

# MINUTES OF THE REDEVELOPMENT AGENCY BOARD OF DIRECTORS

TUESDAY, JANUARY 17, 2017

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Some items may be discussed in an order different than listed on the agenda, time stamps shown indicate when items were discussed.

1:55:42 PM Roll Call. The following members of the Board of Directors of the Redevelopment Agency of Salt Lake City were present:

Lisa Adams, Chairperson	Derek Kitchen, Vice-Chairperson	Stan Penfold
Erin Mendenhall	James Rogers	Charlie Luke
Andrew Johnston		

The following members of the Board of Directors of the Redevelopment Agency of Salt Lake City were absent:

None.

Also present:

Justin Belliveau, Chief Operating Officer; Boyd Harrison Attorney's Office; Margaret Plane, Attorney's Office; Cindi Mansell, Recorder's Office; Nicole Smedley, Recorder's Office; Lynn Pace, Mayor's Office; Dave Spatafore, RDA Lobbyist; Edward Butterfield, Senior Project Manager, Tammy Hunsaker, Project Coordinator; Katie Lewis, Attorney's Office, Cindy Gust-Jensen, Council Office; Jim Serrine, Property Manager; Susan Lundmark, Project Coordinator.

## A. Comments:

### 1. 2:09:20 PM General Comments to the Board

George Chapman said he is against the \$7 million dollars purchase of the homeless resource site located on Simpson Avenue. He stated he felt those funds could be utilized to provide housing for the homeless population now, instead of waiting on the Simpson Avenue site transaction. He also suggested the City could force Mayor McAdams to provide jail space to get the criminals and drug dealers off the street.

Marita Hart said although she is not opposed to the homeless resource sites, she felt there was too much secrecy during the selection process. She asked that more information be provided to the public concerning how these facilities will be staffed.

Chris Sveiven said he is opposed to the Simpson Avenue site. He said beyond the cost to purchase this site there will be additional costs for construction and then the cost to run the facility. He also said the site is too expensive and a waste of tax payers dollars, and urged the Administration to look at other sites and the brave new programs that are currently being used throughout the country. He asked two Board members to step up and save his community.

Bernard Hart stated he is concerned with the funding and how the homeless resource centers

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will be run. He is worried there will be a lack of resources, funding, and case workers to truly help the homeless community. He said that this will in turn effect the surrounding communities and its property values and felt the City needed to find a way to incorporate regulations to help ease the burden these facilities may have on an area.

## **B. Redevelopment Agency Business**

### **1. [2:18:12 PM](#) Approval of Minutes**

Director Johnston made a motion to approve the minutes from the December 13, 2016. Director Luke seconded the motion. Upon roll call, Chairperson Adams declared the motion unanimously approved.

### **2. [2:22:01 PM](#) Open Meetings Law and Government Records Access and Management Act (GRAMA) Training**

#### Open Meetings Law

Boyd Ferguson and Margaret Plane explained that State law requires annual training on the requirements of the Open and Public Meetings Act.

Mr. Ferguson reviewed the guidelines and provisions of the Open Meetings Act.

#### GRAMA

Cindi Mansell and Nicole Smedley provided an overview of the rules and requirements concerning the Government Records Access and Management Act (GRAMA). Ms. Mansell also provided statistics on Salt Lake City's 2016 public records requests.

### **3. [2:18:35 PM](#) Elections for Vice-Chairperson**

Chairperson Adams asked whether any of the Board Members would like to serve as Vice-Chairperson of the RDA. She explained that the Vice-Chair serves a one-year term.

Director Mendenhall nominated Derek Kitchen to serve a second term as RDA Vice-Chairperson. Director Kitchen stated he was willing to serve another term.

Chairperson Adams asked Board members to mark the ballots provided for Vice-Chairperson. The ballots were tallied with all members present voting for Derek Kitchen.

### **4. [3:05:45 PM](#) Budget Process Update**

Chief Administrative Officer Belliveau informed the Board that RDA staff is in the process of making revisions to the Second Amendment to the 2016/2017 Budget, which includes working with the Finance Department to create simpler budget documents.

