker – Deputy Chief Operating Officer, Tracy Tran – Project Manager, Cindy Lou Trishman – City Recorder, Keith Reynolds – Assistant City Recorder, Lauren Shafer – Assistant City Recorder, Allison Rowland – Council Staff, Sam Owen – Attendee, Robert Nutzman – Attendee, Ben Luedtke – Attendee, Ben Kolendar – Attendee, Isaac Canedo – Attendee

[Full Meeting Audio](#)

[Meeting Packet Material](#)

Director Chair Valdemoros presided at and conducted the meeting.

The meeting was called to order at 2:00 p.m.

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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 Ana Valdemoros welcomed attendees and provided standard meeting information including the rules of conduct for general comments to the Board.

Zach Clegg voiced concern and sadness about the loss of historic buildings throughout Salt Lake City including the Utah Theater.

Eric Hutchings, Salt Lake County Mayor's Office, stated his role in the Mayor's office and his desire to listen in (attend meetings) for updates.

Kseniya Kniazeva, Nomad Alliance President, spoke about her role working with unsheltered people and her hope to give the community a safe place to thrive.

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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1. **Approval of Minutes** ~2:05 p.m.
5 min.

The Board will approve the meeting minutes of Tuesday, November 10, 2020.

Motion:

Moved by Director Fowler, seconded by Director Dugan to **approve the meeting minutes of Tuesday, November 10, 2020.**

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

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

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 Fowler, seconded by Director Dugan to **ratify the determination of the Chair to meet without an anchor location.**

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

Final Result: 7 – 0 Pass

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3. Informational: University of Utah Research Park Project Area Creation Update ~ 2:15 p.m.
30 min.

The Board will receive an 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 to analyze any future development.

Minutes:

Tracy Tran gave an update on the University of Utah Research Park Community Reinvestment Area (CRA) program and the RDA's role in the project.

Danny Walz and **Ben Kolendar** engaged in further discussion with the Board regarding: timeline for the development and approval of the plan, the option of a partnership with the University and the westside of Salt Lake City, the RDA's commitment, location of the implementation area and other possible locations throughout the City, the need to ensure growth in each of the areas (not just one or two), and Staff resources being used on the project.

All Board Members voiced agreement they wanted updates provided at their next meeting in order to make a decision on the proposal.

4. Informational: Japantown Design Strategy Review ~ 2:45 p.m.
30 min.

The Board will receive an overview of the Japantown Design Strategy. The Design Strategy was funded by the Board as a starting point for supporting revitalization of Japantown Street (100 South between 200 and 300 West). The Design Strategy reflects over three years of community engagement, research and prioritization for future investment and management of the cultural and historic assets in this area.

Minutes:

Allison Rowland gave an overview of the project and the community groups involved in the revitalization, addressed policy issues for future discussion and introduced GSBS Architects.

Corinne Piazza reviewed the work GSBS Architects conducted with community outreach, history of the area, due diligence, implementation of maintenance costs, and best practices reports from similar areas.

Valerie Nagasawa, GSBS Architects, reviewed the community-led engagement, festivals that would utilize the new areas, design and layout of the new Japantown street, importance of each aspect and phases of construction, funding for the project, and the need for a governing body to plan events and oversee the use of street amenities.

Board Members commended GSBS for the project and expressed their excitement for the development.

Senator Jani Iwamoto thanked the RDA and GSBS for their involvement in the process and spoke of the importance of the project to the Asian American community.

Rolen Yoshinaga, GSBS thanked the RDA Board, Staff, and GSBS for the work on the proposal, and said the area would be greatly improved with the proposal.

5. 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:

Mayor Mendenhall expressed excitement with the plan for Japantown.

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6. **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 scheduling items.

Minutes:

Danny Walz thanked community stakeholders and RDA Staff involved in the Japantown revitalization.

7. **Report of the Chair and Vice Chair** TENTATIVE 5 min.

Report of the Chair and Vice Chair.

Minutes:

Director Valdemoros encouraged everyone to visit and tour the Japantown area.

- 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: 650 South Main TRAX Station Update

The Board will receive a written update of the finalized design and cost estimate of the 650 South Main TRAX Station. The RDA is working with the City's Transportation Division and the Utah Transit Authority (UTA) to design and build this TRAX station using funding contributions, in part, from private property owners who are planning new developments in the area. The RDA has received contribution commitments from three developers with projects currently under construction.

Minutes:

Written briefing only. No discussion was held.

- 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. Set Date – Resolution: Budget for the Redevelopment Agency of Salt Lake City for Fiscal Year 2021-22

The Board will set the dates of Tuesday, May 18, 2021 and Tuesday, June 1, 2021 at 7 p.m. to accept public comment and consider approving a resolution adopting the final budget for the Redevelopment Agency of Salt Lake City for Fiscal Year 2021-22.

2. Set Date - RDA Budget Amendment No.1 for Fiscal Year 2020-21

The Board will set the date of Tuesday, ~~May 11~~ **May 18**, 2021 at 2 p.m. to accept public comment and consider adopting a resolution amending the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2020-21. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes adjusting estimated property tax increment revenues based on actual amounts received and other changes.

Motion:

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

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

Final Result: 7 – 0 Pass

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:

Closed Session began at 3:18 pm

Board Members In Attendance: Ana Valdemoros, Amy Fowler, Darin Mano, Dan Dugan, Chris Wharton, Andrew Johnston and James Rogers

City Staff in Attendance: Mayor Mendenhall, Danny Walz, Tammy Hunsaker, Lisa Shaffer, Rachel Otto, Katie Lewis, Allison Parks, Cindy Gust-Jenson, Jennifer Bruno, Lehua Weaver, Ben Luedtke, Allison Rowland, Amanda Greenland, Sam Owen, Lauren Shafer, Cindy Lou Trishman, and Robert Nutzman.

Closed Session ended at: 3:54 pm

Sworn Statement

Motion:

Moved by Director Fowler, seconded by Director Mano to **enter into Closed Session for §52-4-205(l)(c) strategy sessions to discuss pending or reasonably imminent litigation; and for Attorney-Client matters that are privileged pursuant to Utah Code §78B-1-137,**

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and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

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

Final Result: 7 – 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 3:54 p.m.

Minutes Approved: January 18, 2022



Ana Valdemoros (Jan 18, 2022 17:42 MST)

Redevelopment Agency Chair



Cindy Truhman (Jan 20, 2022 15:44 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, April 13, 2021

4.13.21 RDA Minutes

Final Audit Report

2022-01-20

Created:	2022-01-18
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