

MINUTES
FROM THE MEETING OF THE
REDEVELOPMENT ADVISORY COMMITTEE
Wednesday December 5, 2018
451 South State Street, **Room 326**
City & County Building
Salt Lake City, Utah
4:00 p.m.

1. Roll Call

Present:

Claudia O’Grady, Chairperson
Dale Christiansen, Vice Chairperson
Darin Mano, Member
Mark Isaac, Member
Brian Doughty, Member
Lance Dunkley, Member
Bernardo Flores-Sahagun, Member

Absent:

None

Also Present:

Jill Wilkerson-Smith, Deputy Chief Operating Officer
Kalli Ruiz, Accountant I
Robyn Smith, Office Facilitator
Rachel Molinari, Office Facilitator
Tammy Hunsaker, Project Manager
JP Goates, Project Manager
Corinne Piazza, Project Coordinator

2. Briefing by the Staff

RDA Updates

- Deputy COO Wilkerson-Smith briefed RAC members on the how future RAC agendas would be structured and how staff will update the RAC on the status of RDA projects.
- RAC members were informed that Bernardo’s Flores-Sahagun term was ending on RAC and as of February 2019 he would no longer be serving on RAC. Chair O’Grady thanked Mr. Flores-Sahagun for his service on the Redevelopment Agency Committee.

A. Approval of the minutes of the August 8, 2018 and November 7, 2018 meetings

Mr. Mano made a motion to approve the minutes from the August 1, 2018 meeting. Mr. Dunkley seconded the motion. Upon roll call, the motion passed unanimously.

Vice Chair Christiansen made a motion to approve the minutes from the November 7, 2018 meeting. Mr. Dunkley seconded the motion. Upon roll call, the motion passed unanimously.

B. Business

A. RDA Loan Policy Discussion - Jill Wilkerson-Smith, Deputy Chief Operating Officer.

Deputy COO Wilkerson-Smith and Ms. Hunsaker provided an overview of the current RDA Loan Policy and highlighting future potential policy changes. They noted that these items and issues were discussed at a loan policy roundtable.

Potential policy changes are below:

- Offer acquisition and soft cost loans for all types of projects, not just affordable housing projects, to allow the RDA more influence on the design early on. Additionally, acquisition loans provide the opportunity to turn the loans around quickly and have a steady availability of funds.
- Offer longer loan terms for the construction of market-rate housing, mixed use, and commercial projects.
- Increase the RDA Finance Committee approval authority up to \$1 million.

Deputy COO Wilkerson-Smith highlighted the following potential policy adjustments and best practices that were also discussed at the roundtable:

- The permitting process and finding ways to reduce the lead time on building permits. RDA staff is coordinating with the Business Development division to create a process to help expedite RDA projects.
- RDA Project Area Plan Coordination using its project area plans as a guide to measure alignment of loan-worthy projects with RDA goals and objectives.
- Local Lending Resources and coordinating loan information with all local lenders to provide a comprehensive brochure that identifies lending options without duplicating types of loan products on behalf of the RDA.
- Periodic loan application process, quarterly or bi-annually to control limited RDA loan funds and staff workflow.

Chairperson O'Grady stated that she felt priority should be given to affordable housing acquisition before market rate.

Vice Chair Christiansen commented that loans should be given to those who further the City's goals but not to the detriment of the RDA's goals for specific project areas. He stated that he felt that acquisition loan could help jumpstart the revitalization in the area.

Mr. Dunkley asked for the loan fund balances in relation to requests. Ms. Hunsaker said the available funds for all RDA loan funds totals \$9.5 million with \$20 million in loan requests. However, none of the requests are for site acquisition.

Mr. Mano asked what the catalysis for these changes was. Deputy COO Wilkerson-Smith said that there are some projects that encounter difficulties that could extend the stabilization of the project beyond 5 years. Ms. Hunsaker added the RDA's role is to take on more risk than a traditional bank to fill the gap between bank and developer.

Chair O'Grady said the RDA should lend to projects that have a good chance of succeeding. She said she felt reluctant to increase the loan terms in the beginning. Other RAC members present agreed. Vice Chair Christiansen suggested the RDA decide on a case by case basis on loans that may require a loan term longer than the original 5-year term.

Although majority of RAC members felt that a quarterly application timeframe was acceptable Vice Chair Christiansen disagreed and stated that tax credits are important however, there is still not enough moderate and low-income housing. He stated that he felt to get more projects, do not put restrictions on the application process.

Mr. Mano asked about the loan application process and if there is a part in the process where it is determined if the project not only will make money but is good for the neighborhood. Ms. Hunsaker shared that staff will return to RAC in January to share the forthcoming Strategic Framework and it will answer this concern.

Mr. Isaac recommended staff be more involved in vetting the applications that are sent to the Finance Committee, in order to eliminate a tremendous burden on the Finance Committee.

3. Adjournment.

There being no further business the meeting was adjourned.

Claudia O'Grady, Chairperson

This document along with the digital recording constitute the official minutes of the Redevelopment Advisory Committee held December 5, 2018.