

REDEVELOPMENT AGENCY STAFF MEMO

DATE: December 8, 2015 **ITEM #:** 7.A.

PREPARED BY: Cara Lindsley

RE: Resolutions Of The Board Of Directors Of The Redevelopment Agency Of Salt Lake City Authorizing The Preparation Of Draft Community Development Project Area Plans For The State Street and 9 Line Project Areas.

REQUESTED ACTION: Pass a motion to adopt the Resolutions, authorizing RDA staff to prepare Draft Community Development Project Area Plans for the 9 Line and State Street Project Areas.

POLICY ITEM: Project Area Creation Process

BUDGET IMPACTS: The cost of drafting the plans and creating two CDAs will be covered using funds allocated in the Program Income Fund.

EXECUTIVE SUMMARY: On November 10, 2015, the RDA Board selected two project areas (9 Line and State Street) to move forward in the project area creation process. During the earlier stages of the process, the Board elected to structure the new project areas as Community Development Areas (CDAs) when approving the project area creation policy. Creating a new CDA will require consent by Salt Lake County, Salt Lake City Corporation, and Salt Lake City School District (the "Taxing Entities").

The first step in the creation of a CDA requires the Board to adopt a resolution authorizing staff to prepare a Draft Community Development Project Area Plan. The RDA staff is proposing a six-month process to provide time to collect feedback from the community, Taxing Entities, and stakeholders. This feedback will be used to guide development of the Draft Project Area Plan. Staff will return to the Board in January with a proposed schedule of milestones associated with developing the two Draft Project Area Plans.

During the six-month period, RDA staff will work with the Taxing Entities to develop the terms of the interlocal agreements and to obtain approval of the Draft Project Area Plans. The negotiations will conclude with final interlocal agreements between the Taxing

Entities and the RDA. The dates of approval of the interlocal agreements will be based on the meeting times of each entity.

ANALYSIS AND ISSUES:

Community Development Area Process

Community Development Areas are the least complex project areas permitted under Utah state statute. The CDA creation process does not require the participation of the Taxing Entity Committee. Any taxing entity participation is voluntary through independent interlocal agreements. The first step in the CDA creation process is the RDA Board authorizing the Agency staff to prepare a draft community development project area plan. The second step is drafting the plan, which will describe the existing conditions of the project area and standards that will guide community development. The plan will be consistent with the City's Master Plan for the area and reference any specific projects proposed in the project area.

The third step is making the draft project area plan available for public review at the Agency's office during normal business hours. A plan hearing is also organized with notification sent to property owners, the State Tax Commission, the County Assessor and Auditor, the State Board of Education, and the legislative body or governing board of each taxing entity. All written and oral comments collected from participants during the plan hearing are considered by the Agency in connection with the preparation of a revised project area plan. As the next step, the Board approves a resolution adopting the draft community development project area plan as the CDA's project area plan. After adoption by the Board, the City Council must adopt an ordinance that designates the approved project area plan as the official community development plan of the project area.

Once approved by the Council, a notice will be placed in the paper providing a 30-day protest period. The RDA will then enter into Interlocal Agreements with any of the taxing entities. The Agency is negotiating the terms of the Interlocal Agreements with Salt Lake County, Salt Lake City Corporation, and the Salt Lake City School District. Notices of the finalized interlocal agreements with each entity are published in the newspaper with a 30-day protest period.

PREVIOUS BOARD ACTION: Below is a timeline of events preceding the December meeting:

- March 2015: The Board approved a list of several areas to be evaluated and adopted evaluation criteria.
- April 2015: The Board shortlisted six potential project areas for further staff analysis.
- May 2015: Staff provided a recap of previous policy direction on the project area creation process, including clarification of the potential project area boundaries and the short-list evaluation criteria.

- June 2015: Staff provided a written status update on the project area creation process.
- August 2015: Staff presented its research on seven short-listed potential project areas to the RDA Board. The Board requested staff return with a matrix to assist in an informed discussion and project area selection prioritization in September.
- September 2015: The Board selected the State Street, Ball Park, and 9-Line areas as the top ranked potential project areas. Staff commenced meeting with the Salt Lake City School District and Salt Lake County taxing entities to discuss the three areas and collect feedback on the potential terms of new project areas.
- November 2015: The Board amended the State Street project area boundaries to include portions of the Ball Park project area. The Board approved the State Street and 9 Line project areas to move forward in the Community Development Area creation process.

