

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 11, 2022

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, October 11, 2022.

The following Board Members were present:

Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, Alejandro Puy

The following Board Members were absent:

Darin Mano, Victoria Petro-Eschler

Present Agency Leadership:

Mayor Erin Mendenhall, Danny Walz, Chief Operating Officer; Cara Lindsley, Deputy Director

Present City Staff:

Allison Parks – Senior City Attorney, Corinne Piazza – Project Manager, Danny Walz – Chief Operating Officer, Lauren Parisi – Project Manager, Tracy Tran – Project Manager, Ben Luedtke – Public Policy Analyst, Allison Rowland – Council Staff, Michelle Barney – Minutes and Records Clerk, Taylor Hill – City Council Staff, Mary Beth Thompson – Chief Financial Officer, Austin Taylor – RDA Project Manager

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, October 11, 2022

A. Comments:

1. General Comments to the Board	TENTATIVE 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:

Director Valdemoros welcomed everyone to the meeting and reviewed the rules of decorum.

Dorothy Owen congratulated the Board and City Council for all the work they do for the City.

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 June 15, 2021.

Motion:

Moved by Director Fowler, seconded by Director Dugan to approve the RDA minutes from June 15, 2021.

AYE: Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, Alejandro Puy

ABSENT: Darin Mano, Victoria Petro-Eschler

Final Result: 5 – 0

2. Resolution: RDA Budget Amendment No.2 for Fiscal Year 2022-23	~ 2:10 p.m. 20 min.
---	------------------------

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 11, 2022

The Board will receive a briefing about a resolution that would amend the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2022-23. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes a gap loan for the Spark! project at 1500 West North Temple, funding for a Station Center development plan contract, and market-based compensation adjustments among other items.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 11, 2022

Minutes:

Ben Luedtke presented the budget amendment highlighting:

- Spark Mixed-Use, \$4,000,000 funding: Affordable Housing Project in the North Temple Project Area
 - To increase the funding for the project, funds would be reallocated from:
 - \$1,500,000 from the Primary Housing – Property Acquisition
 - \$1,500,000 from North Temple Strategic Intervention Funds
 - \$1,000,000 from Housing Development Loan Program
 - If approved the new project total would be \$14,456,000
- Station Center vision planning (contract existing with University of Utah) an Implementation Planning in the Depot District Project Area
 - To increase the funding for the project, funds would be reallocated from:
 - \$250,000 from Central Station Improvement Budget
 - \$250,000 from Station Center Project Budget
 - If approved the new project budget would be \$500,000
- Non-Represented Employee Compensation Study Adjustments
 - To increase the funding for the budget, funds would be reallocated from:
 - \$46,805 from the Redevelopment Agency (RDA) Personnel Budget
 - If approved the new project budget would be \$2,526,900

Board Members, **Mary Beth Thompson**, and Ben Luedtke discussed:

- Formalizing the ground lease through the development scenario
- Expiration date of the \$2,100,000 Impact Fees (3 years)
- Changing the name of the project areas
 - Namely Station Center (200-400 South and 500-600 West) & Central Station (100 South – between I-15 and 600 West and 100-200 South)
- Board Members would like information on the Station Area Study – who was contacted, what the eight acres could be used for, and the impact of those uses
- Options for the Board to make decisions and start implementing the Station Area Plan should be included in the study

3. Informational: Accessory Dwelling Unit Financing Program ~ 2:30 p.m.
20 min.

The Board will receive a briefing about the Accessory Dwelling Unit Financing Program. The RDA is working to create a program to help primarily low to moderate-income homeowners finance accessory dwelling unit (ADU) construction. The initial focus of the program will be within the RDA's 9-Line Project Area.

Minutes:

Allison Rowland, **Lauren Parisi**, and **Austin Taylor** presented the proposal highlighting:

- The largest hurdle for constructing Accessory Dwelling Units (ADUs) was financing
- Growing SLC's goal to revise the ADU ordinance expanding its application and develop measures to promote use
- Expanding ADUs to the Westside as outlined in the Westside Master Plan
- 9-Line Project Area and possible areas ADUs could be constructed
- Challenges of allowing ADUs in the 9-Line area were:
 - Zoning Restrictions such as setbacks, ADU size, height limits, and conditional use permits

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 11, 2022

- Construction costs - \$100K-\$250K
 - Financing options
- Exploration Work conducted to determine the next steps for ADUs on the Westside
- Goals of the Program:
 - Increase the supply of naturally affordable rental housing
 - Incrementally increase density in low-density neighborhoods
 - Provide low - to moderate – income homeowners in formerly redlined areas a wealth building opportunity
 - Increase neighborhood stability and investment
- Program Preferences
 - Loans or grants
 - Landlord training and tenant screening
 - Attached and detached ADUs
 - Cost-cutting strategies
 - Compliance monitoring
 - Affordability (owners or tenants)
- Redevelopment Agency Commission
 - Rental affordability period
 - Utility connection subsidy
 - Connect with homeowners building ADUs near 9-Line, tailor program to their goals and needs
 - Owner occupancy requirement
- Bulk purchase of ADUs for cost savings
- Next steps
 - Request for Quote (RFQ) development
 - RFQ publication
 - Partner selection
 - Program development
 - Program launch
- 2022 ADU Market Rents and SLC Average Monthly Income (AMI) statistics
- Discussion items
 - Should the RDA target these loans to low-income homeowners, low-income renters, or both

