

Salt Lake County Office of Regional Development
Wasatch Brownfields Coalition
Revolving Loan Fund (RLF) Board Meeting
Wednesday, November 18, 2015
1:00 PM to 2:00 PM
County Government Center, 2001 S. State Street (Room S-2950)

RLF Board Attendees

Sara Meess, Ogden
Debbie Lyons, SLC RDA
Matthew Dahl, SLC RDA
Dennis Downs, SLCo
Peter Corroon,
Joe Katz, DEQ

Excused

Jared Steffey, SLCo

Staff in Attendance

Javaid Lal, SLCo
Stuart Clason, SLCo
Emily Farmer, SLCo
Carlton Christenson, SLCo
Robert Whitehead, SLCo
Stephen Barnes, SLCo

Welcome & Introductions: Chair Carlton Christensen welcomed and introductions were made.

Approval of Meeting Minutes 2/25/15: Debbie Lyons motioned to approve the minutes as presented. Stuart Clason seconded. **Motion Approved**

Discuss Pending Loan Application: Peter Corroon presented an overview and update of the project. Phase One, the environmental assessment is completed. The environmental assessment found that there was a lot of industrial use on the lot creating Polyaromatchydrocarbines (PAH) in the soil. There was a discussion with the State of Utah and Centro Civico has entered into an agreement for a Voluntary Clean Up Program to get the site cleaned up with limited funding. The EPA is currently doing a Phase Two assessment which will be completed in a few weeks. We will have a total cost estimate by Mid-December. An ABCA is being done to determine options for cleaning up the site, which will contribute to the cost estimate. Centro Civico is applying for an EPA Brownfields Clean Up Grant in the amount of \$250K. Centro Civico will need to match 40%. They are also applying for an SLCO Loan Fund. Clean up should start in the late summer of 2016 so completion of the project will be about a year and a half out.

Peter discussed the proposed use of the site. It will be a blended site with housing and retail office spaces. There will be 59 units of Affordable Housing through the Tax Credit Program and 11 Market rate units. The application for the Tax Credit program has been started and they should have an answer by Mid-December. Peter stated that the following businesses/organizations have shown an interest in the Retail Spaces: Zions Bank, SLCo Library, Pete Suazo Business Center and Aging Services.

Carlton opened the floor to questions from the board and started by asking Emily what options we have for a non-profit to get a Sub-Grant. Emily stated that they would be eligible but it would need to be done under Salt Lake City or Salt Lake County since Centro Civico is located within both boundaries. Stuart commented that he had an onsite meeting with DEQ and the

EPA which was very productive. They mapped out a development bookend plan to take advantage of the development plans. He is very excited about the potential transformative benefits of this plan to the community. Carlton asked Matt about sub-grantee. Matt stated that there is an intent to use it due to the value in supporting a great project. There is a 200K limit on sub-grants. Matt asked if PHAs move, Joe advised him that once they attach to the soil they stay in place. Stuart asked if the Centro Civico project request is a pure subgrant or a loan/grant combo. Emily stated that it is a pure subgrant. Stuart asked if Peter would be willing to take a loan if it had amenable terms so that they could do a loan/grant combo. Peter said it would depend on the terms.

Other Business: Ogden Business Exchange Loan discussion led by Sarah. Stephen handed out a document regarding the background and resolution of what we would be approving. He proposed that we approve the loan agreement with the caveat described in the resolution and attachment B. The only issue remaining is that the Ogden RDA will own all of the business exchange property at the beginning. They have sold one parcel to a business but it was not part of the property to begin with. The common area of the business park has conveyed to HOA entity. The EPA advised that they cannot loan money on common areas. Sarah has contacted them to find out if they would still qualify for a loan on the common area due to the fact that the RDA owns it. Carlton asked if the city could sub-loan to the HOA or clean-up for the HOA. Stephen stated that the EPA only allows us to disperse loan proceeds if the property is actually owned by RDA.

Stephen presented an overview of the cost estimate. Eligible expenses are \$424K. We will be getting a loan for \$340 K and the remainder is going to be cost share. The resolution states we are approving the loan agreement with the understanding that if the EPA does not agree to common areas, the loan amount will be adjusted down.

Sarah asked the board to approve already incurred expenses for Phase One work and Phase 2 Cleanup. She sent invoices and spreadsheets of the expenses incurred. She would like to have \$52K dispersed from CDBG to match their 90K. She believes that they have met all agreements except source funding, but those have been received.

Carlton opened the floor to questions. Javaid asked if they should try to push the loan through before the end of the year or wait until January, along with other logistical issues. He will meet with Carlton to discuss in more detail. Stephen stated that the project will be completed in September or October of 2016. Interest rates will start accruing on 10/1/2016. The loan term is 4 years, but they can pre-pay at any time. Matt asked if everything is on schedule. Sarah stated that everything is on track, Phase Three has additional characterization. Joe stated that Phase one is waiting on final documentation to close it out. Phase Two sampling is done, clean-up work is done other than the concrete which was going to be reused. Phase Three operation history is different. Sampling is done and they are not expecting to see any issues as clean up proceeds on Phase Three. Matt asked what will be on the site. Sarah stated that there has been no formal announcement, however it is intended to be high end company which is business park oriented with common areas as well as a recreational company looking at the smaller lot. They will be marketing in Phase Two.

Carlton suggested a motion. Stuart made a motion to approve. Matt seconded. **Motion Approved.**

Schedule Next Board Meeting: TBD

Debbie moved to adjourn. All in favor. **Motion Passed**

Adjourned 2:00 pm