ATTACHMENTS:

1. Exhibit A – Resolutions

RESOLUTION NO. 764._____: State Street CDA

December 8, 2015

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE PROPOSED STATE STREET PROJECT AREA

WHEREAS, the Redevelopment Agency of Salt Lake City (the “RDA”) proposes to create a Community Development Project Area (CDA) within an area described on Exhibit A attached hereto (the “Proposed Project Area”), that is generally from 400 South to 2100 South and from 300 East to 400 West, consisting of approximately 768 acres to support the RDA Mission and General Goals described on Exhibit B and attached hereto; and

WHEREAS, the Proposed Project Area would support the Central Community Master Plan's goals of creating: livable communities and neighborhoods; vital and sustainable commerce; unique and active places, and increased pedestrian mobility and accessibility; and

WHEREAS, in December 2014, the Board of Directors of the Redevelopment Agency of Salt Lake City (the "Board") approved the Project Area Creation Policy to determine selection of potential RDA project areas; and

WHEREAS, in March 2015, the Board selected 16 potential project areas to analyze based on approved evaluation criteria; and

WHEREAS, in April 2015, the Board selected 7 of the 16 potential project areas for additional analysis based on approved evaluation criteria; and

WHEREAS, in September 2015, the Board selected 3 of the 7 remaining potential project areas and directed RDA staff to forward the 3 potential project areas to the RDA's Taxing Entity Partners for comments and review; and

WHEREAS, in November 2015, the Board selected the Proposed Project Area based on feedback and comments from RDA Taxing Entity Partners; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY, that, in accordance with Section 17C-4-101(1) of the Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act (the "Act"), the Board hereby authorizes the preparation of a draft community development project area plan for the Proposed Project Area; and

BE IT FURTHER RESOLVED, that the Board hereby authorizes and directs the Chief Administrative Officer and the Executive Director of the Agency to take all such further action as is necessary or appropriate in accordance with Section 17C-4 of the Act in

connection with the evaluation and analysis of the possible costs and benefits of the adoption of such a project area plan.

Passed by the Board of Directors of the Redevelopment Agency of Salt Lake City, this 8th day of December, 2015.

Stan Penfold, Chair RDA Board of Directors

ATTEST:

D.J. Baxter, Executive Director

Transmitted to the Chief Administrative Officer on _____. The Chief Administrative Officer.

_____ does not request reconsideration

_____ requests reconsideration at the next regular Agency meeting.

Ralph Becker, Chief Administrative Officer

ATTEST:

D.J. Baxter, Executive Director

Approved as to form:
Jones, Waldo, Holbrook and McDonough, P.C.