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Once the documents are completed RDA staff will work with Council Staff to review the Second Amendment within the new format.

Chief Administrative Officer Belliveau explained that staff is also evaluating the RDA's bonding capacity to utilize tax increment within project areas as a funding source for debt service on bonds that may be issued to cover infrastructure needed throughout project areas. He stated that it is staff's hope to provide a comprehensive review at the February meeting for the Board to consider.

## 5. Continued Policy Discussions

### A. [3:08:06 PM](#) Interim Use Policy of RDA Real Property

Chairperson Adams invited Susan Lundmark and Jim Serrine to the table.

Ms. Lundmark and Mr. Serrine explained that during the November Board Meeting RDA staff presented a draft of the Interim Use policy for the Board to review. During the meeting, Board members suggested adding additional language to the policy concerning following:

- *The RDA will follow all Salt Lake City ordinances with regards to property maintenance and when planning any interim use(s) for properties.*
- *The RDA will follow best practices in conducting environmental due diligence and investigation when acquiring property and preparing properties for redevelopment, with a goal of facilitating the process and timeline for redevelopment. If, during due diligence at property acquisition or another time, it is determined that environmental remediation may be needed at a property, the RDA may use the interim use time period to conduct such environmental investigation(s) and/or remediation.*
- *When the RDA acquires property, staff will work to determine an approximate timeframe for redevelopment and options for interim use(s).*

Ms. Lundmark stated that the Board's suggestions have been incorporated into the Interim Use Policy and resolution.

Director Penfold said that one component with the RDA following City ordinances is that there would be a budgetary impact on the property maintenance funds. He asked Chairperson Adams to make a note to review those accounts during the budget process.

Director Mendenhall requested that when staff is going through potential reuse options, that City Departments are also notified so they may have an opportunity to apply to use the property. Chief Administrative Officer Belliveau said staff would incorporate that into the overall planning of a property. Chairperson Adams requested that change be reflected in the policy and brought back for the Board to review at a future meeting.

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## 6. [3:17:33 PM](#) Project Area Plan 101 and Proposed Timelines

Mr. Butterfield, Ms. Hunsaker, and Ms. Lundmark reviewed key points regarding the Board's role in the project area creation process, the project area plan components, the public benefits analysis, interlocal agreements, and an updated them on the proposed timeline.

Vice-Chairperson Kitchen stated he felt that a neighborhood reinvestment strategy for the host communities surrounding the homeless resource centers. He suggested drawing RDA boundaries around the resources centers on Simpson Avenue and High Avenue, then incorporate the community to help with the vision of a long-term investment strategy for these areas. Director Mendenhall agreed, but stated she would be interested in staff's thoughts and ideas on other ways this goal may be achieved, since the taxing entities may not be comfortable with such a substantial change.

Chairperson Adams said although she agreed she stated that she would like to proceed with today's presentation and the Board can decide if this is something they would like to discuss at a future meeting. She asked Board members to be thinking about how early and how much involvement they would like to have with other taxing entities

Director Penfold requested a future discussion to explore options concerning creation of a CDA around a very specific project.

Director Mendenhall requested a meeting with RDA staff to discuss a plan for community engagement for the State Street project area. Chief Administrative Officer Belliveau said that staff would be happy to accommodate and also stated staff would also be willing to arrange small meeting groups to discuss certain RDA initiatives, such as this.

Director Rogers requested a meeting with RDA staff to go over what happens to land proceeds once an RDA property is sold and how to potentially earmark those funds for future projects. Mr. Butterfield said he would set up a meeting with Director Rogers.

## 7. [4:15:43 PM](#) Northwest Quadrant Project Area - Economic Vision Report Update

Ms. Hunsaker provided an overview of the Northwest Quadrant visioning process. She explained that Jones Lang Lasalle (JLL) was hired as the RDA's on-call consultant to engage key stakeholders in the economic visioning process and to evaluate the type, intensity, and phasing of development possible in the Northwest Quadrant. She added that the RDA hosted an array of roundtable meetings that involved experts in economic development, infrastructure, industrial property development, property owners, and sustainability. JLL facilitated these roundtable meetings, which engaged over 100 stakeholders and focused on identifying opportunities and constraints, as well as defining benchmarks for success. In addition, as part of the economic visioning process, JLL has been conducting a market study on the Northwest Quadrant to analyze market supply, demand, absorption rates, pricing, and unmet demand.

