

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, February 8, 2022

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, February 8, 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, Alejandro Puy, Victoria Petro-Eschler

Present Agency Leadership:

Danny Walz – Chief Operating Officer
Mayor Mendenhall

Present City Staff:

Katherine Lewis – City Attorney, Danny Walz – Chief Operating Officer, Lauren Parisi – Project Manager, Tracy Tran – Project Manager, Cindy Lou Trishman – City Recorder, DeeDee Robinson – Minutes and Records Clerk, Thais Stewart – Deputy City Recorder, Allison Rowland – Council Staff, Jennifer Bruno – Council Deputy Director, Taylor Hill – City Council Staff, Isaac Canedo – Council Staff

Director Chair Valdemoros presided at and conducted the meeting.

The meeting was called to order at 2:06 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:

Item not held.

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, June 9, 2020.

Motion:

Moved by Director Dugan, seconded by Director Mano to approve the meeting minutes of June 9, 2020.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

2. Resolution: Repealing and Replacing the Housing Allocation Funds Policy Follow-up ~ 2:10 p.m.
40 min.

The Board will receive a follow-up briefing, and consider adopting a resolution repealing and replacing the Housing Allocation Funds Policy. RDA 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. Staff presented the basic terms for a Westside Community Initiative (“WCI”) program to the Board in September 2021, and a first discussion of this proposed ordinance change was held during the January 18, 2022 RDA Board meeting.

Minutes:

Allison Rowland provided a brief introduction to the resolution.

Danny Walz mentioned the previous discussions regarding the WCI, said the policy contained higher level goals and direction received from the Board that applied to all the housing funds and specifically it renamed the Northwest Quadrant Fund into the Westside Community Initiative (WCI) Fund (which also carried goals and objectives from the Board). He indicated the presentation from the January 18, 2022 RDA meeting was available in the Council’s packet for review.

Mr. Walz described the process of how the policy and the Housing Development Loan Program both pointed to the Annual Housing Strategy where the Board provided input/direction on overall housing goals – more specifically the budget funding request for each fiscal year, provided information regarding a \$409,000 balance for Northwest Quadrant (NWQ) Fund (along with a \$4M Council approved allocation from ARPA).

Director Mano said the Community Land Trust (affordable homeownership) model being in place would be high on his priority list this year when discussing the Annual Housing Strategy and encouraged more focus on it and what it looked like for the City. Mr. Walz assured Director Mano that staff was working now on what the Community Land Trust model could look like for the City and that during the forthcoming Annual Housing Strategy discussions the Board could present initiatives/priorities for the funding at that time.

Director Wharton joined the meeting at 2:30 pm.

Motion:

Moved by Director Fowler, seconded by Director Dugan to adopt Resolution 1 of 2022, Repealing and Replacing the Housing Allocation Funds Policy.

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

Final Result: 7 – 0 Pass

3. **Resolution: Amendments to the Housing Development Loan Program** ~ 2:50 p.m. 20 min.

The Board will receive a briefing about, and consider adopting a resolution that would amend the Housing Development Loan Program policy. The proposed amendment would add standards for the distribution of Emergency Gap Financing Funds, and charge the RDA Finance Committee with review of applications for this funding. The purpose is to ensure these funding requests are reviewed in a consistent matter.

Minutes:

Allison Rowland provided a brief introduction to the resolution and policy questions for the Board.

Tracy Tran and **Lauren Parisi** provided information regarding:

Emergency Gap Financing Criteria & Review

- Background; Board discussed loan application process for emergency funding through Housing Development Loan Program (HLDP) when RDA releases a Notice of Funding Availability (NOFA) in December 2021, RDA Staff having proposed additions/amendments for emergency funding requests with the HLDP
- Purpose; Housing Development Loan Program (HDLP) being adopted 2021 – providing a centralized process/application for all RDA Housing funds to provide low-interest loans to incentivize the development and preserve affordable housing in the City
- Annual Funding Priorities and Allocations; annual HDLP funding strategy prior to the annual budget process for the next fiscal year
- Administrative process; funding administered through NOFA process (incorporating Board determined priorities), this fiscal year housing strategy offered three NOFA: Competitive Citywide, High Opportunity Area, and Emergency Gap Funding
- Evaluation and approval process; each NOFA to receive an eligibility review, review committee recommendation, RDA Board of Directors approval, and funding commitment
- Proposed Emergency Gap Financing Fund eligibility criteria (in addition to basic eligibility requirements)
- RAC having recommended approval and details of their considerations
- Questions for the Board to consider

Board Members and Staff discussed Emergency Gap Funding; options for approval, balance of account, 90-day window for approval, interest rates on loans, how many loans issued a year, terms of the loans, requirements of matching funds process, restrictions on who could apply, etc.

Director Petro-Eschler said clarification should be made that RDA money should be going towards affordability/family-sized units (those items set as Board priorities), even for Emergency Funding. Mr. Walz said it was the Boards discretion to apply terms/conditions on Emergency Funds and could be determined during the Annual Housing Strategy discussions.

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4. **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.

5. **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 Updates; and
- Scheduling Items.

Minutes:

Danny Walz provided updates regarding:

- Recently executed lease amendment with Utah Jazz (extending lease for Vivint Arena)
- Re-opening event for Jackson Apartments was rescheduled for Thursday, February 24, 2022 at 10:00 am (RDA having provided Jackson Apartments a \$1M loan for renovations/code compliance/ADA improvements for 80 senior apartments)

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.

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.

Motion:

Moved by Director Dugan, seconded by Director Puy to enter into Closed Session for the purposes of discussing pending or reasonably imminent litigation, discussion regarding deployment of security personnel, devices or systems; and attorney-client matters that are privileged pursuant to Utah Code 78B-1-137.

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

Final Result: 7 – 0 Pass

Minutes:

Closed Session Started at 3:15 pm

Board Directors in Attendance: Directors Dugan, Fowler, Petro-Eschler, Puy, Mano, Wharton, and Valdemoros.

City Staff in Attendance: Mayor Mendenhall, Katherine Lewis, Cindy Gust-Jenson, Rachel Otto, Lisa Shaffer, Danny Walz, Jennifer Bruno, Lehua Weaver, Mary Beth Thompson, Andrew

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Johnston, Allison Parks, Samantha Slark, Cindy Lou Trishman, Amanda Greenland, Robyn Stine, Allison Rowland, Beatrix Sieger, Ben Luedtke, Nick Tarbet, Sam Owen, and Taylor Hill.

Director Wharton moved, and Director Fowler seconded to exit the Closed Session and adjourn as the Redevelopment Agency. A roll call vote was held and unanimous by all present.

Closed Session ended at 4:20 pm.

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G. Adjournment

CERTIFICATE OF POSTING

On or before 5:00 p.m. on February 3, 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.

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Meeting adjourned at: 4:20 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 constitute the official minutes of the Salt Lake City Redevelopment Agency meeting held Tuesday, February 8, 2022.