

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

TUESDAY, JUNE 9, 2020

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City, Utah, met on Tuesday, June 9, 2020 in an electronic meeting pursuant to the Salt Lake City Emergency Proclamation.

Virtual Attendance: Directors Amy Fowler, Daniel Dugan, Chris Wharton, Analia Valdemoros, Andrew Johnston, James Rogers, and Darin Mano.

Staff in Virtual Attendance: Jennifer Bruno, Council Executive Deputy Director; Mayor Mendenhall, Lisa Shaffer, Mayor's Deputy Chief of Staff, Danny Walz, RDA Chief Operating Officer; Jill Wilkerson-Smith, Deputy Chief Operating Officer; Katherine Lewis, City Attorney; Tom Millar, Transportation Planner; Cara Lindsley, Project Manager; Tracy Tran, Project Manager; Robert Nutzman, Council Staff; and Scott Crandall, Deputy City Recorder.

Guests in Attendance: Jonathon Bates, University of Utah - Executive Director of Real Estate Administration; and Andrew King, University of Utah - Associate Director of Campus Planning.

Director Fowler presided at and conducted the meeting.

The meeting was called to order at 2:05 p.m.

A. GENERAL COMMENTS TO THE BOARD

There were no public comments.

B. PUBLIC HEARINGS

None.

C. REDEVELOPMENT AGENCY BUSINESS

#1. Informational: Central Station Pre-Disposition Property Report. *The Board will be briefed about the Administration's plans for disposition of about 4 acres of property located at approximately 100 South and 600 West in the Central Station area. This property is located in the Depot District Project Area.*

Item not held.

#2. Informational: University of Utah Research Park Master Plan. *The Board will be briefed about the University of Utah's Vision Plan for a Research Park Master Plan. In January 2020, the Board adopted a resolution authorizing a survey boundary for a potential Community Reinvestment Area (CRA) at the University of Utah Research Park. The resolution, required under State statute, started the process to*

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determine whether project area development is feasible within the survey area.

Tracy Tran provided a brief introduction regarding the plan.

Jonathon Bates and **Andrew King** provided information regarding:

- **Historical Points Regarding Research Park:** established in 1968 (land grant from Federal Government), the City having invested in infrastructure (roadways, storm/water/sewer) for the project (50 years ago), and Master Planning process having started in April 2019 ("Phase I Vision")
- **Guiding Principles:** establish a vibrant, interdisciplinary mixed-use environment, facilitate partnerships to enable a dynamic innovation ecosystem, promote a compact and human-scale environment, attract innovative businesses (sustainable/resilient development and design strategies), prioritize multi-modal circulation to/through the campus, and foster intentional University connections and build neighborhood relationships
- **Potential New Development:** offices/labs, residential, retail, hotel, civic/community structures, and parking (four community-based garages for employees and visitors; on-street and off-street parking for residents)
- **Phased Infrastructure Plan:**
 - o Years 0-5 - Wakara/Chipeta intersections, innovation storefronts, improving Colorow road, mixed-use redevelopment for 375/391 Chipeta Way properties, implementation of the first mobility hub in Research Park, etc.
 - o Years 5-10 - Improving transit accessibility, Arapeen Connector (better continuity between campuses), implementing open space amenities, potential for bus rapid-transit access off Foothill into core of Research Park, etc.
 - o Years 10-20 - Long-term high-capacity transit improvements, expanding open space amenities, etc.
- **Ecological Framework:** protecting and restoring high value habitat, creating safe, comfortable, and sustainable streets, establishing a permanent "Heart of the Park" to connect the community
- **Innovation Ecosystem:** expanding types of employment spaces, allowing housing development, creating a Research Park Innovation hub (storefront in existing building with planned long-term expansion into the Convergence Hall)
- **Giving Back to the Community:** providing jobs in the district to nearby residents, providing training and job fairs, offering access to everyday needs (gym, daycare, dining, and retail), providing safe and accessible public spaces
- **Campus Mobility & Community Parking:** strategic mobility hubs, "Park

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Once" strategy, prioritizing streets for emerging mobility (more equitable approach to all forms of transportation), transit improvements

- Connecting Research Park land to the West Village land in collaboration with Utah Department of Transportation (UDOT) and the City for pedestrians and bicycles - through a potential bridge or a tunnel
- Expansion of Wakara Way into West Village to further connect the two sites (Research Park/West Village) for vehicular use

3. Informational: Folsom Trail Supplemental Funding for Landscaping, Lighting and Decorative Elements. *The Board will be briefed about a proposal to use funds previously appropriated for the Folsom Trail and North Temple Catalytic Projects. The Folsom Trail is a planned off- street, paved walking and bicycling path connecting the Jordan River to downtown Salt Lake City through the RDA's North Temple and Depot District project areas. Construction of the Folsom Trail is scheduled to begin later this year and finish in 2021.*

