

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, September 10, 2024

PENDING MINUTES – NOT APPROVED

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, September 10, 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:

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, Thais Stewart – Deputy City Recorder, Michelle Barney – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Jennifer Bruno – Council Executive Director

Director Chair Puy presided at and conducted the meeting.

The meeting was called to order at 2:00 pm

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.)

Director Puy reviewed the rules of decorum.

Zack Scriven asked if the RDA was planning to support the Rio Grande area, opening the connections to the Westside and revitalizing the Rio Grande depot district.

Director Puy stated unfortunately this was not a time for questions and answers from the Board however, after the meeting Zack Scriven was welcome to speak with a Board Member to address any questions.

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- 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 11, 2024 and July 9, 2024.

Motion:

Moved by Director Dugan, seconded by Director Mano to approve the minutes from June 11, 2024, and July 9, 2024.

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

Final Result: 7 – 0 Pass

- 2. Straw Poll: Releasing State Street Strategic Intervention Funds for Property Acquisition** ~ 2:10 p.m.
10 min.

The Board will consider a straw poll to release State Street Strategic Intervention Funds for property acquisition.

Straw Poll

Support to release the State Street Strategic Intervention Funds for property acquisition was supported by all Directors present.

- 3. 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 from the Executive Director

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4. 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;
- Staff Updates; and
- Scheduling Items.

Danny Walz reviewed loans the RDA closed with 910 West, Citizen West phases 2 & 3, 515 Tower, and the Kathryn project, stated when the four projects were complete a total of 700 affordable housing units would come online; thanked the RDA staff members: Tracy Tran, Meghan Fenton, Kate Werrett, Lauren Parisi, Austin Taylor, Marcus Lee, Robyn Stine and Sarah Montoya (City Attorney's Office) for all their work in completing the loan processes, projects and announced new RDA Project Manager, Kristina Harold.

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

Report of the Chair and Vice Chair.

No report of the Chair and 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: Semiannual 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 January 1, 2024 and June 30, 2024
- Remaining amount available in the existing portfolio
- Outstanding principal for the Revolving Loan Fund
- Any delinquencies

Written Briefing only

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- 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.

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Motion:

Moved by Board Member Mano, seconded by Board Member Wharton to enter into Closed Session for the purposes of strategy sessions to discuss the purchase, exchange, or lease of real property and attorney-client matters.

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

Final Result: 7 – 0 Pass

Closed Session started at 2:12PM

Location: Work Session Room

City Staff in Attendance: Allison Parks, Lindsey Nikola, Megan Yuill, Katherine Lewis, Jennifer Bruno, Mary Beth Thompson, Lehua Weaver, Cindy Gust Jensen, Matthew Brown, Thais Stewart, Allison Rowland, Danny Walz, Austin Taylor, Kathryn Hackman, Lauren Parisi, Jim Sirrine, Marcus Lee, Wane Mills, Ashley Ogden, Meghan Fenton, Cara Lindsley, Ben Luedtke, Jill Love, Erin Mendenhall

All Council Members present

Close Session ended at 3:30 PM

Motion:

Moved by Board Member Mano, seconded by Board Member Lopez Chavez to exit closed session.

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

Final Result: 7 – 0 Pass

G. Adjournment

Motion:

Moved by Board Member Petro, seconded by Board Member Wharton to adjourn the meeting.

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

Final Result: 7 – 0 Pass

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Meeting adjourned at 3:40 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, September 10, 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.