Board Members, Lauren Parisi, Austin Taylor, and Allison Rowland discussed:

- Preferences for loans or grants
- Board would like to know if the loans would be low interest or market rate
- The process for awarding loans or grants
- Time frame for repayments of loans
- Deed restrictions and market rate – Board leaned more to market rate as deed restriction could be cumbersome
- ADUs were a great use throughout the City especially on the Westside
- Ways to lessen the utility costs for those working on ADUs
- Options for preapproved ADU designs that would lessen the overall cost and stream line the process
- Individuals of color tending to have multi-generational homes and this process would allow for that cultural aspect to remain
- Applying deed restrictions citywide
- Enforcement of deed restrictions and affordability

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 11, 2022

- Keeping in mind the existing zoning and City regulations for ADUs

4. Resolutions: Utah Performing Arts Center Interlocal Agreements	~ 2:50 p.m.
	20 min.

The Board will receive a briefing about, and will consider adopting, resolutions approving changes to two interlocal agreements between Salt Lake City, the Redevelopment Agency (RDA), and the Utah Performing Arts Center Agency (UPACA), for operation of the George S. and Dolores Dore Eccles Theater. The changes are related to insurance and intended to save taxpayers money.

Minutes:

Danny Walz and **Allison Parks** presented the amendments to two resolutions approving changes to the two separate interlocal agreements with no impact to the budget and reviewed the approval process/timeline for the proposal.

Board Members, Danny Walz and Allison Parks discussed:

- Benefits to the change would be to eliminate a third independent entity and coordinate work directly with the County
- The resolutions were a way to streamline processes, clarify roles, and would result in a cost savings
- Payment for the insurance and the resulting cost savings for the Utah Performing Arts Center Agency (UPACA)

Motion:

Moved by Director Wharton, seconded by Director Fowler to adopt the third amendment to Resolution 12 of 2022, to the Operating Agreement for the Utah Performing Arts Center and Resolution 13 of 2022, the Third Amendment to UPAC Operating Agreement.

AYE: Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, Alejandro Puy

ABSENT: Darin Mano, Victoria Petro-Eschler

Final Result: 5 – 0 Pass

5. Informational: Eccles Theater Annual Report Presentation	~ 3:10 p.m.
	20 min.

The Board will receive a presentation from the County's Department of Arts & Culture about the Eccles Theater Annual Report including structure, programs, financial updates and next steps. The management and operations of the Eccles Theater is provided through an Interlocal Agreement between the owners (Salt Lake City, Salt Lake City Redevelopment Agency and Salt Lake County) entitled the "Utah Performing Arts Center Operating Agreement".

Minutes:

Danny Walz, Matthew Castillo (Salt Lake County Arts and Culture Director), and **Angela Vanderwell** (Eccles Theater General Manager) presented the annual report, highlighting:

- Vision and Mission Statement
- Structure and operations overview
- Financial reports and program overview

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 11, 2022

- Eccles Building Operating Budget
- Eccles Site Operating Budget
- Arts for All program and Partners
- Pandemic operations
- What's next at the Eccles
 - Eccles outreach and engagement
 - Extraordinary opportunities and experiences for everyone
 - Programs and services that served the whole community

Board Members, Matthew Castillo, Angela Vanderwell, and Danny Walz discussed:

- Who received funding through the Shuttered Venue Grant
- The great options for people to experience the arts in Salt Lake
- The importance of the arts in the community

6. Resolution: Bicycle Collective Loan	~ 3:30 p.m. 20 min.
---	------------------------

The Board will receive a briefing about, and consider adopting, a resolution approving a \$500,000 increase for a loan up to \$2,250,000 and lock in a base interest rate. This would fund construction of the nonprofit's headquarters located at approximately 901 South Gale Street and along the 9-Line Trail. The project will contain about 15,000 square feet for a multi-use building with retail, programming, and operations space.

Minutes:

Tracy Tran and **Danny Walz** presented the request from the Bicycle Collective to consider an increase in the loan up to \$2,250,000, to lock in interest rate to fund construction of the nonprofit headquarters at approximately 901 S Gale Street.

Tracy Tran reviewed the project overview, details, timeline, public benefits, proposed terms, considerations and next steps for the proposal.

