

MINUTES FROM THE MEETING OF THE
REDEVELOPMENT ADVISORY COMMITTEE

Wednesday October 4th, 2017

451 South State Street, **Room 326**

City & County Building

Salt Lake City, Utah

4:00 p.m.

1. Roll Call.

Claudia O'Grady, Chairperson
Dale Christiansen, Vice Chairperson
Darin Mano, Member
Adrienne Bell, Member

Absent:

Lance Dunkley, Member
Bernardo Flores-Sahagun, Member
Mark Isaac, Member

Also Present:

Danny Walz, Chief Operating Officer
Louise Garcia, Administrative Secretary
Tammy Hunsaker, Project Manager
Susan Lundmark, Project Coordinator
Jill Wilkerson-Smith, Project Manager
Katherine Lewis, RDA Attorney

2. Briefing by the Staff

A. RDA Updates.

Ms. Hunsaker provided an overview of a preliminary draft of the RDA's Housing Funding Strategy and the objectives for the \$21 million appropriated by the Board of Directors for Affordable Housing. The uses are divided into two tactics, which are the affordable rent incentive program and specific development projects.

Chairperson O'Grady suggested that RDA staff add a compliance and management aspect to the program. Ms. Hunsaker agreed and stated that RDA staff is currently working with Housing and Neighborhood Development Division as the strategy is refined and deployed.

B. Loan Updates.

None.

3. Approval of the minutes of the July 10, 2017 meeting.

Vice Chairperson Christiansen made a motion to approve the minutes from the July 10, 2017 RAC meeting. Ms. Bell seconded that motion. Upon roll call, the motion passed unanimously.

4. Business.

Chairperson O'Grady introduced Darin Mano to the Committee. Darin Mano stated that he is an Architect with RAW Design Studio and a teacher at the University of Utah in the College of Architecture and Planning.

A. Project Area Creation

1. Schedule

Ms. Hunsaker stated that the schedule for Project Area Creation has been updated and Staff will bring the plan components to RAC before they go to the RDA Board of Directors.

2. Public Benefit Analysis – 9 Line

Ms. Hunsaker stated that the Public Benefit Analysis that was presented at the March 2017 Redevelopment Advisory Committee meeting has been updated to utilize 2016 property data, rather than 2015. She added that this information is a preliminary analysis and requires further assessment. Once the analysis is completed, it will be incorporated into the 9 Line Community Reinvestment Project Area Plan.

3. Public Benefit Analysis – State Street

Ms. Wilkerson-Smith and Ms. Lundmark provided an update on the draft State Street Public Benefit Analysis. Ms. Wilkerson-Smith advised that the analysis is also in a preliminary form and is still being evaluated. Once completed, the analysis will be incorporated into the State Street Community Reinvestment Project Area Plan.

Mr. Mano asked staff if they could clarify the assumptions used to calculate the total square footages for each development type. Ms. Hunsaker responded that the consultant considers numerous factors to determine what the total development yield will be for all underutilized and vacant property. Ms. Lundmark said staff will clarify what the square footage represents and include in future documentation.

B. Open Meetings Training

Ms. Lewis explained that each year there is a statutory requirement to provide Open Meetings and Training to all members of public bodies who are subject to the Open Meetings Act. The main point of the act is to recognize that, as a public body, the business of the committee should be in view of the public, open, and transparent.

Ms. Lewis provided training on the Open Meetings Act and asked if there were any questions.

All RAC members present had no questions concerning the training.

5. Adjournment.

There being no further business the meeting was adjourned.