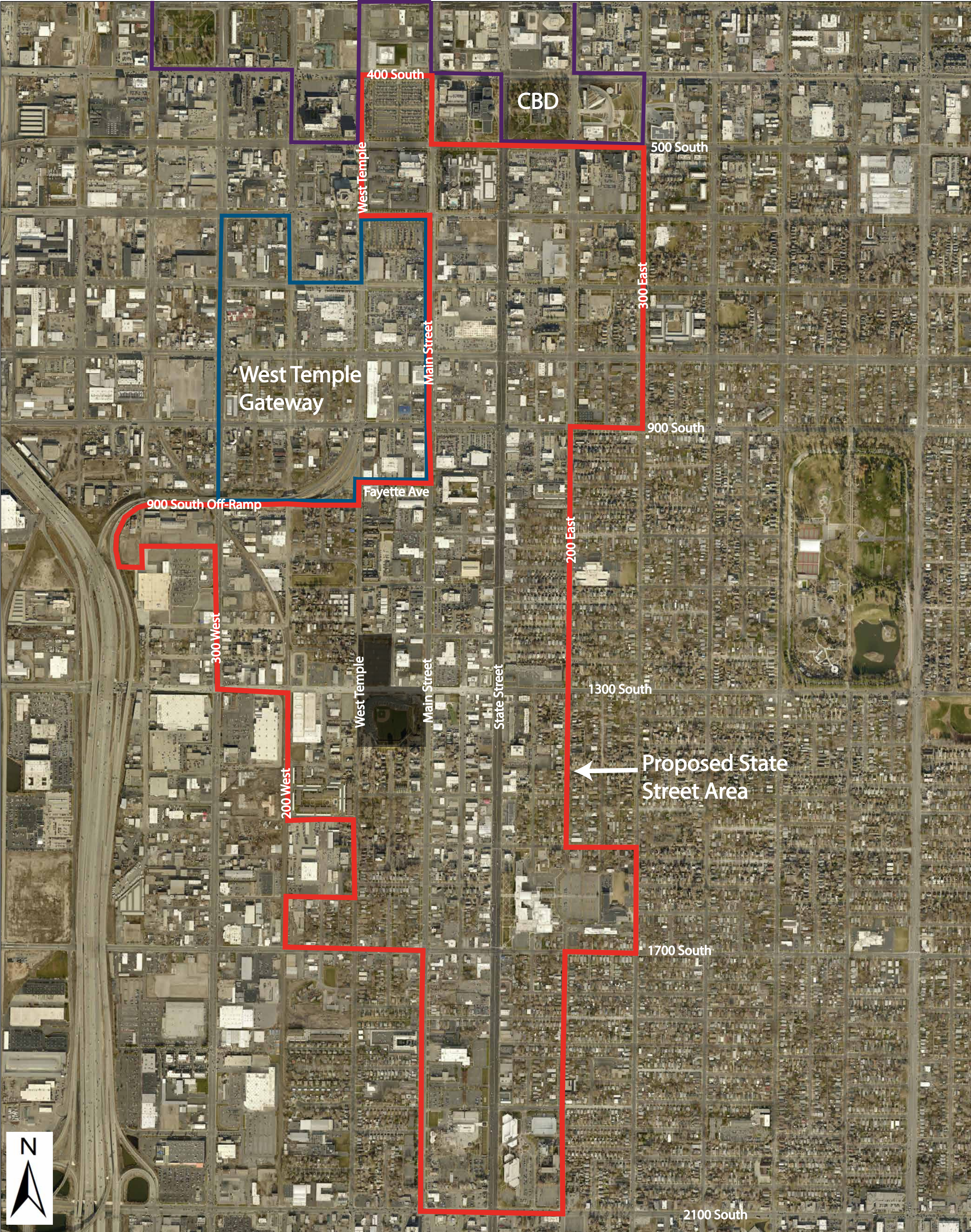
By: _____

potential project area



SLCRDA

State Street



RDA General Goals



SLCRDA

General Redevelopment Goals

1. Redevelop communities by eliminating blight and by enhancing livability.
2. Promote sustainable redevelopment practices and land use patterns
3. Facilitate financing of priority projects in RDA project areas.
4. Foster walkability through projects that promote complete streets and a network of vibrant and attractive pedestrian spaces.
5. Facilitate the enhancement and expansion of transit to further promote RDA goals.
6. Help create welcoming public gathering places, including through the funding of public works of art.
7. Promote the uniqueness, character, and identity of neighborhoods in each project area.
8. Implement housing policies to foster a diverse and balanced community with a range of housing options, including homeownership, for all income levels.
9. Encourage historic preservation to promote the unique character of project areas and foster sustainability.
10. Support a quality urban environment, including design, materials, and construction of buildings and spaces, public and private.

RDA MISSION STATEMENT

The mission of the Redevelopment Agency of Salt Lake City is to improve blighted areas of Salt Lake City, encourage economic development of Salt Lake City, encourage the development of housing for low and moderate income households within Salt Lake City and encourage compliance with and implementation of the Salt Lake City master plan. The Agency will participate with Salt Lake City, Salt Lake County, the State of Utah and other public entities, as appropriate, in implementing its mission.

The tools available to achieve the Agency's mission include:

1. Property acquisition, clearance, re-planning, sale, and/or redevelopment;
2. Planning, financing and development of public improvements;
3. Providing management support and financing for projects which will improve blighted areas;
4. Gap financing in the form of loans, grants and equity participation to encourage private investment;
5. Relocation assistance and business retention assistance to businesses.

