

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, October 8, 2024

PENDING MINUTES – NOT APPROVED

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, October 8, 2024.

The following Board Members were present:

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

Present Agency Leadership:

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

Present City Staff:

Mark Kittrell – Deputy City Attorney, Stephanie Elliott – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Jennifer Bruno – Council Deputy Director, Allison Rowland – Council Staff, Ben Luedtke – Public Policy Analyst, Kate Werrett – RDA Project Manager, Tracy Tran – Project Manager, Ashley Ogden – RDA Senior Project Manager, Austin Taylor – Project Manager- Redevelopment Agency, Erin Cunningham – Financial Analyst IV, Wayne Mills – Senior Project Manager – Redevelopment Agency, Browne Sebright – Project Manager- Redevelopment Agency

Director Chair Puy presided at and conducted the meeting.

The meeting was called to order at 2:01 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 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.)

Zack Scriven supported the addition of the Rio Grande Plan into the Depot District, requested the Council review the Green Loop starting point and move it from 500 West to 200 East due to issues with the overlap of the Rio Grande right-of-way.

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 23, 2024.

The item was not held due to an agenda error involving the published date of the minutes awaiting approval.

2. Resolution: 900 South Housing and Transit Reinvestment Zone Interlocal Agreement between Salt Lake City Corporation and the Redevelopment Agency of Salt Lake City ~ 2:10 p.m.
20 min.

The Board will receive a briefing and consider adopting the proposed 900 South HTRZ Interlocal Agreement between Salt Lake City and the Redevelopment Agency of Salt Lake City. The State code requires the City and RDA to enter into an interlocal agreement to create the project area. The HTRZ Plan outlines the participating taxing entities, tax increment participation rates, the term of tax increment collection, and the planned utilization of tax increment funds in the project area.

Allison Rowland, Danny Walz, and Kate Werrett presented information regarding the HTRZ Interlocal Agreement. **Motion:**

Moved by Director Dugan, seconded by Director Lopez Chavez to adopt Resolution 15 of 2024, 900 South Housing and Transit Reinvestment Zone Redevelopment Agency of Salt Lake City.

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

Final Result: 7 – 0 Pass

3. **Resolution: Liberty Corner Daycare Loan** ~ 2:30 p.m. 20 min.

The Board will receive a briefing and consider adopting a resolution approving an additional \$1,600,000 loan with a five-year term to Liberty Corner Associates, LLC for the construction of an expanded commercial daycare facility in the planned Liberty Corner affordable multifamily development at the northeast corner of 1300 South 300 West in the State Street Project Area. The development previously was approved for a \$4.5 million loan through the FY 2023-24 RDA Housing Development Loan Program (HDLP) competitive Notice of Funding Availability (NOFA) for the Project. If approved, the \$1.6 million loan will fund the construction of 3,000 additional square feet of retail space and tenant improvements for a public commercial daycare totaling nearly 8,000 square feet. The expanded daycare would have the capacity to serve up to 160 children.

Danny Walz and **Austin Taylor** presented information regarding the Liberty Corner Daycar Loan.

Directors discussed:

- Limited potential of retail neighboring new daycare
- Clarification regarding City funding loans
- Prioritizing daycare for Salt Lake City residents and verifying its affordability
- Different ways to provide the facilitates using the current tools of the City

Motion:

Moved by Director Dugan, seconded by Director Mano to adopt Resolution 16 of 2024, Liberty Corner Daycare Loan of 1.6 Million Dollars.

AYE: Victoria Petro, Daniel Dugan, Sarah Young, Chris Wharton, Alejandro Puy, Darin Mano

ABSENT: Eva Lopez Chavez

Final Result: 6 – 0 Pass

4. **Resolution: RDA Budget Amendment No.1 for Fiscal Year 2024-25** ~ 2:50 p.m. 10 min.

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 2024-25. 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 allocating additional funding to the State Street commercial revolving loans program for an expanded public commercial daycare facility as part of the Liberty Corner affordable multifamily

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development which has a separate briefing.