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Ms. Hunsaker introduced Andrew Phillips of JLL.

Mr. Phillips provided a presentation summarizing key findings and data, information on the market study, and an analysis of main takeaways from stakeholder outreach.

Director Penfold asked that in discussions with stakeholders we clearly identify what “entitlement” means.

Ms. Hunsaker stated that staff will return in February with the final draft report for the Board to review.

Director Luke requested that the RDA research costs to run a rail line into the Northwest Quadrant. He stated that he felt the rail line would help with air emissions, reducing the costs to transport fill to the site, provide additional economic growth, and help future transportation needs. Director Penfold agreed and stated he wanted to have those discussions with the State now and not wait.

Director Rogers requested Staff provide the Board with additional scenarios to maximize a CRA in this area. Mr. Butterfield said that when the initial CRA boundaries were set it was focused on the developable land surrounding the prison site. The CRA boundaries can be easily modified through a resolution. He stated that now is a good time to begin those discussions to make the change to something that truly maximizes our goals.

Director Mendenhall requested that when staff returns with a follow-up discussion they provide information on how Plan Salt Lake and the forthcoming transit master plan was considered in this planning process and how it will be reflected in this CRA. She also encouraged the Administration to contact Google and other fiber providers to discuss the telecommunications buildout at the same time infrastructure is being installed into the area.

Director Mendenhall suggested that an ornithologist be hired to look at the different implications the airport and construction may have on birds and the migratory flight path.

## **8. Report and Announcements from the Executive Director**

None.

## **9. [5:09:59 PM](#) Report and Announcements from the Staff**

Chief Administrative Officer Belliveau said there will be a public workshop with Preservation Utah on January 28, 2017 from 10 a.m. – 1 p.m. The workshop will be held at the RDA owned property located at 528 North Arctic Court.

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## 10. Report of the Chair and Vice Chair

None.

## 11. [2:52:31 PM](#) Legislative Update

Mr. Pace introduced Dave Spatafore and explained that Mr. Spatafore would be working with the Redevelopment Agency this year on legislative issues. He added that Mr. Spatafore is also the lobbyist for the Utah Redevelopment Association (URA) and in the past has been a lobbyist for the Utah League of Cities and Towns.

Mr. Spatafore provided an overview of Senate Bill 151, concerning RDA legislation that was passed in 2016. He explained that this year there will be a technical corrections bill to make minor modifications to the RDA law. He stated there could be some problems with this bill, since some want to add language that would remove the requirement for agencies to appropriate 10% of its tax increment to affordable housing. Mr. Spatafore said he has met with the URA and he has directed the URA to take the position of “no position” concerning this issue, because many agencies are split on the requirement and any objections should be handled at the elected officials’ level. He added that Mayor McAdams, County Officials, and Mayor Biskupski have all gone to the Utah League of Cities and Town to oppose removing the housing requirement.

Mr. Spatafore said the goal is to have the bill remain a technical corrections bill and not include the controversial language to eliminate the 10% towards affordable housing in the bill.

## C. Written Briefings

### 1. [4:54:25 PM](#) Semi-Annual RDA Owned Property Report

Mr. Serrine reviewed the RDA Real Property Report with Board members and asked if they had any questions.

Director Penfold requested the report be altered to reflect properties owned by the RDA that are not intended to be sold from those properties that will be marketed for development.

Director Luke asked for staff to bring back information concerning how many of its properties are vacant versus occupied.

Director Rogers asked that the report be changed to show total acreage per project area.

Director Penfold stated that as part of a future property disposition policy discussion the RDA should look at situation where the City would need to reimburse the RDA during

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land deals between the two parties.

**D. Consent**

None.

**E. Closed Session**

None.

**F. [5:10:08 PM](#) Adjournment**

There being no further business the meeting was adjourned.

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Lisa R. Adams, Chairperson