

MINUTES
FROM THE SPECIAL MEETING OF THE
REDEVELOPMENT ADVISORY COMMITTEE
Thursday, January 10, 2019
451 South State Street, **Room 326**
City & County Building
Salt Lake City, Utah
4:00 p.m.

1. Roll Call

Present:

Claudia O’Grady, Chairperson
Dale Christiansen, Vice Chairperson
Darin Mano, Member
Mark Isaac, Member
Brian Doughty, Member
Lance Dunkley, Member

Absent:

Bernardo Flores-Sahagun, Member

Also Present:

Danny Walz, Chief Operating Officer
Jill Wilkerson-Smith, Deputy Chief Operating Officer
Kalli Ruiz, Accountant I
Robyn Smith, Office Facilitator
Rachel Molinari, Office Facilitator
Tammy Hunsaker, Project Manager
JP Goates, Project Manager
Corinne Piazza, Project Coordinator
Amanda Holty, Communications & Marketing Coordinator

2. Briefing by the Staff

RDA Updates

- Ms. Hunsaker shared an update with the RAC on a loan request from a partnership formed by CW Urban for The Charli, a 90-unit residential condominium project. CW Urban requested \$2,335,000 in construction gap financing for the adaptive reuse of the Taffy Town building and the new construction of a tower to the south of the existing building. The loan request has been recommended by the RDA Finance Committee and approved by the RDA Board of Directors (“Board”).

A. Approval of the minutes of the December 5, 2018 meeting.

Mr. Mano made a motion to approve the minutes from the December 5, 2018 meeting. Mr. Isaac seconded the motion. Upon roll call, the motion passed unanimously.

B. Business

A. RDA Strategy, including mission, values and benchmarks – Danny Walz, Chief Operating Officer and Kort Utley, Senior Project Manager.

Mr. Utley shared that the RDA is in the process of crafting an updated strategic framework clarifying the organization's purpose and outlining a method for prioritizing work. He said that Staff is seeking input from the Redevelopment Advisory Committee on this draft framework, which includes an updated mission, as well as the RDA's core values and livability benchmarks that help determine priority level based on public benefit.

Mr. Utley explained that the Salt Lake City Department of Economic Development's *Strategic Economic Development Plan, 2017-2020*, identifies the need to create a framework for prioritizing the RDA's projects that meet the City's economic and redevelopment goals. He said that Staff will use this in day-to-day operations to analyze and rank redevelopment projects and programs. He added that the Strategic Framework would be made available to the public to set expectations with those seeking RDA incentives.

Mr. Utley shared with RAC the documents outlining the Mission, Values and Livability Benchmarks and requested the committee share any input they may have to improve upon the draft documents.

Starting with the Mission and Values, the committee supported the Framework with Mr. Mano suggesting that the specific language for the three values be used within the mission statement to be consistent.

Mr. Utley then explained the Livability Benchmarks and how they are to clarify expectations and provide flexibility. He explained that the Framework is in draft form and staff are still working to flesh out the metric scoring system for each project application. He shared that the benchmarks are listed within the individual categories of Economic Growth, Community Impact and Neighborhood Vibrancy because the Livability Benchmarks add detail and help clarify the core values. The committee members said it appears that the various items within each category could intersect and be listed under each category and some of the verbiage could prove problematic such as timeliness and shovel-ready, which Mr. Isaac said should read 'support-ready.' Ms. Hunsaker said that they have flagged the "shovel ready" language as an item that needs to be changed and/or updated.

Mr. Utley explained the process of creating a Work Plan for each Project Area, which would include three to five "Objectives" and a list of "Priority Projects" that would implement the objectives. Each priority project would include a schedule and budget.

B. Overview of Housing Allocations and Projects – Tammy Hunsaker, Project Manager.

Ms. Hunsaker gave an overview of the RDA's housing funding allocations, unit production, return on investment, and project oversight, as the final of a series of three informational briefings. Since the 2010-11 fiscal year, the RDA has allocated approximately \$70,000,000 to 33 different housing projects.

Regarding affordable housing, the RDA allocated approximately \$35,000,000 to 17 projects, \$4,500,000 to the High Opportunity NOFA, and \$5,500,000 to the Housing Trust Fund, for a total of approximately \$45,000,000. In addition to affordable housing, the RDA supports market-rate projects that further project area and economic development goals. Between FY 2010-11 and the present, the RDA allocated approximately \$25,000,000 to 16 market-rate projects.

The RDA Staff will return with a draft housing allocation policy that will be presented to RAC prior to submitting it to the Board for consideration.

3. Adjournment.

There being no further business the meeting was adjourned.

Claudia O'Grady, Chairperson

This document along with the digital recording constitute the official minutes of the Redevelopment Advisory Committee held January 10, 2019.