Ben Luedtke, Danny Walz, and Erin Cunningham presented the following information:

- Update on the use of funding plan for upcoming projects
- \$500,000 funding available from the State Street Revolving Loan Fund plus an additional transfer of \$1.2 million from the holding fund
- The option to adopt the plan must wait until after a public hearing held on November 12, 2024

5. Resolution: North Temple Urban Renewal Project Area Boundary Amendment ~ 3:00 p.m.
20 min.

The Board will receive a briefing and consider adopting a resolution amending the boundaries of the North Temple Urban Renewal Project Area. Earlier this year, the State Legislature passed Utah Code Title 11 Chapter 70 creating the Utah Fairpark Area Investment and Restoration District. A portion of the district overlaps with the North Temple Urban Renewal Project Area and the legislation requires the City to remove the overlapping properties from the North Temple Project Area before 2025. The amended boundaries spread across four non-contiguous areas would be approximately half the size of the original project area acreage. The boundary amendment will also require separate approval by the City Council.

Ashley Ogden and **Wayne Mills** presented information on the North Temple Urban Renewal Project Area Boundary Adjustment.

Jennifer Bruno stated the Fairpark District would no longer receive tax increment revenue if the properties were removed from the project area and that it was essential to review future losses and current income revenue.

Directors discussed:

- Fairgrounds remained a State asset as well as a City interest
- Utility tax fees and where the tax revenue would be going
- Possible interlocal agreement to protect City and Redevelopment Agency
- Local population benefits from private developer
- Tax-exempt properties currently not generating tax income for the City

Director Puy stated that community involvement and feedback were essential for addressing projects and advocating for funding. **He requested additional research into HRTZ qualification and where the allocations for this area were going.**

Motion:

Moved by Director Petro, seconded by Director Lopez Chavez to adopt Resolution 17 of 2024, amending the North Temple RDA Project area as shown on the map.

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

Final Result: 7 – 0 Pass

6. Resolution: Sugar House Land Disposition to Extend the S-Line Streetcar ~ 3:20 p.m.

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20 min.

The Board will receive a briefing and consider adopting a resolution that would authorize a fully discounted land conveyance to Salt Lake City Corporation of nearly 14,000 square feet along Simpson Avenue between McClelland Street and Highland Drive. The 1.6-acre parcels contain the former Sugar House Deseret Industries, Fire Station properties, and a Public Services maintenance shed. The property transfer is necessary to accommodate the extension of the S-Line Streetcar from McClelland Street, along Simpson Avenue, to Highland Drive, where a new station would be built. In 2021, the State Legislature approved \$12 million for the rail extension and a new station.

Tracy Tran, Austin Taylor, and Ethan Ray (Utah Department of Transportation) presented information regarding the S-Line Extension.

Directors discussed:

- Connection to Parleys Trail
- Transportation consideration for pedestrian safety
- Community benefits

Motion:

Moved by Director Young, seconded by Director Petro to adopt Resolution 18 of 2024, authorizing the fully discounted conveyance of portions of the RDA property to Salt Lake City for the extension of the S-Line.

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

Final Result: 7 – 0 Pass

7. Informational: Wealth Building Notice of Funding Availability Update

~ 3:40 p.m.

20 min.

The Board will receive a briefing about the Wealth Building Notice of Funding Availability (NOFA) Opportunity. The RDA set aside \$2,800,000 for the development of a pilot program to support wealth building through affordable housing and allocated approximately \$417,382 from the Salt Lake City School District tax increment for initiatives that provide family and workforce housing with three or more bedrooms. The RDA plans to combine these funding sources to support resident wealth-building projects. The funding would be allocated through the NOFA.

Allison Rowland, Tracy Tran, and Browne Sebright presented information regarding the Notice of Funding Available (NOFA).

Director Young expressed concern about focusing on and funding one project instead of using the financing for multiple projects and requested diversification of the projects chosen.

Director Petro requested a review of the pilot program funding for one specific program to confirm the necessity of funding to complete that project.

8. 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.

There was no report.

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

- Accessory Dwelling Unit (ADU) and Notice of Funding Availability (NOFA) Update; and
- Scheduling Items.

Danny Walz stated that Notice of Funding Availability (NOFA) application closed for Accessory Dwelling Units (ADU) with three applications submitted.

10. Report of the Chair and Vice Chair TENTATIVE
5 min.

Report of the Chair and Vice Chair.

There was no report.

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:

1. Set Date – Resolution: RDA Budget Amendment No.1 for Fiscal Year 2024-25

The Board will set the date of Tuesday, November 12, 2024 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 2024-25. 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 allocating additional funding to the State Street commercial revolving loans program for an expanded public commercial daycare facility as part of the Liberty Corner affordable multifamily development which has a separate briefing.

Motion:

Moved by Director Wharton, seconded by Director Dugan to approve the consent agenda.

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

Final Result: 7 – 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.

Item not held.

G. Adjournment

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Meeting adjourned at 3:31 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, October 8, 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.