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# **Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY**

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## **AGENDA**

**April 23, 2019**

**Tuesday 2:00 PM**

Council Work Room  
451 South State Street Room 326  
Salt Lake City, UT 84111  
[SLCRDA.com](http://SLCRDA.com)

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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 Hearing - individuals may speak to the Board once per public hearing topic for two minutes, however written comments are always accepted:**

**1. RDA Budget Amendment No. 4 for Fiscal Year 2018-19** time TBD

The Board will accept public comment about a resolution amending the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2018-19. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications. The proposed amendment includes funding for Station Center, streetscape improvements and power line undergrounding on 900 South, a new housing notice of funding availability (NOFA) round, and seed funding for the recently created 9-Line and State Street projects areas, among other changes.

**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, March 26, 2019.

**2. Central Ninth Streetscape Improvements and Undergrounding Follow-up** ~ 2:10 p.m.  
30 min.

The Board will receive a follow-up briefing about street improvements and power line undergrounding in the Central Ninth neighborhood as part of the West Temple Gateway project area.

<b>3. RDA Budget Amendment No. 4 for Fiscal Year 2018-19 Follow-up</b>	~ 2:40 p.m. 20 min.
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The Board will receive a follow-up briefing about, and will consider adopting, a resolution amending the final budget of the Redevelopment Agency of Salt Lake City for Fiscal Year 2018-19. Budget amendments happen several times each year to reflect adjustments in the Redevelopment Agency's budget, including proposed project additions and modifications. The proposed amendment includes funding for Station Center, streetscape improvements and power line undergrounding on 900 South, a new housing notice of funding availability (NOFA) round, and seed funding for the recently created 9-Line and State Street projects areas, among other changes.

<b>4. Union Station Hotel Loan for \$7 million</b>	~ 3:00 p.m. 20 min.
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The Board will be briefed about, and will consider adopting, a resolution that would approve the term sheet for the loan of up to \$7 million to Athens Hotel Development, LLC for construction of a hotel located at 10 North Rio Grande Street.

<b>5. Project Area Creation Priorities</b>	~ 3:20 p.m. 20 min.
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The Board will be briefed about project area creation priorities. A primary function of the RDA Board is to create community reinvestment areas, otherwise known as CRAs or project areas. The Board will discuss the prioritization of new and extended project areas currently under consideration, and will receive an update on the 9-Line and State Street project areas.

<b>6. Guiding Framework &amp; Project Evaluation Process</b>	~ 3:40 p.m. 20 min.
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The Board will be briefed about RDA staff's proposed guiding framework and evaluation process for prioritizing various redevelopment projects. The intent of the framework would be to clarify the organization's purpose and outline a methodology for prioritizing projects that align most closely with the RDA's goals. In addition, staff is seeking input on a project evaluation process that would help determine a project's priority level based on the public benefits it creates.

**7. 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.

**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:

- National Development Council Training;
- Public Market Feasibility Study;
- RDA Anniversary; 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:

**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:

**1. Set Date – Resolution: Budget for the Redevelopment Agency of Salt Lake City for Fiscal Year 2019-20**

The Board will set the dates of Tuesday, May 21, 2019 and Tuesday, June 4, 2019 at 7 p.m. to accept public comment and consider approving a resolution adopting the final budget for the Redevelopment Agency of Salt Lake City, Utah for Fiscal Year 2019-20

**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](mailto:council.comments@slcgov.com), 801-535-7600, or relay service 711.