



Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY

AGENDA

May 14, 2024

Tuesday 1:00 PM

Council Work Room
451 South State Street, Room 326
Salt Lake City, UT 84111
SLCRDA.com

BOARD MEMBERS:

Alejandro Puy, Chair

Darin Mano, Vice Chair

Victoria Petro

Chris Wharton

Eva Lopez Chavez

Dan Dugan

Sarah Young

In accordance with State Statute and City Ordinance, the meeting may be held electronically. After 5:00 p.m., please enter the City & County Building through the main east entrance.

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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A. Comments:

1. General Comments to the Board

~ 1:00 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 the RDA Board offices: 451 South State Street, Suite 304, P.O. Box 145476, Salt Lake City, UT. 84114-5476.
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:

1. Resolution: RDA Budget Amendment No.3 for Fiscal Year 2023-24

The Board will accept public comment for a resolution that would amend the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2023-24. 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 several reallocations related to funding a property acquisition in the North Temple project area, among other items.

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

~ 1:05 p.m.
5 min.

The Board will approve the meeting minutes of March 19, 2024.

2. Resolution: RDA Budget Amendment No.3 for Fiscal Year 2023-24

~ 1:10 p.m.
10 min.

The Board will consider adopting a resolution that would amend the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2023-24. 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 several reallocations related to funding a property acquisition in the North Temple project area, among other items.

- 3. Resolution: RDA Budget Amendment No.4 for Fiscal Year 2023-24** ~ 1:20 p.m.
20 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 2023-24. 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 adjustments to budgets based on actual property tax increment received to satisfy obligations under state law, interlocal agreements with other taxing entities, reimbursement agreements with private property owners, and additional funding for agency operations and the Ballpark NEXT redevelopment strategy project.

- 4. Resolution: Authorizing Use of State Street Community Reinvestment Area Funds Outside of the Area Boundaries for Ballpark Properties** ~ 1:40 p.m.
20 min.

The Board will receive a briefing about, and consider adopting a resolution that would determine the use of the Project Area Funds on the Ballpark Properties will benefit the State Street Project Area. The Ballpark site at approximately 77 West 1300 South, along with multiple adjacent properties, are not included within but are surrounded by the Community Reinvestment Area (CRA) boundaries. The resolution would provide an ongoing authorization to use Board appropriated project area funds from the State Street CRA for the Ballpark properties. There is a corresponding appropriation in Budget Amendment No.4 for the Ballpark NEXT redevelopment strategy project.

- 5. Resolution: Northwest Quadrant Tax Increment Reimbursement Agreement** ~ 2:00 p.m.
20 min.

The Board will receive a briefing about and, consider adopting a resolution that would approve a Tax Increment Reimbursement Agreement with NWQ, LLC for infrastructure and property improvements that advance the goals of the community reinvestment area. Up to 13 planned improvement projects are identified as eligible for post-performance reimbursement. The projects include a mix of system-wide improvements benefiting the broader area, such as constructing public roadways, and project-specific improvements benefiting a particular private property development, such as solar panels on a warehouse roof.

- 6. Straw Poll – Releasing State Street Strategic Intervention Funds for Property Acquisition** ~ 2:20 p.m.
10 min.

The Board will consider a straw poll to release State Street Intervention Funds for property acquisition.

- 7. 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.

- 8. 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:

- Front Loan Update; and
- Scheduling Items.

- 9. 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:

- 1. Informational: Redevelopment Agency Semi-Annual Property Report** -

The Board will receive a written briefing of all Tier 1 and Tier 2 properties owned by the RDA, as per the Land Disposition Policy. The May 2024 report includes the description, address, parcel ID, size, zoning and tier category of each property. In addition, the report details approximate acquisition date, current category of disposition, interim use and proposed permanent use for each property.

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. Set Date – Resolution: RDA Budget Amendment No.4 for Fiscal Year 2023-24

The Board will set the date of Tuesday, June 11, 2024 at 1 p.m. to accept public comment and consider adopting a resolution that would amend the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2023-24. 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 adjustments to budgets based on actual property tax increment received to satisfy obligations under state law, interlocal agreements with other taxing entities, reimbursement agreements with private property owners, and additional funding for agency operations and the Ballpark NEXT redevelopment strategy project.

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.

The City & County Building is an accessible facility. 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.