Danny Walz, Tom Millar, and Cara Lindsley briefed the Board regarding:

- Location and elements of Folsom Trail: one-mile trail, paved walking and bicycling path connecting Jordan River to downtown, running through RDA's North Temple and Depot District Project Areas)
- Funding Sources: Federal Tiger Grant - \$1.96 M (First and Last Mile Active Transportation Connections, City match from General Fund and Parks Impact Fees - \$482,000, and Salt Lake County Quarter Cent Sales Tax - \$1.02 M
- Supplemental funding sought: \$97,974 RDA FY 19 Budget Amendment ("Enhanced Trail and Landscape Design"), and \$250,000 - RDA FY20 budget appropriation for North Temple Catalytic Project
- Public outreach efforts to identify priority projects and online survey gathering feedback on landscaping, lighting, and decorative elements
- Construction of the trail scheduled to begin this year (fall) and expected completion by end of 2021
- Maintenance for the trail to be provided by Public Lands (Parks/Urban Forestry/Trails and Natural Lands) through the General Fund budget amendment process or the following year's budget process as a line item/increase the line-item cost to include maintenance for all City trails

Straw Poll: Support to move forward with the suggested funding sources for the trail. All Directors were in favor. (Director Wharton

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was absent for the vote.)

#4. Report and Announcements from the Executive Director. *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.*

None.

#5. Report and Announcements from RDA Staff. *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.*

Danny Walz recognized Jill Wilkerson-Smith (her last Board meeting) for her 30 years of service and offered congratulations on her retirement from the City and said she would be missed.

Jill Wilkerson-Smith thanked Mr. Walz, RDA Staff, and all who were involved in her RDA journey.

Director Fowler and **Mayor Mendenhall** offered gratitude for Ms. Wilkerson-Smith's outstanding work over the years and congratulated her on her retirement.

#6. Report of the Chair and Vice Chair.

Councilmember Fowler reminded the Board they would be considering adopting the RDA Budget during this evening's Formal Meeting.

D. WRITTEN BRIEFINGS

#1. Informational: Redevelopment Agency 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 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.*

Written briefing only. No discussion was held.

E. CONSENT

None.

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F. CLOSED SESSION. *The Board will consider a motion to enter into Closed Session, in keeping with Utah Code §52-4-205 for any allowed purpose.*

Item not held.

This portion of the meeting recessed at 3:04 p.m.

The meeting reconvened at 7:12 p.m. to conduct additional business.

The following Board Directors were present electronically.

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

Cindy Gust-Jenson, Council Executive Director; Jennifer Bruno, Council Executive Deputy Director; Erin Mendenhall, Mayor; Rachel Otto, Mayor's Chief of Staff; Katherine Lewis, City Attorney; Cindy Lou Trishman; City Recorder; and Scott Crandall, Deputy City Recorder; participated electronically.

Director Fowler presided at and conducted the meeting.

OPENING CEREMONY

#1. Pledge of Allegiance (A moment of silence was held while the American Flag/Anthem was displayed on the video screen.)

#2. Welcome and Review of Standards of Conduct.

Note: Opening Ceremonies were held as part of the June 9, 2020 combined Local Building Authority, Redevelopment Agency, and City Council Formal agenda.

D. POTENTIAL ACTION ITEMS:

#1. Approving a resolution adopting the final budget for the Redevelopment Agency of Salt Lake City for Fiscal Year 2020-2021.

Director Wharton moved and Director Johnston seconded to **adopt Resolution R-12-2020, adopting the FY21 RDA Budget reflected in the attached Key Changes spreadsheet with the clarifications shown on the motion sheet:**

RDA Capital Projects - \$1,551,748 in capital projects are approved which do not lapse to Fund Balance with the understanding that these

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will return to the Board when specific project/program proposals are available as follows:

- a. \$250,000 from Central Business District for Japan Town placed into a holding account
- b. \$100,000 from Block 70 for Regent Street Parking Structure Reserve account
- c. \$388,981 from Depot District for 100 South Utilities placed into a holding account
- d. \$42,681 from North Temple for the required 10% school fund
- e. \$270,086 from North Temple for a catalytic development project
- f. \$250,000 from Program Income Fund for project area art
- g. \$250,000 from Program Income Fund for Gallivan repairs placed into a holding account, which motion carried, all members voted aye (roll call).

Director Wharton moved and Director Dugan seconded to **adjourn as the Redevelopment Agency Board and convene as the City Council**, which motion carried, all directors voted aye (roll call).

The meeting adjourned at 7:16 p.m.

Minutes Approved: February 8, 2022.

Redevelopment Agency Chair

Secretary

Due to the 2020 events, minutes were delayed for approval. The links and audio file are available similarly to those in 2021. 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 constitute the official minutes of the Salt Lake City Redevelopment Agency meetings (afternoon and evening) held June 9, 2020.