

747th MEETING OF THE
BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, June 10, 2014
451 South State Street, Room 326
Salt Lake City, Utah
2:00 p.m.

AGENDA

1. Roll Call.
2. Briefing by the Staff.
3. Approval of the Minutes from the Meeting held May 13, 2014.
4. Report of the Chief Administrative Officer.
5. Public Comments.

The RDA Board will accept public comments regarding Redevelopment Agency business in the following formats:

 1. Written comments may be submitted to the 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. Verbal comments of two minutes or less will be accepted at the RDA Board meeting.
6. Redevelopment Business/Routine Matters.
 - A. **2014-15 Budget**
 - 1) **Public Hearing for Consideration of the 2014/2015 Annual Implementation Budget.**

The RDA Board will hold a Public Hearing to accept comments from the public regarding the proposed 2014-2015 RDA Budget
 - 2) **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Adopting the Annual Implementation Budget for the Fiscal Year Commencing July 1, 2014 and Ending June 30, 2015.**

The RDA Board will review and consider adoption of the RDA's 2014-2015 Budget, which determines the allocation of tax increment funds for the coming fiscal year.
 - B. **Review and Discussion of Strategic Plan Development Process.**

RDA Staff has prepared a proposed process for developing 3-5 year project area strategic plans. The RDA Board will review and consider the proposal, as well as provide staff with direction on how to proceed.
7. Redevelopment Business/Old Business.
 - A. **444 South 900 East Property (Kiwaniis Felt site).**

- 1) **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Amended Terms for the Purchase and Sale Agreement, Development Agreement, Special Warranty Deed, and Guaranty of Completion and Performance with the Housing Authority of Salt Lake City, Utah for the Development of RDA Owned Property Located at 444 South 900 East Salt Lake City, Utah.**

The Board will consider amending the terms for Purchase & Sale and other Agreements for the sale of property located at 444 South 900 East to the Housing Authority of Salt Lake City.

- 2) **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Terms of a New Construction Loan to the Housing Authority of Salt Lake City**

The Board will consider a \$1,710,000 loan request for construction of 68 affordable housing units at 444 South 900 East.

- B. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Terms of the Purchase and Sale Agreement, Development Agreement, Special Warranty Deed, and Guaranty of Completion and Performance with Everest Builders for Parcel 4 of the Marmalade District Subdivision.**

Staff is seeking adoption of a resolution approving the terms for the Purchase and Sale Agreement, Development Agreement, Special Warranty Deed, and Guaranty of Completion and Performance with Everest Builders for Parcel 4 of the Marmalade District Subdivision.

- C. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Terms of the Purchase and Sale Agreement and Authorizing the Agency to Acquire Property Located at 524 and 528 North Arctic Court.**

Staff is seeking authorization to acquire real property located at 524 and 528 North Arctic Court for the purpose of enhancing the Marmalade Bock development.

- D. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Terms of the Request for Proposals for the Design of Three Mid-Block Connections on Block 70.**

The Board will consider the terms of the RFP for the design of three mid-block connections on Block 70.

- E. **Discussion and Consideration of Amendments to RDA Loan Program Policies.**

The RDA Board will consider a series of potential policy changes to its loan programs based on input from the Redevelopment Advisory Committee and RDA Staff.

8. Redevelopment Business/New Business.

- A. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Authorizing an Extension of the**

Maturity Date of a Building Renovation Loan to Netspace Partners, LLC.

The Board will consider a request from Netspace Partners, LLC to extend the maturity date of its Building Renovation Loan for the property at 56 East Broadway to January 1, 2016.

B. Consideration and Approval of the Mayor's Recommendation for Three People to Serve as Salt Lake City's Representatives on the RFP and Developer Selection Committee for the Convention Headquarters Hotel.

The Board of Directors will review and approve Mayor Becker's recommendation of three staff members to serve on the Request for Proposals and developer selection committees for a Convention Headquarters Hotel.

9. Consent.

A. Adoption Of A Resolution Of The Board Of Directors Of The Redevelopment Agency Of Salt Lake City Approving The Grant Agreement Between The Salt Lake City Housing Trust Fund And The Redevelopment Agency Of Salt Lake City.

The Board will consider a Grant Agreement between the RDA and Salt Lake City Housing Trust Fund to allocate \$124,350 from the Agency's City-Wide Housing Fund and \$230,175.38 in loan repayments to the Housing Trust Fund to support the financing of affordable housing projects.

10. Written Briefings.

None.

11. Closed Meeting.

A. Consider Adopting a Motion to Enter into a Closed Meeting in Keeping with Utah Code to Discuss Pending Litigation and/or the Acquisition/Disposition of Real Property and/or Attorney-Client Matters that are Privileged Pursuant to Utah Code Ann. § 78b-1-137(2).

12. Adjournment.

Public comment items will be taken in writing by 12:00 the day of the meeting (deliver to RDA offices 451 South State Suite 418) or a two minute oral comment may be made at the meeting.

In accordance with State Statute, RDA Resolution and policy, one or more Board Members may be connected via speakerphone. After 5:00 p.m., please enter the City & County Building through the main east entrance.

Notice of Special Accommodations in Compliance with the Americans with Disabilities Act:

- Please make requests for reasonable accommodation at least three working days prior to RDA Board meetings by calling the RDA Offices at 801-535-7240
- The City and County Building is an accessible facility with an entrance located on the street level just south of the east stairs.