



Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY

AGENDA

September 8, 2020

Tuesday 2:00 PM

**This meeting will be an electronic meeting pursuant to the Salt Lake City
Emergency Proclamation.**

SLCRDA.com

This is a discussion among RDA Board Directors and select presenters. The public is welcome to listen, unless otherwise specified as a public comment period. Items scheduled may be moved and / or discussed during a different portion of the Meeting based on circumstance or availability of speakers. Item start times and durations are approximate and are subject to change at the Chair's discretion.

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This meeting will be an electronic meeting pursuant to the Chair’s determination that conducting the Redevelopment Agency meeting at a physical location presents a substantial risk to the health and safety of those who may be present at the anchor location.

*The Chair of the Board of Directors of the Redevelopment Agency has determined that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may attend in person. Moreover, the City & County Building, which is the anchor location for the Redevelopment Agency meetings, is presently closed for regular occupation due to damages sustained during the March 2020 earthquakes. For these reasons, the Redevelopment Agency Meeting will **not** have a physical location at the City and County Building and all attendees will connect remotely.*

Members of the public are encouraged to participate in meetings. We want to make sure everyone interested in the RDA meetings can still access the meetings how they feel most comfortable. If you are interested in watching the RDA meetings, they are available on the following platforms:

- Facebook Live: www.facebook.com/slcCouncil/
- YouTube: www.youtube.com/slclivemeetings
- Web Agenda: www.slc.gov/council/agendas/
- SLCTv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are interested in participating during the Public Hearings or general comment period, you may do so by telephone or through the Webex platform. To learn how to connect through these options, please [visit our website](#) above as Web agenda or call us at 801-535-7654 to learn how you can share your comments live during the meetings.

As always, if you would like to provide feedback or comment, please call us or send us an email:

- 24-Hour comment line: 801-535-7654
- council.comments@slcgov.com

More info and resources can be found at: www.slc.gov/council/contact-us/

Upcoming meetings and meeting information can be found here: www.slc.gov/council/agendas/

We welcome and encourage your comments! We have Council staff monitoring inboxes and voicemail, as always, to receive and share your comments with Board Members. All agenda-related and general comments received in the Council office are shared with the Board Members and added to the public meeting record. View comments by visiting the [Council Virtual Meeting Comments](#) page.

The standard order of the Board Meeting Agenda will be adjusted to accommodate the electronic meeting. General Comment and Public Hearings will be heard as one item. Speakers may speak for up to two minutes per public hearing item or for a two-minute public comment. We ask speakers to conclude their comment prior to beginning to speak to the next.

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 offices, 451 South State Street, Suite 118, P.O. Box 145455, Salt Lake City, UT. 84114-5455.
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.)

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 Tuesday, June 2, 2020.

Items #2 & #3 will be heard as one item

- 2. Diversion of Property Tax for a Community Reinvestment Project** ~ 2:10
Area: 9-Line Interlocal with Salt Lake City p.m.
20
min.

The Board will be briefed about a resolution that would approve an interlocal agreement with Salt Lake City for the diversion of property tax for the 9-Line Community Reinvestment Project Area (CRA). The agreement identifies terms of participation in the CRA including percentage of tax increment to be contributed, length of the participation, amount of funds for specific activities (such as being set aside for affordable housing), and the base year used to calculate the increment.

3. Diversion of Property Tax for a Community Reinvestment Project Area: 9-Line Interlocal with the School District

The Board will be briefed about a resolution that would approve an interlocal agreement with the Salt Lake City School District for the diversion of property tax for the 9-Line Community Reinvestment Project Area. The agreement identifies terms of participation in the CRA including percentage of tax increment to be contributed, length of the participation, amount of funds for specific activities (such as being set aside for affordable housing), and the base year used to calculate the increment.

Items #4 & #5 will be heard as one item

4. Diversion of Property Tax for a Community Reinvestment Project Area: State Street Interlocal with Salt Lake City ~ 2:30 p.m. 20 min.

The Board will be briefed about a resolution that would approve an interlocal agreement with Salt Lake City for the diversion of property tax for the State Street Community Reinvestment Project Area. The agreement identifies terms of participation in the CRA including percentage of tax increment to be contributed, length of the participation, amount of funds for specific activities (such as being set aside for affordable housing), and the base year used to calculate the increment.

5. Diversion of Property Tax for a Community Reinvestment Project Area: State Street Interlocal with the School District

The Board will be briefed about a resolution that would approve an interlocal agreement with the Salt Lake City School District for the diversion of property tax for the State Street Community Reinvestment Project Area. The agreement identifies terms of participation in the CRA including percentage of tax increment to be contributed, length of the participation, amount of funds for specific activities (such as being set aside for affordable housing), and the base year used to calculate the increment.

6. Informational: Updates to the RDA Percent for Art Policy ~ 2:50 p.m. 20 min.

The Board will be briefed about a proposed update to the RDA Art Policy. The RDA's original policy, adopted in 1990, authorized 1% of certain Agency construction project budgets for public art. The RDA is proposing the Agency's art policy change to 1.5% and to include additional ongoing annual funding, RDA tools, and incentives to promote art.

7. **Resolution: Approving Notice of Funding Availability for Affordable Housing Funding Allocations** ~ 3:10 p.m. 20 min.

The Board will be briefed about, and will consider adopting, a resolution for affordable housing funding allocations. This funding was previously set aside by the RDA and aims to incentivize development and preservation of affordable housing within City boundaries. The latest application process resulted in two requests for funding. If approved, approximately \$2.4 million in loans would be available for the proposed affordable housing developments.

8. **Informational: Proposed Funding for Shoring and Stabilization of the Salt Lake Mattress Company Building** ~ 3:30 p.m. 20 min.

The Board will be briefed about, and will consider approving, the use of Station Center Acquisition and Development funds to shore and stabilize the Salt Lake Mattress Company building located at 535 West 300 South (sometimes referred to as the Serta Mattress Building). The building sustained serious damage during the earthquake on March 18, 2020. RDA staff are requesting the funds to stabilize the building with shoring and bracing until a developer is selected for the Station Center project. The project aims to ensure preservation of one of the few remaining historic structures in what is now Salt Lake City's Warehouse District.

9. **Informational: Real Property Disposition Policy** ~ 3:50 p.m. 20 min.

The Board will be briefed about potential revisions to the Real Property Disposition Policy. The proposed changes would:

- authorize long-term ground leases as a form of land disposition, and
- clarify the circumstances in which the RDA can exclusively negotiate the disposition of a property.

10. **Motion: Meeting Remotely Without an Anchor Location** ~ 4:10 p.m. 5 min.

The Board will consider a motion to ratify the determination that the Board will continue to meet remotely and without an anchor location under HB5002.

11. **Straw Poll – Release of Station Center Acquisition and Development Funds** ~ 4:15 p.m. 5 min.

The Board will consider a straw poll to release previously appropriated Station Center Acquisition and Development Funds for property acquisition.

12. 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.

13. 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:

- Personnel;
- Public Art “Call for Artists;”
- Affordable Housing Project Completion; and
- scheduling items.

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

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:

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. 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.

G. Adjournment

CERTIFICATE OF POSTING

On or before 5:00 p.m. on _____, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

CINDY LOU TRISHMAN
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.