Board Members, Danny Walz and Tracy Tran discussed:

- The purpose of this type of loan
- The proposed loan was in addition to the property disposition for the Bicycle Collective and the loan would allow the business to move forward
- The public benefits of the businesses that received this type of loan

Motion:

Moved by Director Fowler, seconded by Director Puy to adopt Resolution 14 of 2022, approving the term sheet for a loan to the Bicycle Collective for a commercial development project located at approximately 901 South Gale Street.

AYE: Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, Alejandro Puy

ABSENT: Darin Mano, Victoria Petro-Eschler

Final Result: 5 – 0 Pass

7. Resolution: Granary Adaptive Reuse Loan Request for Fisher Brewing	~ 3:50 p.m.
--	-------------

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 11, 2022

20 min.

The Board will receive a briefing about, and will consider adopting, a resolution approving a loan to Fisher Brewing Company LLC for construction costs related to a brewery and taproom expansion project at approximately 316 West 800 South.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 11, 2022

Minutes:

Danny Walz and **Corrine Piazza** presented the request for a forgivable loan in the amount of \$136,962 to Fisher Brewing from the Granary District Adaptive Reuse Program.

Corrine Piazza reviewed the program background, proposed project, eligibility and terms for the loan.

Board Members and Corrine Piazza discussed:

- The time frame of the funding/program and the size of the projects to be funded
- Granary project funding lifespan was 3-years

Tim Dyer (Fisher Brewing Company) thanked the Board for discussing the application, reviewed the history of the building and asked the Board to maintain the program to help other businesses.

Motion:

Moved by Director Fowler, seconded by Director Puy to adopt Resolution 15 of 2022, approving the term sheet for a loan to the Fisher Brewing Company, LLC for a Granary District Adaptive Reuse Project located at approximately 316 West 800 South.

AYE: Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, Alejandro Puy

ABSENT: Darin Mano, Victoria Petro-Eschler

Final Result: 5 – 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 announcements

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;

- Project Updates and Community Outreach; and
- Scheduling Items.

Minutes:

Danny Walz reviewed:

- Schovaers Electronic Property – noted the RDA was applying for an Environmental Protection Agency (EPA) Brownfields Cleanup Grant, an Analysis of Brownfields Cleanup Alternatives had been developed and was available for review in the RDA

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 11, 2022

office, and that the public comment period for the plan was open

- City Creek Day lighting project – first phase of public outreach plan was moving forward to gather survey results
- Revamping the commercial assistant loan programs - reaching out to entities involved to make programs accessible and attractive to those who use/need them

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: Pre-Disposition Property Report - 702 West 200 South (Sun Bar)** ~ 4:10 p.m.
20 min.

The Board will receive a written briefing about plans for disposition of property at 702 West 200 South.

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 11, 2022

Minutes:

Written briefing only

- 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. Set Date – Resolution: RDA Budget Amendment No.2 for Fiscal Year 2022-23

The Board will set the date of Thursday, November 10, 2022 at 2 p.m. to accept public comment and consider adopting a resolution that would amend the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2022-23. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes a gap loan for the Spark! project at 1500 West North Temple, funding for a Station Center development plan contract, and market-based compensation adjustments among other items.

Motion:

Moved by Director Fowler, seconded by Director Puy to approve the consent agenda.

AYE: Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, Alejandro Puy

ABSENT: Darin Mano, Victoria Petro-Eschler

Final Result: 5 – 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:

Item not held

G. Adjournment

Meeting adjourned at 3:50 pm

Minutes Approved: December 13, 2022


Ana Valdemoros (Dec 14, 2022 09:41 MST)

Redevelopment Agency Chair

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

Tuesday, October 11, 2022



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, October 11, 2022.

October 11, 2022 RDA Minutes

Final Audit Report

2022-12-15

Created:	2022-12-14
By:	Michelle Barney (michelle.barney@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQwEm1P7nvSGZpIYusflg48O0ALKhgviS

"October 11, 2022 RDA Minutes" History

-  Document created by Michelle Barney (michelle.barney@slcgov.com)
2022-12-14 - 4:31:03 PM GMT
-  Document emailed to ana.valdemoros@slcgov.com for signature
2022-12-14 - 4:31:54 PM GMT
-  Email viewed by ana.valdemoros@slcgov.com
2022-12-14 - 4:36:54 PM GMT
-  Signer ana.valdemoros@slcgov.com entered name at signing as Ana Valdemoros
2022-12-14 - 4:41:09 PM GMT
-  Document e-signed by Ana Valdemoros (ana.valdemoros@slcgov.com)
Signature Date: 2022-12-14 - 4:41:11 PM GMT - Time Source: server
-  Document emailed to Cindy Trishman (cindy.trishman@slcgov.com) for signature
2022-12-14 - 4:41:12 PM GMT
-  Document e-signed by Cindy Trishman (cindy.trishman@slcgov.com)
Signature Date: 2022-12-15 - 4:59:08 PM GMT - Time Source: server
-  Agreement completed.
2022-12-15 - 4:59:08 PM GMT



Powered by
Adobe
Acrobat Sign