

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, August 13, 2024

PENDING MINUTES – NOT APPROVED

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, August 13, 2024.

The following Board Members were present:

Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Darin Mano, Eva Lopez Chavez

The following Board Members were absent:

Alejandro Puy

Present Agency Leadership:

Mayor Erin Mendenhall, Jill Love – Chief Administrative Officer, Danny Walz – Director, Cara Lindsley – Deputy Director

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Stephanie Elliott – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Allison Rowland – Senior Public Policy Analyst, Kate Werrett – RDA Project Manager, Tracy Tran – Senior Project Manager – Redevelopment Agency, Ashley Ogden – RDA Senior Project Manager, Makena Hawley – RDA Project Manager

Director Chair Mano presided at and conducted the meeting.

The meeting was called to order at 1:06 pm

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A. Comments:

1. General Comments to the Board ~ 1:00 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 the RDA Board offices: 451 South State Street, Suite 304, P.O. Box 145476, Salt Lake City, UT. 84114-5476.
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.)

There was no public comment.

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 ~ 1:05 p.m.
5 min.

The Board will approve the meeting minutes of May 7, 2024; May 21, 2024; June 4, 2024; June 11, 2024; and July 9, 2024.

Motion:

Moved by Director Dugan, seconded by Director Lopez Chavez to approve minutes.

AYE: Daniel Dugan, Sarah Young, Chris Wharton, Darin Mano, Eva Lopez Chavez

ABSENT: Victoria Petro, Alejandro Puy

Final Result: 5 – 0 Pass

2. Informational: Salt Lake Central Housing and Transit Reinvestment Zone ~ 1:10 p.m.
20 min.

The Board will receive a briefing about a proposed Housing and Transit Reinvestment Zone (HTRZ) application that is centered on the Salt Lake Central Station near 300 South 600 West. HTRZs are intended to facilitate the development of mixed-use, multi-family, and affordable housing development within one-half mile of light rail, bus rapid transit, or commuter rail stations.

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Director Petro joined the meeting during this item.

Allison Rowland introduced the item and gave a brief overview, correcting the attached staff report that the board had approved the item.

Danny Walz, Kate Werrett, and Ashley Ogden presented the following information:

- Housing and Transit Reinvestment Zone (HTRZ) Objectives and Requirements
- Eligible Uses
 - Income-targeted housing costs
 - Public infrastructure
 - Property acquisition costs
 - Enhanced development costs
 - Horizontal construction costs
 - Vertical construction costs
 - Structured parking within the HTRZ
 - HTRZ administration, including the State of Utah's gap analysis
- Salt Lake Central HTRZ application terms
 - Approximately 125 acres included in the area
 - Property tax increment would capture 80%
 - Administration fees 2% of HTRZ funds
 - Collection period of 25 years per parcel within a 45-year term
- Taxing Entities
 - Salt Lake City (SLC)
 - Salt Lake County
 - SLC School District
 - Salt Lake Public Library System
 - Salt Lake Metropolitan Water District
 - Salt Lake City Mosquito Abatement District
 - Central Utah Water Conservancy District
- RDA Project Focus
 - Public/private development partnerships
 - affordable housing
 - utility upgrades
 - transit-oriented design and density
 - streetscape and walkability improvements
 - structured and shared parking
 - public spaces
 - land acquisition and remediation
 - sustainable development
 - public art
 - Large-scale capital investments
 - Green Loop
 - TechLink TRAX extension
- Next Steps
 - Submitting HTRZ application
 - 3rd party application review

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- HTRZ Committee application consideration
- Salt Lake Central HTRZ interlocal agreement adoption
- HTRZ implementation

Directors discussed the following:

- Rail crossing funding
- Affordable housing integration into the HTRZ
- Outline of the proposal timeline and tax collection schedule

3. **Informational: 300 West 800 South West Montrose Tier 1 Pre-Disposition Property Report** ~ 1:30 p.m. 20 min

The Board will receive a briefing about plans for the disposition of the property at approximately 300 West 800 South in the West Temple Gateway project area. The combined property is over two acres in total comprising 11 individual parcels. An open and competitive RFP is anticipated for a residential mixed-use and mixed-income development.

Tracy Tran and **Makena Hawley** presented the following information:

- Update on the project timeline
- Project details
 - Located at 300 West and 800 South
 - Approximately 2 acres
 - Project area located in West Temple Gateway
 - Tier 1 Property type
 - Partially occupied with existing warehouse building
 - Form-Based urban neighborhood district (FBUN-2)
- Property Reuse Plan
 - Residential, mixed-use
 - Mixed-income
 - High-quality design of the building
 - Resident wealth-building components for low to moderate-income residents such as:
 - Homeownership
 - Supplemental income opportunities
 - Stipend for renters
 - Cooperative housing
- Method of Disposition
 - Competitive request for proposal (RFP)
 - Property offered for sale or lease (subject to a development restriction)
- Suggested Timeline
 - RFP Released Quarter 3 2024 (Q3)
 - RFP Proposal Due Q1 2025
 - Developer Selection Q2 2025
 - Closing and Project Groundbreaking Q2 2026

Directors requested the following:

- Reviewing the fleet block RFP to continue that plan and connect the programs

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- Connecting to the 9 Line and creating a walkable community
- A plan for the Monterose barricade to improve pedestrian connectivity to the rest of the community

4. Resolution: Marmalade Plaza Property Disposition to Salt Lake City Corporation ~ 1:50 p.m.
20 min.

The Board will receive a briefing and consider approving a resolution that would authorize a fully discounted land conveyance of Tier 2 property at approximately 524 North 300 West to Salt Lake City Corporation. The 0.56-acre parcel contains the nearly completed Marmalade Plaza. If approved, the RDA will transfer ownership of the Plaza to the City for continued management as a public open space.

