



Board of Directors of the REDEVELOPMENT AGENCY OF SALT LAKE CITY

AGENDA

June 11, 2019

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 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. 5 for Fiscal Year 2018-19 time TBD

The Board will accept public comment, and may consider discussing and 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. This amendment addresses proposed housekeeping items that would “true-up” actual tax increment received compared to budgeted estimates in the City budget for Fiscal Year 2018-19. The proposed items also finalize distribution of those funds to taxing entities and organizations that have reimbursement agreements with the RDA.

C. Redevelopment Agency Business - The RDA Board of Directors will receive information and/or hold discussions and/or take action on:

1. Resolution: RDA Budget Amendment No. 5 for FY 2018-19 ~ 2:05 p.m.

20 min.

The Board will discuss and 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. This amendment addresses proposed housekeeping items that would “true-up” actual tax increment received compared to budgeted estimates in the City budget for Fiscal Year 2018-19. The proposed items also finalize distribution of those funds to taxing entities and organizations that have reimbursement agreements with the RDA.

2. Resolution: Loan to Congregation Group, LLC for Project at 25 North 900 West ~ 2:25 p.m.

20 min.

The Board will be briefed about, and consider adopting, a resolution that would authorize a loan of up to \$850,000 to Congregation Group, LLC for a project located at 25 North 900 West. The proposed project is to develop a distillery, bar and grill, and working urban fruit orchard. The project includes the adaptive reuse of the 12,000-square-foot Utah Quality Service building, located at 25 North and 900 West, and two properties immediately north at 35 North and 37 North.

3. Informational: 255 South State Street Redevelopment Status Report ~ 2:45 p.m.

30 min.

The Board will receive a project update on the redevelopment of RDA-owned property located at 255 South State Street. The project is envisioned as a mixed-use, mixed-income affordable housing development that would consist of two buildings separated by a mid-block walkway. The proposed project also includes the adaptive reuse of the historic Cramer House, located approximately at the rear of the property on Floral Street and 200 South.

4. Review of Motion Sheet for Fiscal Year 2019-20 Annual Budget Adoption ~ 3:15 p.m.

20 min.

The Board will review a draft motion sheet for adoption of the RDA Fiscal Year 2019-20 annual budget.

- 5. Board Appointment: Redevelopment Advisory Committee – Jason Head** ~ 3:35 p.m. 5 min.

The Board will interview Jason Head prior to considering his appointment to the Redevelopment Advisory Committee for a term ending January 17, 2023.

- 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.

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:

- 1. Semi-Annual Report of RDA-owned Property – as of June 2019**

The Board will receive a written briefing of all Tier 1 and Tier 2 properties owned by the RDA, as per the Land Disposition Policy. The report includes the description, address, parcel ID, size, zoning and tier category of each property. In addition, the report details approximate acquisition date, current category of disposition, interim use and proposed permanent use for each property.

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. Board Appointment: Redevelopment Advisory Committee – Jason Head

The Board will consider approving the appointment of Jason Head to the Redevelopment Advisory Committee for a term ending January 17, 2023.

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.