

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

PENDING MINUTES – NOT APPROVED

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, February 13, 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, Danny Walz – Director, Cara Lindsley – Deputy Director

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Thais Stewart – Deputy City Recorder, DeeDee Robinson – Minutes & Records Clerk, Taylor Hill – Constituent Liaison/Policy Analyst, Scott Corpany – Staff Assistant, Jennifer Bruno – Council Deputy Director, Rachel Otto – Chief of Staff, Allison Rowland – Council Staff, Lindsey Nikola – Deputy Chief of Staff, Tracy Tran – Project Manager, Megan Yuill – Deputy Chief Administrative Officer

Director Chair Alejandro Puy presided at and conducted the meeting.

The meeting was called to order at 2:04 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 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.)

Brandon Jeanpiere yielded his time and did not have any comments.

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 November 14, 2023; December 12, 2023; and January 9, 2024.

Motion:

Moved by Director Dugan, seconded by Director Lopez Chavez to approve the meeting minutes of November 14, 2023; December 12, 2023; and January 9, 2024.

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

Final Result: 7 – 0 Pass

2. Resolution: Housing Development Loan Program (HDLP) Funding Allocation for High Opportunity Areas ~ 2:10 p.m.
30 min.

The Board will receive a briefing about and consider adopting a resolution that would approve up to \$2.7 million for affordable housing projects located in “high opportunity areas.” These funds are available through a special allocation within the RDA’s HDLP. Two applicants responded to the Notice of Funding Availability (NOFA), requesting a

total of \$5.35 million in low interest loans.

Allison Rowland provided an introduction to the resolution and details regarding a past project funded by High Opportunity Area funds, as well as the two new applicants seeking to utilize the funds.

Tracy Tran and Danny Walz provided information regarding:
**Housing Development Loan Program – High Opportunity Area (HOA) Funds
Affordable Housing Applications**

- Background and overview of the HOA funds and the current applications
- Map of High Opportunity Areas within City boundaries
- All projects needing to meet the Housing Development Loan Program (HDLP) guidelines, including:
 - general requirements
 - threshold requirements
 - project priorities
 - standard loan terms and conditions
- Newly incorporated into the HDLP
 - Annual Housing Priority threshold requirement – applicant must meet one of the following:
 - 10% of the units must be affordable to those earning 40% Area Median Income (AMI) and below
 - 10% of the units must have three bedrooms or more and shall be affordable to those earning 60% AMI and below
 - RDA Sustainable Development Policy – all projects must meet the following:
 - Designed to earn Energy Star score of 90+
 - 100% electric building operation (no onsite fossil fuel combustion)
 - Participation in SLC’s Energy Benchmarking Program
- Project priorities for the HDLP – used to evaluate projects and provide interest rate reductions, examples included:
 - Family housing
 - Target populations
 - Home ownership
 - Missing middle and unique housing types
- Criteria the applications would be evaluated on based on the HDLP guidelines
- Map detailing the locations of the two current applications
- Summary of the two applications received, including location of projects, funding requests, terms, units, and weighed points for priorities met
- RDA Finance Committee recommendation to fully fund \$2.65M for 515 Tower Conversion Phase I
- Remaining funding if Perpetual Housing Fund (PHF) application was approved (\$50,000)

Director Mano inquired if there was a way to project how either project might perform in the competitive Notice of Funding Availability (NOFA) next month (would one of them likely be more successful next month than the other). Director Mano added that he

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wanted to see both projects be successful but wanted to wait until next month so there was ample time to review more information and weigh the two projects.

Applicants **Rusty Snow** (Lincoln Avenue Communities) and **Ashley Atkinson** (PHF) both indicated that waiting until next month would not be an issue for their proposed projects.

Danny Walz noted that the Board had stated as one of its priorities for the High Opportunity fund programs was timeliness of projects and this was a large factor when considering fully funding the 515 Tower Conversion project as it would be ready to begin in a matter of months.

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.

Item not held.

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:

- Gallivan Updates;
- Project Updates; and
- Scheduling Items.

Item not held.

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

Report of the Chair and Vice Chair.

Item not held.

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:

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:

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- (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.

Motion:

Moved by Director Dugan, seconded by Director Mano to enter into Closed Session for the purposes of strategy sessions to discuss the purchase, exchange, disposition, or acquisition of real property, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

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 2:45 pm

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

Board Members in Attendance: Board Members Puy, Mano, Dugan, Petro, Young, Wharton, and Lopez Chavez

City Staff in Attendance: Mayor Mendenhall, Danny Walz, Katherine Lewis, Sara Montoya, Rachel Otto, Lindsey Nikola, Megan Yuill, Andrew Wittenberg, Cara Lindsley, Lauren Parisi, Austin Taylor, Tracy Tran, Lucas Goodrich, Erin Cunningham, Kathryn Hackman, Ashley Ogden, Corinne Piazza, Makena Hawley, Eric Holmes, Marcus Lee, Amanda Greenland, Cindy Gust-Jenson, Jennifer Bruno, Ben Luedtke, Nick Tarbet, Allison Rowland, Whitney Gonzalez Fernandez, Matthew Brown, and Cindy Lou Trishman.

Closed Session ended at 3:50 pm

Motion:

Moved by Director Dugan, seconded by Director Lopez Chavez to exit Closed Session.

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

ABSENT: Alejandro Puy

Final Result: 6 – 0 Pass

G. Adjournment

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Meeting adjourned at 3:50 pm.

Minutes Approved:

Redevelopment Agency Chair – Alejandro Puy

City Recorder – Cindy Trishman

Please refer to Meeting Materials (available at <https://data.sl.c.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, February 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.