

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, January 18, 2022

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, January 18, 2022 in an Electronic Meeting, pursuant to the Chair's determination.

The following Board Members were present:

Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, Darin Mano, Victoria Petro-Eschler, Alejandro Puy

Present Agency Leadership:

Mayor Erin Mendenhall, Danny Walz – Chief Operating Officer

Present City Staff:

Katherine Lewis – City Attorney, Allison Parks – Senior City Attorney, Tracy Tran – Project Manager, Cindy Lou Trishman – City Recorder, DeeDee Robinson – Minutes and Records Clerk, Keith Reynolds – Deputy City Recorder, Allison Rowland – Council Staff, Cindy Gust-Jenson – Council Executive Director, Taylor Hill – City Council Staff, Isaac Canedo – Council Staff, Jennifer Bruno – Council Deputy Director

Director Chair Valdemoros presided at and conducted the meeting.

The meeting was called to order at 2:10 pm.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, January 18, 2022

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:

There were no public comments.

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 March 23, 2021; April 13, 2021; May 18, 2021; June 1, 2021; June 8, 2021; and December 14, 2021.

Motion:

Moved by Director Dugan, seconded by Director Puy to approve the meeting minutes.

AYE: Ana Valdemoros, Daniel Dugan, Darin Mano, Victoria Petro-Eschler, Alejandro Puy

ABSENT: Amy Fowler, Chris Wharton

Final Result: 5 – 0 Pass

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, January 18, 2022

2. Election for Vice-Chairperson

~2:10 p.m.
10 min.

The Board will nominate and elect a member to serve as Vice-Chairperson of the RDA.

Minutes:

Director Petro-Eschler nominated Director Puy for RDA Vice Chairperson.

Director Puy accepted the nomination and said he was interested in working to re-energize neighborhoods/business districts for economic growth/adding neighborhood vibrancy and saw great opportunity in holding the seat.

Directors Wharton, Dugan, Mano, Valdemoros, Petro-Eschler, and Puy voted in agreement for Director Puy's placement as RDA Vice-Chair. Director Fowler was absent for the vote.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, January 18, 2022

3. **Utah Open Meetings Law Training and Government Records Access and Management Act (GRAMA) Training** ~ 2:20 p.m. 30 min.

The Board will receive a briefing from the City Attorney's Office about the Utah Open Meetings Law, and from the Recorder's Office about the Government Records Access and Management Act (GRAMA). This briefing will serve as the annual trainings for both the City Council and the Board of Directors of the Redevelopment Agency.

Minutes:

Director Fowler joined the meeting during this agenda item.

Keith Reynolds provided an overview of Government Records Access Management Act (GRAMA) and 2021 statistics, including:

- GRAMA – Title 63G, Chapter 2; enacted into law in 1991
- Types of records included: Books, letters, documents, photos, etc.
- Classification types: public, private, controlled, and protected
- City website for records requests
- GRAMA specifics; requirement of 10 business days to respond/five business days if expedited, extensions could be requested, fee waivers granted
- 2021 GRAMA requests – nearly 16,000 requests
- GRAMA statistics for Airport, City, Fire and Police
- Process of denials and appeals
- Correspondence being a public record – depending on content and recipients

Katherine Lewis and **Cindy Lou Trishman** provided information regarding:

- Policy and clarification on retention of text messaging/electronic correspondence
- Confidentiality of closed meeting topics

Allison Parks provided information regarding Open & Public Meetings Act (OPMA), including:

- Applicable to public bodies – meetings of a public body, retreats, workshops, field trips
- Not applicable to chance meetings, social gatherings, situations where no quorum was present
- Meeting requiring the convening of at least a quorum to discuss, receive comments or act on a matter over which the board has jurisdiction or advisory power
- Requirements of OPMA: providing notice to the public, publishing annual meeting schedule, every meeting to be noticed with pertinent information (agenda, date, time, place) with 24 hour notice, emergency meeting requirements, electronic meeting requirements (with and without anchor locations), meeting records (open vs. closed meetings)
- Closed meeting topics and procedures for entering into closed meetings
- Public comment and participation; State law or City Code requirements, discretion of the Chair to discuss items not on the agenda, no final action if not on the agenda
- Disruption of meetings; removal of individuals from meeting if willfully disrupting meetings
- Consequences of violating the Act: Class B misdemeanor – knowingly violating the closed meeting provisions of the Act, and private individuals could bring lawsuit for violation of the Act

4. **Resolution: Repealing and Replacing the Housing Allocation Funds Policy** ~ 2:50 p.m. 40 min.

The Board will receive a briefing, and consider adopting a resolution repealing and replacing the Housing Allocation Funds Policy. RDA Staff presented the basic terms for a Westside Community Initiative (“WCI”) program to the Board in September 2021. Staff has incorporated the priorities for the WCI into the Housing Allocation Funds policy along with other amendments that address broader housing goals and activities.

