

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Thursday, November 10, 2022

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Thursday, November 10, 2022.

The following Board Members were present:

Amy Fowler, Ana Valdemoros, Daniel Dugan, Darin Mano, Alejandro Puy, Victoria Petro

The following Board Members were absent:

Chris Wharton

Present Agency Leadership:

Cara Lindsley – Deputy Director

Present City Staff:

Lisa Shaffer – Chief Administrative Officer, Allison Parks – Senior City Attorney, Cindy Lou Trishman – City Recorder, Ben Luedtke – Public Policy Analyst, Taylor Hill – Constituent Liaison/Policy Analyst, Isaac Canedo – Public Engagement Communication Specialist, Jennifer Bruno – Deputy Director City Council, Michelle Barney – Minutes & Records Clerk, Danny Walz – Attendee

Director Chair Valdemoros presided at and conducted the meeting.

The meeting was called to order at 2:04 pm

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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:

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

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:

1. Resolution: RDA Budget Amendment No.2 for Fiscal Year 2022-23

The Board will accept public comment 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:

Ben Luedtke presented the budget amendment including:

- \$4 million Gap Loan to Spark! Project proposed to come from re-scoping three existing budgets
- \$46,805 from RDA Administration Fund Balance for market-based salary adjustments to non-represented employees
- \$500,000 for RDA to take Station Center Vision Plan contract from University of Utah
- Returning \$1 million no longer needed to cover cost increases for RDA Marmalade Plaza Project

No public comments

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Motion:

Moved by Director Puy, seconded by Director Dugan to close the public hearing.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

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 May 18, 2021; June 1, 2021; June 15, 2021; May 3, 2022; May 17, 2022; June 7, 2022; June 14, 2022; August 9, 2022; and September 13, 2022.

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Motion:

Moved by Director Fowler, seconded by Director Dugan to approve the minutes from May 18, 2021; June 1, 2021; May 3, 2022; May 17, 2022; June 7, 2022; June 14, 2022; August 9, 2022 and September 13, 2022.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

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

The Board will receive a follow-up briefing about, 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.

Minutes:

Ben Luedtke stated the Board requested development scenarios including the potential for ground leasing of some or all of the properties owned by RDA including the Station Center Vision Plan final scope of work; consolidating the Station Center and Central Station areas under one name and potentially adding people/organizations to the list of stakeholders under the University of Utah contract.

Danny Walz thanked the Board and Staff for their support and work on the project.

Motion:

Moved by Director Puy, seconded by Director Fowler to adopt Resolution 18 of 2022, amending the final budget of the RDA for Fiscal Year 2022-2023.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

3. Resolution: Spark! Project Gap Loan ~ 2:30 p.m.
20 min.

The Board will receive a briefing about, and consider adopting a resolution that would approve the term sheet of a \$4,000,000 gap loan to Brinshore Development, L.L.C. For Construction of a mixed-used, affordable housing project at approximately 1500 West North Temple in the North Temple Project Area.

Minutes:

Ben Luedtke reviewed the history of the proposal, funding was included in the Budget amendment, one edit in the loan terms regarding the affordability restrictions (changing

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the word minimum to maximum).

Danny Walz stated there was a presentation provided and Staff was available for questions.

Jennifer Bruno stated the Board could take action on the proposed Resolution then take action on the proposed budget amendment.

Motion:

Moved by Director Fowler, seconded by Director Dugan to adopt Resolution 17 of 2022 Spark! Project Gap Loan.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

Motion:

Moved by Director Dugan, seconded by Director Fowler to adopt the amendments to the Resolution.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

4. Resolution: Quorum for Electronic Meetings ~ 2:50 p.m.
15 min.

The Board will receive a briefing about, and consider adopting a resolution that would govern how a quorum is calculated during an electronic meeting when a Board member or members are remote.

Motion:

Moved by Director Fowler, seconded by Director Dugan to adopt Resolution 19 of 2022 regarding electronic meetings.

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

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

Minutes:

Allison Parks reviewed the Resolution pertaining to the Open and Public Meetings act, state law changes require public bodies who hold electronic meetings to adopt a resolution/ordinance that established the conditions under which a remote member was included in calculating a quorum.

5. 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.

Minutes:

No announcements

6. 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 announced the ground breaking for the Bicycle Collective at 900 South, October 2022 was the deadline for Notice of Funding Availability (NOFA) applications, 11 applications are under consideration to be brought to the board in January for consideration.

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: 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 November 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.

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:

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NONE.

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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.

Minutes:

Closed Session Started at 2:32 pm

Held via Webex and in the Work Session Room (location)

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

(Board Member Wharton arrived at 2:35 pm)

City Staff in Attendance: Katherine Lewis, Allison Parks, Sara Montoya, Lisa Shaffer, Mary Beth Thompson, Jennifer Bruno, Ben Luedtke, Taylor Hill, Scott Corpany, RDA STAFF (sending sign up sheet), Cindy Lou Trishman, Corinne Piazza, Danny Walz, Cara Lindsley, Kate Werrett, Erin Cunningham, Amanda Greenland, Kathryn Hackman, Ashley Ogden, Tracy Tran, Austin Taylor and Beatrix Sieger

Closed Session ended at 2:45 pm

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Motion:

Moved by Director Fowler, seconded by Director Puy to enter into Closed Session for the purposes of: a. discussion of the character, professional competence, or physical or mental health of an individual; b. strategy sessions to discuss collective bargaining; c. strategy sessions to discuss pending or reasonably imminent litigation; d. strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would: (i) disclose the appraisal or prevent the public body from completing the transaction on the best possible terms; e. strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if: f. discussion regarding deployment of security personnel, devices, or systems; and g. 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. .

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

ABSENT: Chris Wharton

Final Result: 6 – 0

Motion:

Moved by Director Fowler, seconded by Director Dugan to exit Closed Session.

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

Final Result: 7 – 0 Pass

G. Adjournment

Meeting adjourned at 2:45 pm

Minutes Approved: January 10, 2023


Alejandro Puy (Jul 12, 2023 15:20 MDT)

Redevelopment Agency Chair



City Recorder



This document is not intended to serve as a full transcript as other items may have been

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discussed; please refer to the audio or video for entire content pursuant to Utah Code §52-4-203(2)(b).

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This document along with the digital recording constitutes the official minutes of the Salt Lake City Redevelopment Agency meeting held Thursday, November 10, 2022.

November 10, 2022 RDA Minutes

Final Audit Report

2023-07-13

Created:	2023-07-12
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