



Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY

AGENDA

May 10, 2022

Tuesday 2:00 PM

Council Work Room
451 South State Street Room 326
Salt Lake City, UT 84111
SLCRDA.com

In accordance with State Statute, City Ordinance and Salt Lake City Council Policy, one or more RDA Board Members may be connected via speakerphone. After 5:00 p.m., please enter the City & County Building through the main east entrance.

This is a discussion among RDA Board Directors and select presenters. The public is welcome to listen, unless otherwise specified as a public comment period. Items scheduled may be moved and / or discussed during a different portion of the Meeting based on circumstance or availability of speakers. Item start times and durations are approximate and are subject to change at the Chair's discretion.

The RDA Board has returned to a hybrid meeting approach. The hybrid meeting enables people joining remotely or in-person to listen to the Board meeting and participate during public comment items.

Public Comments: The public can give comments to the Board during the meetings online through Webex or in-person in Room 326 of the City and County Building. In-person attendees can fill out a comment card and online participants will register through Webex in order to be added to the comment queue.

Agenda & Registration Information: For more information, including Webex connection information, please visit www.slc.gov/council/virtual-meetings. (A phone line will also be available for people whose only option is to call in.)

Public Health Information: Masks are no longer required in City Facilities, but are welcome for any attendees who prefer to continue using them. We will continue to monitor the situation and take any reasonable precautions for the public and staff.

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.)

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 September 14, 2021.

2. **Resolution: Bicycle Collective Loan**

~ 2:10 p.m.
20 min.

The Board will receive a briefing about, and consider adopting a resolution that would approve a \$1.75 million loan request from the Bicycle Collective to fund construction of the nonprofit's headquarters located at approximately 901 South Gale Street. The project will contain about 15,000 square feet for a multi-use building that will house retail, programming, and operations space for the Bicycle Collective.

3. **Resolution: Loan Amendment for West End LLC**

~ 2:30 p.m.
20 min.

The Board will receive a briefing about, and consider adopting a resolution that would amend the existing loan term sheet for West End LLC for the adaptive reuse of two warehouses located at approximately 740 West 900 South. The Applicant is requesting to extend their loan through the RDA Loan Program for an additional five years.

4. Report and Announcements from the Executive Director	TENTATIVE 5 min.
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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.

5. Report and Announcements from RDA Staff	TENTATIVE 5 min.
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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;

- Event Recap;
- Upcoming Events; and
- Scheduling Items.

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: Status Report on RDA Commercial Loan Portfolio	Written Briefing
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The Board will receive a written briefing about the status of the RDA's commercial loan portfolio. This report identifies the following:

- New loans approved between July 1, 2021 and March 31, 2022.
- Remaining amount in the existing portfolio
- Outstanding principal for each loan fund
- Any delinquencies

2. Informational: Redevelopment Agency Semi-Annual Property Report	Written Briefing
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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 May 2022 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.

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. 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.

G. Adjournment

CERTIFICATE OF POSTING

On or before 5:00 p.m. on May 6, 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.

The City & County Building is an accessible facility. 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.