

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, March 23, 2021

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, March 23, 2021 in an Electronic Meeting, pursuant to the Chair's determination.

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, Kort Utley – Senior Project Manager, Tammy Hunsaker – Deputy Chief Operating Officer, Cindy Lou Trishman – City Recorder, Robert Nutzman – Council Staff, Ben Luedtke – 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

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, March 23, 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:

Angelo Montenegro asked the Board to stop the gentrification of the west side of the city (referencing Kozo apartments), demanding construction to be stopped as it would destroy homes, families, and put people on the street and that affordable housing be considered with an AMI no greater than fifty percent.

Michael Valentine, Casey McDonough, David Berg, Melissa Allen, Zion Tuiasoa, Carolyn Lambert, Derek Dyer, Kevin Hartley, McKenna Tayler, Henry Owens, Tagielu Vai, Madazon Can-Can, Shane Franz, Alexander Woods, Tagielu Via, Henry Owens, Aikona Tavai and Dennis Fuller shared the following summarized comments regarding the Utah Theater: support restoration, protection of historic artistic culture, unique attributes of the theater, consider stimulation of the arts economy and festival hosting; and consider the open space in the proposal in addition to implementation of policies and procedures put in place for future assets.

Director Mano requested a point of privilege clarifying the Kozo apartment project was not related to the RDA or Council, but was approved by the Planning Commission.

Danny Walz confirmed the RDA was not involved in the Kozo apartment project.

Director Wharton invited those interested in the details for the housing displacement from the Kozo apartment development to reach out to him directly.

B. Public Hearing - individuals may speak to the Board once per public hearing topic for two minutes, however written comments are always accepted:

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, March 23, 2021

1. **Resolution: Amending the 9-Line Community Reinvestment Project Area Budget**

The Board will accept public comment about a resolution amending the 9-Line project area budget based on the terms of interlocal agreements with participating taxing entities.

Minutes:

There was no public comment.

C. **Redevelopment Agency Business** - The RDA Board of Directors will receive information and/or hold discussions and/or take action on:

1. **Resolution: Amending the 9-Line Community Reinvestment Project Area Budget**

~ 2:05 p.m.

10 min.

The Board will be briefed 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.

Minutes:

Ben Luedtke introduced the project.

The Board and RDA Staff discussed the following: implementation process, the Accessory Dwelling Unit (ADU) subsidy and anti-displacement policy in regards to implementing the program; the housing allocation fund would be brought to the Board for discussion at a future meeting.

Motion:

Moved by Director Johnston, seconded by Director Mano to **adopt Resolution R-5 of 2021 to amend the 9-Line Community Reinvestment Project Area Budget and update the Project Area Plan.**

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

Final Result: 7 – 0 Pass

**2. Resolution: Revisions to Real Property Disposition
Policy Follow-up**

~ 2:15 p.m.

20 min.

The Board will receive a follow-up briefing about, and may consider adopting, a resolution that makes potential revisions to the Real Property Disposition Policy. The proposed changes would:

- authorize long-term ground leases as a form of land disposition, and
- clarify the circumstances in which the RDA can exclusively negotiate the disposition of a property.

Minutes:

Danny Walz updated the Board on the policy disposition.

Kort Utley reviewed criteria a property must meet before it was disposed of, additional language in the policy stating “if the property being disposed of is a Tier 1 property the price shall be at least 90% of the fair market value as outlined in the strategic plan.”

Director Mano asked if the Utah Theater was a Tier 1 property and what qualifications determined its status as a Tier 1. Mr Utley confirmed it was a Tier 1 and was specifically mentioned in City plans and goals.

Board and RDA Staff discussed the historical precedent of the Tier 1/90% threshold. It was stated that the 90% was tied as precedent in the current policy and in the disposition price protocol when a property was sold. It was based in the notion that during the selling process there needed to be a provided space with the price for adjustment if needed. Further discussion included the process to notify the public of the sale price of a City property, how often the policy was reviewed, how the changes in the policy made the disposition policy more transparent and opened the public comment period sooner rather than later in the process.

Motion:

Moved by Director Rogers, seconded by Director Fowler to **approve Resolution R-6 of 2021 revising the Real Property Disposition Policy.**

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

Final Result: 7 – 0 Pass

Tuesday, March 23, 2021

**3. Resolution: Housing Development Loan Program
Policy Follow-up**

~ 2:35 p.m.

