



Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY

AGENDA

January 12, 2021

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:

I, Amy Fowler, the chair of the Board of the Redevelopment Agency, hereby determined that conducting the Board of the Redevelopment Agency meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, the Salt Lake County Health Department, Salt Lake County Mayor, and the Mayor of Salt Lake City have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2. Due to the state of emergency caused by the global pandemic, I find 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 be present at the location.

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 through the Webex platform. To learn how to connect through Webex, or if you need call-in phone options, please [visit our website](#) or call us at 801-535-7607 to learn more.

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.

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, May 5, 2020.

2. Election of Chair and Vice Chair ~ 2:10 p.m.
15 min.

The Board will take a straw poll to nominate the Board Chair (a two-year term) and Vice Chair (a one-year term). The process includes expressions of interest from Board Members, nominations for each position, and then voting each for the Chair and Vice Chair positions.

3. Resolution: Loan to Wasatch Community Gardens for an Affordable Housing Development at approximately 633 East 800 South ~ 2:25 p.m.
20 min.

The Board will be briefed about, and will consider adopting, a resolution that would approve a loan up to \$250,000 to Wasatch Community Gardens for an affordable housing development at approximately 633 East 800 South. The proposed project consists of eight studio units and would be subject to a 50-year restriction keeping them affordable to those making up to 70% of area median income (AMI).

- 4. Diversion of Property Tax for a Community Reinvestment Project Area: 9 Line Interlocal with Salt Lake County** ~ 2:45 p.m. 20 min.

The Board will be briefed about, and will consider adopting a resolution, that would approve the 9 Line Interlocal Agreement between Salt Lake County and the RDA. The interlocal agreement would approve use of a portion of tax increment to support the implementation of the 9 Line Community Reinvestment Area Plan.

- 5. Resolution: Disposition of Real Property for Block 70 Project Area Development** ~ 3:05 p.m. 20 min.

The Board will be briefed about, and will consider adopting, a resolution that would approve the sales price of RDA-owned property at 156 South Regent Street in the Block 70 Project Area. The 3,111 square-foot parcel is located underneath the Walker Center garage overhang.

- 6. Informational: Housing Development Loan Program Policy Follow-up** ~ 3:25 p.m. 20 min.

The Board will be briefed about the proposed Housing Development Loan Program Policy. The draft Housing Development Loan Program Policy creates a program that would centralize the application, underwriting, and approval process to streamline access for developers.

- 7. Resolution: Housing Allocation Policies** ~ 3:45 p.m. 5 min.

The Board will confirm approval of the draft RDA Housing Allocation Funds Policy, which was given preliminary approval in December 2020. The draft Housing Allocation Funds Policy establishes guidelines for allocating funding and directing resources to develop and preserve housing in the City.

- 8. RDA Audit Review and Approval for Fiscal Year 2019-20** ~ 3:50 p.m. 10 min.

The Board will review and confirm approval of the Fiscal Year 2019-20 RDA Audit, which shows the Agency's financial conditions as of June 30, 2020. As required under 17C-1-605, the RDA timely filed a copy of the audit report with the county auditor, the State Tax Commission, and State Board of Education, and each taxing entity from which the agency receives tax increment.

9. Resolution: Adopting an Updated RDA Art Policy ~ 4:00 p.m.
5 min.

The Board will confirm the adoption of a resolution for an updated 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.

10. Motion: Meeting Remotely Without an Anchor Location ~ 4:05 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. 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.

12. 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;

- Property Updates;
- CARES ACT Funding; and
- Scheduling Items.

13. 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. 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:
 - (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.