Kate Werrett and Ashley Ogden presented the following information:

- Property Overview
 - Located at 524 North 300 West
 - Project Area in West Capitol Hill
 - Size of 0.52 acres
- Previous RDA Board action timeline
- Land Disposition
 - Request to convey property to Salt Lake City at no cost
 - Exclusive negotiation for public use
 - Property discounts were subject to approval by a majority vote of RDA Board

Director Lopez Chavez requested more information regarding the public-private partnership with the Home Owners Association and the plaza community space's future maintenance and funding plan.

Motion:

Moved by Director Wharton, seconded by Director Lopez Chavez to adopt Resolution 14 of 2024.

AYE: Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Darin Mano, Eva Lopez Chavez

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

5. Informational: RDA Commercial Assistance Opportunities ~ 2:10 p.m.
30 min.

The Board will receive a briefing about a proposal to amend a package of Commercial Assistance Programs. The RDA conducted a survey of small and local businesses and nonprofits to inform the package of programs. The Board will provide feedback on how to tailor the programs which include two existing programs (a commercial loan program and an adaptive reuse loan program) and two new programs (community and cultural grants and affordable storefront activation strategies). The Board has appropriated funding to implement these programs which is a mix of funding for specific project areas and more flexible funding available to any project area.

Ashley Ogden presented the following information:

- Internal Coordination Objectives

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- Commercial Assistance Survey
 - 436 respondents
 - 46% business owners/artists
 - 54% non-profit administration/ employees
- Program Objectives
 - Incentives for the contractions of right-side commercial spaces
 - Activate
- Commercial Assistance Programs
- Community and Cultural Grants
- Affordable Storefront Activation Strategies
 - Allowed RDA to gain control of commercial spaces through master leasing, property acquisition, or disposition
 - Affordable rates for local and independent businesses and nonprofits
 - Establish priority commercial nodes for the deployment of the strategy
 - City Master Plans
- Next Steps
 - Develop each program in a detailed manner
 - Return to the Board of Directors for feedback on draft policies and program guidelines
 - October projection for next discussion

Directors discussed:

- Adaptive reuse loan program and how the discounts would be determined and dispersed
- Navigation of the applications and simplifying the ratio to 1:1 instead of a sliding scale

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.

No report or announcements from the Executive Director.

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:

- Projects Update; and
- Scheduling Items.

Danny Walz updated the Board on the following:

- RDA released the notice of funding availability (NOFA) for the construction and mortgage loan program solicitation for additional dwelling units (ADU)
 - Application closed September 27, 2024
- Survey launched for the development of 1410 West Indiana Avenue property
 - Noticed posted on the property
 - Mailers were sent out to inform the residents
 - Survey posted on social media

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- Collecting input at the Popular Grove and Glendale Community Council Meetings
- Survey closed the first week of September, will be used to craft the request for proposal (RFP) to put the property out for development
- Ballpark redevelopment process started, and stakeholder meetings were held to determine a plan
- Closing of \$10 million funding for perpetual housing fund to convert business building into affordable housing units

Makena Hawley spoke about the selected team for the ballpark redevelopment meetings, stating that the group had already been chosen and narrowed down to key members.

8. **Report of the Chair and Vice Chair** TENTATIVE 5 min.

Report of the Chair and Vice Chair.
No report from the Chair or Vice Chair.

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: Disposition Update for Property at 167-169 South Regent Street** Written Briefing

The Board will receive a written briefing about plans for the disposition of the properties at 167 – 169 South Regent Street in the Central Business District and Block 70 Project Areas. The properties are anticipated to be assembled with adjacent properties for a condominium residential tower development.

Written briefing only. No discussion was held.

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:

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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.

Item not held.

G. Adjournment

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Meeting adjourned at 2:14 pm

Minutes Approved:

Redevelopment Agency Chair Alejandro Puy

City Recorder

Please refer to Meeting Materials (available at <https://data.sl.gov> by selecting City Council Meeting Information) for supportive content including electronic recordings and comments submitted prior to or during the meeting. Websites listed within the body of the Minutes may not remain active indefinitely.

This document along with the digital recording constitutes the official minutes of the Salt Lake City Redevelopment Agency meeting held Tuesday, August 13, 2024 and is not intended to serve as a full transcript. Please refer to the electronic recording for entire content pursuant to Utah Code §52-4-203.