

REDEVELOPMENT AGENCY STAFF MEMO

DATE: April 14, 2015

ITEM #: 9.A.

PREPARED BY: Kort Utley

RE: Biannual discussion of Redevelopment Advisory Committee (RAC) assignments for Fiscal Year 2015/2016

REQUIRED ACTION: Identify any changes to the existing list of RAC assignments contained below and approve the list.

POLICY ITEM: This is a procedural item affecting numerous RDA policies.

BUDGET IMPACTS: The Redevelopment Advisory Committee members volunteer their time; therefore, no funding is required for their review of projects.

RAC RECOMMENDATIONS: Staff reviewed the assignments listed below with RAC, April 1, 2015. RAC did not suggest any changes.

EXECUTIVE SUMMARY: As part of the annual budget approval process, the RDA Board indicates which projects and programs it would like the Redevelopment Advisory Committee to review prior to Board consideration. The Board and Chief Administrative Officer are free to add or delete projects throughout the year should projects or issues be identified that they would like RAC to consider. While the Board has previously reviewed and updated the assignments biannually, staff recommends changing to an annual review timed to occur during the Board's strategic planning process. Staff has made a few changes to the list since it was last review by the Board. These changes are indicated below (deleted items are shown in ~~striketrough~~; new items are underlined).

ANALYSIS & ISSUES: In 2009, the Board of Directors discussed and approved the following general policy direction: *The Board would like to seek the input and recommendation of RAC with regard to loans, planning issues, urban design issues, structure of projects, and requests for proposals (RFPs).* In addition to this general policy direction, the Board has approved the following list of RAC assignments for the current fiscal year.

GENERAL TASK LIST:

- Review and recommend the Annual Implementation Budget and any amendments.
- Review and recommend changes to Agency loan and tax increment reimbursement programs.
- Convene a sub-committee of up to four RAC members to serve as a Loan Committee to review and approve loans subject to the approved loan criteria which are funded from all Agency loan programs on an as-needed basis by RDA staff.
- Review and recommend the use of the SRO Housing Site Acquisition Funds.
- Review and recommend the design of any housing in which the Agency will sell the property to the developer.
- Recommend to the RDA Board the make-up of programs or projects to be funded from the Affordable Housing Initiatives.
- Review of resale and reuse plans for RDA properties in all RDA project areas.
- Consideration of creating RDA tools in other parts of the City (such as the 900 South 900 West and 2100 South business nodes).

SPECIFIC TASK LIST:

Review master planning and rezoning changes proposed by the Planning Division in all RDA project areas. Review and recommend the following projects with regard to planning, urban design issues, and the structure of projects:

- Updates on the Utah Performing Arts Center and Utah Theater (CBD)
- ~~Hub Development Implementation Strategy (Depot District)~~
- Downtown Year-Round Public Market (Depot District)
- 300 West Medians (West Capitol Hill)
- Review Placement and Design of Parks and Public Spaces (Depot District)
- Downtown Streetcar Alternatives Analysis (CBD, Depot District, Granary District)
- West Temple Gateway Amenities and Roadway Infrastructure Improvements
- Utah Paperbox Property/Mid Block Walkway Design (CBD)
- ~~Laxon Court Right of Way Design (North Temple)~~
- Station Center Infrastructure Design Review (Depot District)

The Board and Chief Administrative Officer are free to add or delete projects throughout the year should projects or issues be identified that they would like RAC to consider. The Board and RAC have previously reviewed and updated RAC's assignments biannually. However, there are seldom changes to the list that necessitate a biannual review. Therefore, staff recommends reviewing the RAC assignments annually during the Board's strategic planning process for RDA project areas.

Projects that are NOT included in the assignments include the following:

- Utah Performing Arts Center. Staff will, however, provide periodic updates of project milestones.

PREVIOUS BOARD ACTION:

- The Board last reviewed RAC assignments September 16, 2014.
- Since its inception in 1990, RAC has been assigned to provide recommendations on the RDA's Annual Budget as well as a variety of projects including housing acquisitions and dispositions, and public infrastructure projects. Most of the project allocations in the 2015/2016 budget fall into one of the categories already assigned for RAC consideration.