Minutes:

Allison Rowland provided an introduction to the resolution, indicated action was not necessary today by the Board, and reiterated policy questions for the Board.

Danny Walz provided information regarding the WCI, including:

- Background; staff developed a proposed program to utilize funds received from Inland Port Authority (providing for a portion of tax differential generated within the Inland Port Authority jurisdictional land be paid to the RDA to be utilized for housing)
- Direction; structured after the Community Land Trust model, RDA as a long-term landowner, focus on the westside (west of I-15), priority to provide perpetual affordability (ownership), reuse revenue and continue to grow funding, metrics to demonstrate funds being used according to State/City goals
- Purpose, goals, funding sources, and activities
- Housing Allocation Funds Policy; adopted by the Board in February 2021, established guidelines for allocating/directing resources for the development and preservation of housing, created four housing funds based on fund source with associated purpose, requirements, and priorities (Primary Housing Fund, Secondary Housing Fund, Northwest Quadrant Housing Fund, Housing Development Fund), includes presentation of annual Housing Development Funding Strategy to Board projecting revenues and proposed funding priorities and allocations for upcoming fiscal year
- Overview of proposed revisions
- Priorities: addressing potential impacts from Inland Port development activities and improve opportunity indicators within the westside, develop and allow for RDA to maintain ownership of land, creating opportunities for revenue generation to be reinvested back into the community, mitigating gentrification and displacement on the westside, facilitate the implementation of transformative housing/mixed-use rental housing projects, etc.
- Next steps; January 2022 – review by the Board, March 2022 – Board considering policy for adoption, and Q3 (Quarter three) – staff proposes structure for shared equity models of development

Mayor Mendenhall, Board Members, and Staff discussed residents of these projects not being displaced from their community, positive rental history providing homeownership opportunities, homeownership/rental opportunities to emergency responders and teachers, definition of shared equity, and gathering data regarding housing stock needs to make future decisions.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, January 18, 2022

5. **Informational: Verbal Update on Project Area Creation - State Street and Research Park** ~ 3:30 p.m. 30 min.

The Board will receive a verbal update from RDA staff on the process to create the State Street and Research Park project areas.

Minutes:

Danny Walz provided information regarding:

- State Street Project Area; agency staff working with Salt Lake County Economic Development staff, recommendation to be made to the Salt Lake County Council for consideration (within the next few months)
- Research Park; agency staff working with university and research park staff, selection and engagement of a consultant, incorporation of agency and university considerations – further steps required from the university to move forward (no established timeline)

Director Mano inquired about how he or his constituents could assist with the State Street Project Area process and what it would look like if Salt Lake County did not participate the project. Mr. Walz indicated if the County did not participate, it would reduce the tax increment available to the City (project area budget), and added that constituents could help by reaching out to County elected officials and offer support for the project.

Director Mano expressed interest in seeing projections of future revenue for the State Street Project Area (over the 20 year time period) and inquired what the appropriate time was (as a Board) to weigh in on all the priorities within the project area (how to distribute and prioritize funding). Director Valdemoros spoke in agreement to Director Mano's inquiry and said it would also be helpful to know how past RDA Boards prioritized/approved funding for projects. Mr. Walz said when the annual budget was provided to the Board, along with staff recommendations for funding (based on provided priorities), the Board and staff could then discuss priorities/make decisions within the project areas. He added this would be the upcoming process for the 9-Line and State Street Project areas this year.

Director Valdemoros provided clarification of the Research Park project area; previously federal owned land granted to the University of Utah – opportunity for the City to review the area's proposed master plan and participate in a possible Community Redevelopment Area (CRA) in coordination with the university.

Director Dugan expressed concerns regarding environmental impact of development in Research Park and asked how the City envisioned working with the University of Utah to complete an environmental impact study of the proposed development (air quality, water use. etc.) and be more supportive of public transportation and mitigating traffic patterns within the development. **Tracy Tran** said she would follow up with the Research Park team regarding an environmental impact analysis; however, in terms of transit – in collaboration with Utah Transit Authority, the City, and University of Utah, a RAISE grant was recently awarded (November 2021) for a transit analysis (including transit alternatives) that included the Innovation Hub, downtown Salt Lake, and Research Park. Mr. Walz added that transit/transportation improvement priorities could also be incorporated into the Research Park CRA plan as what the priorities would be for agency participation.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, January 18, 2022

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 held.

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 scheduling items.

Minutes:

Item not 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:
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.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, January 18, 2022

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:

Item not held.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, January 18, 2022

G. Adjournment

CERTIFICATE OF POSTING

On or before 5:00 p.m. on Thursday, January 13, 2022, 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, January 18, 2022

Meeting adjourned at: 4:00 pm.

Minutes Approved: March 8, 2022.

Redevelopment Agency Chair

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 Salt Lake City Redevelopment Agency meeting held Tuesday, January 18, 2022.