



Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY

AGENDA

July 10, 2018

Tuesday 2:00 PM

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

In accordance with State Statute, City Ordinance and Salt Lake City Council Policy, one or more RDA Board Members may be connected via speakerphone. 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.

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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 Suite 418, Salt Lake City, UT no later than two hours prior to the meeting start time on the day of the meeting.
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 City Business. Comments are limited to two minutes.)

B. Public Hearings: - individuals may speak to the Board once per public hearing topic for two minutes, however written comments are always accepted:

- 1. Amend the Fiscal Year 2018-19 RDA Budget** TIME TBD

The Board will accept public comment and consider amending the Fiscal Year 2018-19 RDA annual budget.

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, June 12, 2018.

- 2. 528 Arctic Court Pre-disposition Property Report** ~2:10 p.m.
10 min.

The Board will receive a briefing about the pre-disposition report for a Tier 1 property located at 528 Arctic Court in the West Capitol Hill Urban Renewal Project Area.

- 3. Pioneer Park Project Funding Request** ~2:20 p.m.
15 min.

The Board will receive a briefing about the Pioneer Park Project and consider by motion a budget appropriation that includes funding for additional costs of construction for a new multi-purpose field, walking path, lighting, and tree plantings.

4. Consideration of Initial Steps for Funding an Underground Parking Structure on Block 67 ~2:35 p.m. 40 min.

The Board will receive a briefing and consider initial steps to provide funding for an underground parking structure at the block bounded by 100 South, 200 South, 200 West and 300 West (Block 67), just west of the Salt Palace Convention Center. The large-scale mixed-use project would ultimately include residential, commercial (retail, dining and hotels), and office space, as well as a large parking structure.

The Ritchie Group has requested the creation of a new RDA project area in order to help fund an underground parking structure for the development, which also would offer a share of paid parking spaces to the public. In the first of several planned steps for this project, the Board will consider:

- a. adoption of a resolution authorizing RDA staff to prepare a draft Community Reinvestment Project Area (CRA) plan for Block 67, including a project area plan and budget, with a Public Benefits Analysis of the proposed project.
- b. adoption of a resolution approving an Interlocal Agreement with Salt Lake County to allow the transfer of a \$15 million loan from State Highway Funds to the RDA to support the construction of an underground parking structure for the proposed project. The RDA would repay the County for these funds with tax increment from the proposed project.

5. Northwest Quadrant Tax Increment Policy ~3:05 p.m. 20 min.

The Board may be briefed about, and consider adopting, a resolution for a Northwest Quadrant Tax Increment Reimbursement Policy to support implementation of the Northwest Quadrant Community Reinvestment Area Plan.

6. Report and Announcements from the Executive Director TENTATIVE 5 min.

Report of the Executive Director, including a review information items, announcements, and scheduling items. The Board of Directors may give feedback or policy input.

7. 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.

8. Report of the Chair and Vice Chair TENTATIVE 5 min.

The Chair may review the minutes of a previous Board meeting.

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.

CINDI L. MANSELL, MMC/CRM
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.