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# Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY

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## AGENDA

**September 14, 2021**

**Tuesday 2:00 PM**

**This Meeting Will be an Electronic Meeting Pursuant to the Chair's  
Determination.**

[SLCRDA.com](http://SLCRDA.com)

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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:**

As Redevelopment Agency Chair, I hereby determine that conducting the Redevelopment Agency Board meeting at an anchor location presents a substantial risk to the health and safety of those who may be present, and that the City and County building has been ordered closed to the public for health and safety reasons.

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/](http://www.facebook.com/slcCouncil/)
- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- Web Agenda: [www.slc.gov/council/agendas/](http://www.slc.gov/council/agendas/)
- SLCTv Channel 17 Live: [www.slctv.com/livestream/SLCTv-Live/2](http://www.slctv.com/livestream/SLCTv-Live/2)

If you are interested in participating during the 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](mailto:council.comments@slcgov.com)

More info and resources can be found at: [www.slc.gov/council/contact-us/](http://www.slc.gov/council/contact-us/)

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

## 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, August 24, 2021.

#### 2. **Motion: Meeting Remotely Without an Anchor Location** ~ 2:10 p.m. 5 min.

The Board will consider a motion to ratify the Chair's determination to continue meeting remotely and without an anchor location due to the health and safety of the people who may be in attendance, and considering the continued closure of the City and County Building to the public.

#### 3. **Resolution: Richmond Flats Loan Amendment** ~ 2:15 p.m. 20 min.

The Board will be briefed about, and will consider adopting, a resolution that would amend the Community Development Corporation of Utah's (CDCU) loan term sheet for the affordable housing development known as Richmond Flats, to be located at approximately 2960 South Richmond Street. The proposed amendment would authorize an amendment to the term sheet of a \$1,800,000 loan at the request of CDCU. This would restructure the loan so that the RDA lien is on only the land and not on the improvements, which in turn would help the organization's tax credit application. The Board approved a previous amendment to the terms for acquisition and redevelopment of the properties in May 2020.

- 4. Resolution: RDA Budget Amendment No.1 for Fiscal Year 2021-22** ~ 2:35 p.m.  
30 min.

The Board will receive a briefing about a resolution that would amend the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2021-22. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes funding for retail tenant relocation assistance and City Creek daylighting along the Folsom Trail designs among other items.

- 5. Informational: Project Area Extensions** ~ 3:05 p.m.  
20 min.

The Board will be briefed about the potential extension of certain Agency project areas due to the impacts of the COVID-19 pandemic. During a 2020 special session, the State Legislature passed Senate Bill 6001, which allows a Community Reinvestment Agency to extend for up to two years the property tax increment collection period. The Board may consider a resolution to authorize the extension as well as propose the potential use of additional increment.

- 6. Informational: Strategic Alignment of RDA Values and Resources** ~ 3:25 p.m.  
20 min.

The Board will be briefed about several upcoming draft programs and policies the RDA anticipates to be ready for review within the next 12 months. This includes new and updates to existing programs and policies. The briefing is part of a longer effort to better target resources by aligning with the Board's priorities and community needs.

- 7. Informational: RDA Equitable and Inclusive Development Work Plan** ~ 3:45 p.m.  
20 min.

The Board will be briefed about the draft Equitable and Inclusive Development Work Plan ("Work Plan"). It's intended to be an internal guidance document to address historical inequities and discrimination in the real estate development industry by considering these factors in project prioritization and budgeting efforts. It also outlines development goals, actions items, and lists some initial ideas for new or amended RDA programming that would directly support the Work Plan.

**8. Informational: Westside Community Initiative** ~ 4:05 p.m.  
20 min.

The Board will be briefed about the framework for a new program to use Inland Port Housing Funds to advance development activities on the City's Westside. The new program is tentatively called the Westside Community Initiative (WCI). The proposed WCI would be based on models of community land trusts and cooperative housing developments, but would be broader, facilitating the implementation of transformative mixed-income, mixed-use projects with a focus on affordable homeownership. The projects would be leveraged with additional public benefits including neighborhood services, economic opportunity, and transit-oriented development. This long-term approach to development projects would allow the WCI to balance the implementation of public benefits with the ability to generate revenue to be reinvested back into the community.

**9. Informational: Update on the Spark! Project (Former Overniter Motel) at 1500 West North Temple** ~ 4:25 p.m.  
20 min.

The Board will receive a briefing about the Spark! project including an update on the project status, housing unit mix, and upcoming administrative and RDA Board steps. The proposed Spark! project is located at the former Overniter Motel property, 1500 West North Temple in the North Temple Project Area. The proposed project will include approximately 200 affordable and workforce housing in a variety of sizes; approximately 4,000 square feet of pedestrian-scale retail space oriented towards North Temple; a transit-oriented corner plaza; additional plaza or rooftop garden space; and a potential daycare facility.

**10. Informational: North Temple Implementation Plans** ~ 4:45 p.m.  
20 min.

The Board will be briefed about the draft Implementation Plan for the North Temple Project Area. Implementation plans are intended to identify specific objectives over the next five years that incorporate and balance the goals of the City, the RDA, and the community. The plans will guide the development of the RDA's annual funding requests that are brought to the RDA Board each fiscal year. This draft plan includes improvements to the Folsom Trail, public art and small business incentives for properties along that trail, and assisting with the State Fairpark master plan among other items.

**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 Scheduling Items.

**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:

**1. Resolution: RDA Budget Amendment No.1 for Fiscal Year 2021-22**

The Board will set the date of Tuesday, October 12, 2021 at 2 p.m. to accept public comment and consider adopting resolution that would amend the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2021-22. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications, and staffing changes. The amendment includes funding for retail tenant relocation assistance and City Creek daylighting along the Folsom Trail designs among other items.

## 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](mailto:council.comments@slcgov.com), 801-535-7600, or relay service 711.