20 min.

The Board will receive a follow-up briefing about, and may consider adopting, a resolution to establish the proposed Housing Development Loan Program Policy. The purpose of the Housing Development Loan Program (HDLP) is to provide low-cost financial assistance to incentivize development and preservation of affordable housing within the City. The HDLP would provide a centralized application, underwriting, and approval process regardless of the fund source.

Minutes:

Danny Walz and **Tammy Hunsaker** presented updates to the RDA Housing Funds Allocation policy which was the next step in creating a centralized housing development resource within a formalized program.

Board and Staff discussed what determined a family within the policy definitions, and noted resolved language would be added to state families of various sizes were included in the definition.

Motion:

Moved by Director Fowler, seconded by Director Rogers to **approve Resolution R-7 of 2021 for the Housing Development Loan Policy Program.**

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

Final Result: 7 – 0 Pass

Tuesday, March 23, 2021

4. **Informational: Update on Sales Pricing Terms of the Utah Theater and Adjacent Retail Property at 144-158 South Main Street** ~ 2:55 p.m.
30 min.

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 as part of the proposed project.

Minutes:

Tammy Hunsaker presented the project.

Board and Staff discussed details of the project, with applicants **Dusty Harris** and **Daniel Stephens, with Hines Development Company**; specifically, the layout/function of the first floor lobby, access to the property, the open space contingency, the willingness of the applicants to work with the Board, and preserving existing features of the City while promoting new development downtown.

5. **Informational: University of Utah Research Park Project Area Creation Update** ~ 3:25 p.m.
20 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:

This item was moved to the April meeting.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, March 23, 2021

6. **Board Appointment: Redevelopment Advisory Committee – Rosa Marnoto Bandeirinha** ~ 3:45 p.m.
5 min.

The Board will interview Rosa Marnoto Bandeirinha prior to considering approval to the Redevelopment Advisory Committee (RAC) for a term ending January 20, 2025.

Minutes:

The Board interviewed Ms. Bandeirinha regarding her interest to serve on the RAC.

7. **Motion: Meeting Remotely Without an Anchor Location** ~ 3:50 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 to continue meeting remotely.**

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

Final Result: 7 – 0 Pass

8. **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:

No updates were provided.

9. **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;

- Community Council Outreach; and
- Scheduling Items.

Minutes:

No report was given.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, March 23, 2021

10. Report of the Chair and Vice Chair TENTATIVE
5 min.

Report of the Chair and Vice Chair.

Minutes:

No updates were provided.

- 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.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, March 23, 2021

- 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. **Board Appointment: Redevelopment Advisory Committee – Rosa Marnoto Bandeirinha**

The Board will consider approving Rosa Marnoto Bandeirinha to the Redevelopment Advisory Committee (RAC) for a term ending January 20, 2025.

Motion:

Moved by Director Wharton, seconded by Director Dugan 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

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:

Cindy Gust-Jenson commented that the RDA had scheduled a Closed Session.

Closed Session start time: 4:26 pm

Closed Session Attendees

Directors Present: Ana Valdemoros, Darin Mano, Dan Dugan, James Rogers, Amy Fowler, Chris Wharton, and Andrew Johnston

City Staff Attendance: Mayor Mendenhall, Rachel Otto, Lisa Shaffer, Danny Walz, Tammy Hunsaker, Katie Lewis, Cindy Gust-Jenson, Jennifer Bruno, Lehua Weaver, Allison Parks, Ben Luedtke, Bobby Nutzman, Cindy Lou Trishman

Moved by Director Wharton, and seconded by Director Johnston to exit the Closed Session. Roll Call vote held, all present voted aye.

Closed Session ended at 4:43 pm.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, March 23, 2021

Sworn Statement

Motion:

Moved by Director Wharton, seconded by Director Dugan to **enter into Closed Session for the purposes of acquisition of real property and for advice of counsel.**

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

Final Result: 7 – 0 Pass

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, March 23, 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. 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, March 23, 2021


Meeting adjourned at 4:44 p.m

Minutes Approved: January 18, 2022



Ana Valdemoros (Jan 18, 2022 17:41 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).

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This document along with the digital recording constitutes the official minutes of the City Council Work Session meeting held Tuesday, March 23, 2021.








3.23.21 RDA Minutes

Final Audit Report

2022-01-20

Created:	2022-01-18
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