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE PROPOSED 9 LINE PROJECT AREA

WHEREAS, the Redevelopment Agency of Salt Lake City (the "RDA") proposes to create a Community Development Project Area (CDA) within an area described on Exhibit A attached hereto (the "Proposed Project Area"), that is generally from I-80 to 1400 South and from I-215 to 650 West, consisting of approximately 728 acres to support the RDA Mission and General Goals described on Exhibit B and attached hereto; and

WHEREAS, the Proposed Project Area would support the Westside Master Plan's goals to: promote reinvestment and redevelopment; provide attractive, compatible high density residential development; foster opportunities for unique, mixed use neighborhood and community nodes; develop and foster regional nodes; strengthen connections both within and between the Westside and other parts of Salt Lake City; maintain the stability of industrial districts and the employment base; create and strengthen public spaces; and

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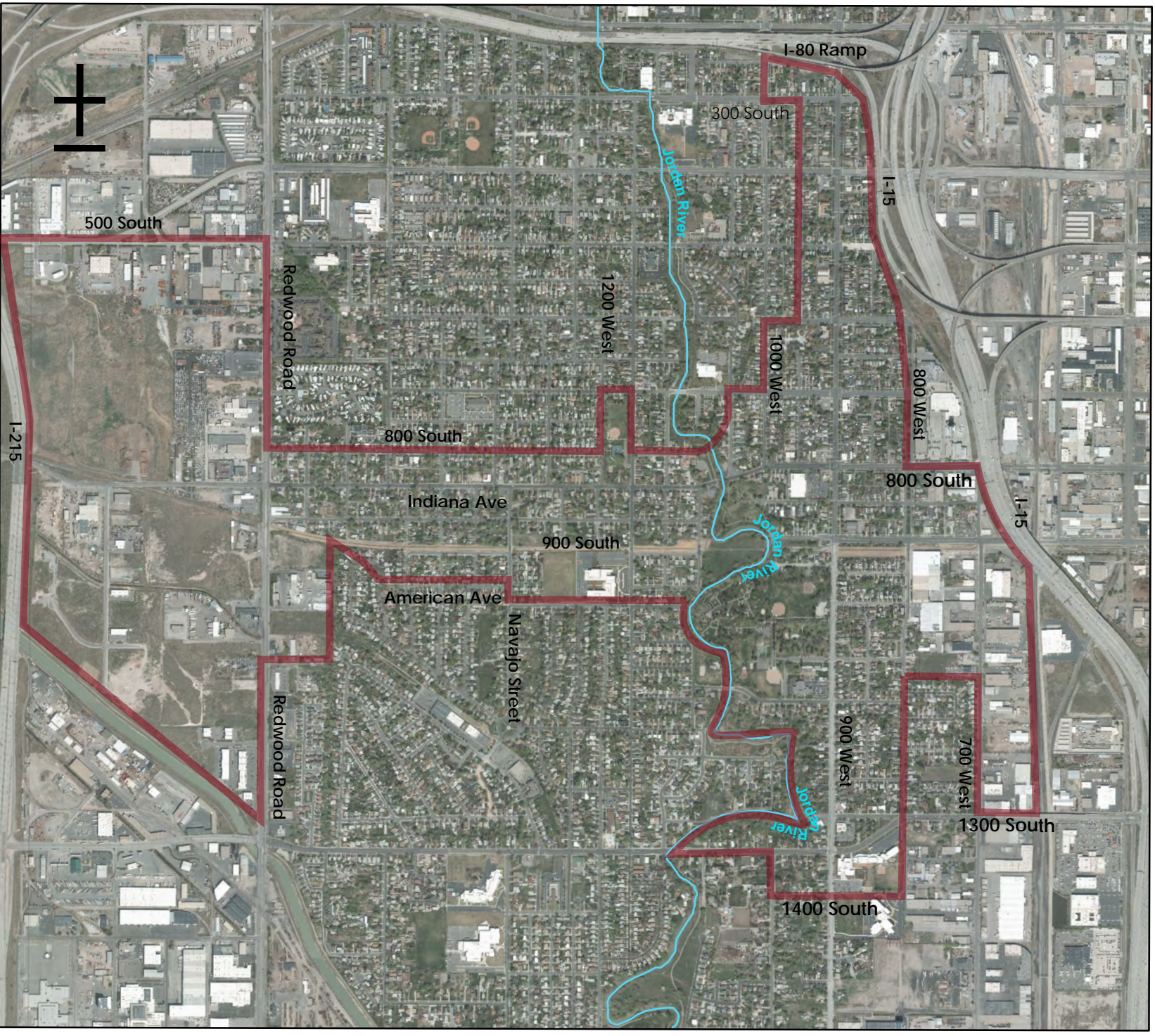
By: _____

potential project area



SLCRDA

900 South 900 West



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SLCRDA

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