

MINUTES FROM THE MEETING OF THE  
REDEVELOPMENT ADVISORY COMMITTEE

Wednesday January 3, 2018

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  
Bernardo Flores-Sahagun, Member  
Mark Isaac, Member

Absent:

Adrienne Bell, Member  
Lance Dunkley, Member

Also Present:

Danny Walz, Chief Operating Officer  
Louise Garcia, Administrative Secretary  
Catherine Lopez, Office Facilitator  
Tammy Hunsaker, Project Manager  
Susan Lundmark, Project Coordinator

2. Briefing by the Staff

A. RDA Updates.

NWQ Economic Development Strategy

Ms. Hunsaker stated that in November 2016 the RDA engaged on-call consultant Jones Lang LaSalle ("JLL") to do some economic analysis of the Northwest Quadrant since the Board of Directors established a survey area for potentially creating a community reinvestment area. She stated that the RDA wanted to know more about the potential for development and what that means economically. Ms. Hunsaker stated the RDA is collaborating internally with City divisions and departments on items such as street plans and the impact fee facilities plan. In addition, Economic Development and RDA staff have been coordinating closely with the Northwest Quadrant property owners to gain a better understanding of development plans. Next steps include determining the phasing of development as it relates to infrastructure needs, and coordinating funding resources to facilitate development.

B. Loan Updates.

Capitol Motel

Ms. Hunsaker said that RDA staff has been working diligently with the Housing Authority to figure out how to structure the loan to provide additional security to the RDA. Ms. Hunsaker stated the RDA recommends structuring the loan in two phases, as follows:

- Phase I: A short term loan for land acquisition and predevelopment costs in an amount up to \$2,750,000. The RDA's loan program policy stipulates that land acquisition loans may be provided for affordable housing development. The loan-to-value ratio, interest rate, amortization, term, and payment structure are proposed to conform to adopted policy.
- Phase II: A construction-to-permanent financing loan in an amount up to \$3,200,000, which shall include the outstanding balance of the acquisition loan provided through Phase I and any additional funds up to \$3,200,000. Prior to executing Phase II, certain conditions must be achieved by the Applicant. These conditions include, but are not limited to, successfully obtaining sufficient sources of permanent financing, demonstration of a financing gap, successfully completing an RDA design review process, and achieving development concept requirements.

#### Senior Project Manager Edward Butterfield

Mr. Walz notified RAC members of Mr. Butterfield's resignation, he expressed that although he will be greatly missed and hard to replace the RDA is very excited and supportive of his new endeavors in Seattle.

#### 3. Approval of the minutes of the November 1, 2017 meeting.

Vice Chairperson Christiansen made a motion to approve the minutes from the November 1, 2017 RAC meeting with the Modification of the Utah Location Act to Uniform Relocation Act. Mr. Isaac seconded that motion. Upon roll call, the motion passed unanimously.

#### 4. Business.

##### A. 9 Line CRA Draft Plan

Ms. Hunsaker provided an update on the draft 9 Line CRA Plan, which encompasses the 900 West and 9 Line corridors, as well as the area west of Redwood Road. As a follow-up to the previous meeting, she provided an update on the area west of Redwood Road, including that a portion of the area is a decommissioned landfill. Preliminary assessments of the landfill indicate environmental remediation would need to occur for the land to be developable. She advised that other uses west of Redwood Road included Department of Public Services offices, solar, a charter school, and indoor soccer arena.

RAC members stated that they are in support of the 9 Line Plan, and would like to see the forthcoming project area be successful. They advised the RDA to be mindful of the overall size of the project area. In addition, they advised the RDA to be amenable to reducing the size of the project area, possibly removing some of the residential and/or tax-exempt areas.

##### B. State Street CRA Draft Plan

Ms. Lundmark provided an update on the State Street CRA Draft Plan and requirements. Ms. Lundmark advised that the Board requested that two of the State Street geographical target areas be combined and expanded to include both Homeless Resource Centers.

All RAC members are in support of the Draft Plan and recommended approval to move forward.

C. NWQ –CRA Draft Plan

Ms. Hunsaker presented the community reinvestment area plan for the Northwest Quadrant Project Area. Ms. Hunsaker stated that the CRA plan provides a public benefit analysis and estimated budget, in conjunction with a layout of the objectives, guidelines and standards for development. She advised that the plan is intended to carry out the city's economic development goals and implement the Northwest Quadrant Master Plan.

Mr. Christiansen made a motion to recommend the approval with a comment that the minimum 10%, statutory housing allocation should be prioritized for housing needs relating to development of the Northwest Quadrant and, as project-area development occurs, plan and consider transportation needs. Mr. Flores-Sahagun seconded that motion. Upon roll call, the motion passed unanimously.

5. Adjournment.

There being no further business the meeting was adjourned.

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Claudia O'Grady, Chairperson