

# Westside Coalition

## Minutes of November 26th, 2024 Westside Coalition Board of Directors Meeting

**Minutes Taken By:** Jake Erickson – Board Member

**Location:** NeighborWorks Community Mtg Room 622 W 500 N SLC   **Online:** Zoom Meeting

**Time:** Started 5:39 pm Ended 7:30pm   Wi-Fi Password: Nswfl\$1234

Board Members Present (#)	Jake Erickson, Dan Potts, Bill Watts, Izumi Okamura, Jason Wessel, Daniel Strong, David Osokow, C.J. Hellige, Chilton Hawk, Dorothy Owen, Charlotte Fife-Jepperson
Board Members Excused or Absent (#)	Chaise Warr, Turner Bitton, Billy Palmer, Daniel Tuutau
Others Present:	Kassidy Hammer, Josh Rebollo, Elizabeth Merrill, Alejandro Puy, Victoria Petro
<b>Item 1</b>	<b>October 22nd WSC Minutes Approval</b>
Motion to Approve the October 22nd, 2024 Regular Meeting Minutes	<ol style="list-style-type: none"> <li>1. Approving the October 22nd WSC General Meeting Minutes               <ol style="list-style-type: none"> <li>a. Charlotte Fife-Jepperson                   <ol style="list-style-type: none"> <li>i. Motions to approve.</li> <li>ii. Bill Watts seconds the motion.</li> <li>iii. The motion passes with all in favor, 11-0.</li> </ol> </li> </ol> </li> </ol>
<b>Item 2</b>	<b>Update by SLC Health Department</b>
Personnel Change at the Salt Lake County Health Department	<ol style="list-style-type: none"> <li>1. Salt Lake County Health Department               <ol style="list-style-type: none"> <li>a. Kassidy Hammer                   <ol style="list-style-type: none"> <li>i. Announcement that Kassidy will be attending WSC meetings in place of Emily Hamilton moving forward with Josh Rebollo as the District 1 liaison.</li> </ol> </li> </ol> </li> </ol>
<b>Item 3</b>	<b>Discussion With City Council Representatives</b>
Discussion About UFAIR Zoning Changes	<ol style="list-style-type: none"> <li>1. Temperature Check by City Council Members               <ol style="list-style-type: none"> <li>a. Victoria Petro</li> </ol> </li> </ol>

i. I'd like a temperature check from you all today. We have to give zoning recommendations to the Larry H. Miller Group concerning a portion of property that's not subject to City Council zoning, so the city has no say about how it is developed, however the UFAIR board will.

ii. There is some FAA oversight about how high you can build, and we have to have this concept developed by December 31st. There are certain things that stress me out here like affordability. People are having trouble finding homes in our community. We want this to contain workforce housing, since this is the only time we'll have a swathe of land this big and we really do want workforce housing commensurate with it.

**b. Alejandro Puy**

i. This is not a new thing that we are asking for, but rather the minimum. Our intention is to have workforce housing through to and including family sizes with 3-4 bedrooms. Before moving on this however, I too would like a temperature check. Some of the most basic things we ask from developers is affordability. This will happen because land has already been purchased, and you all can have a voice.

**c. Daniel Strong**

i. I got a call two weeks ago from the state board folks. By statute, we have to submit comments to the city council. My comment was that we don't want the city and state to go against one another. I do want us to commit to affordable housing in some fashion. We are asking for 80% affordable housing units be built.

**d. David Osokow**

i. We don't have leverage here. At what point do they just walk away? North Temple is heavily concentrated with affordable units, but they can't just be on North Temple.

**e. Bill Watts**

i. Please get things in writing, and if you're going to ask for something then go 10% above it. What we are missing is affordable housing, and we don't necessarily need deeply affordable housing.

**f. Maria Garcia**

i. Neighborworks' mantra is mixed income housing. That's how you manage gentrification that will happen in order to build a tax base. We have our share of deeply affordable units, but mixed income housing is more difficult to do. This has to be distributed everywhere, and it has to be concentrated.

**g. Daniel Strong**

**i.** When we had the North Temple master plan assessed, the message I heard from that event is that we have too much of the same kind of housing on North Temple. I agree on the need for mixed income.

**h. Jason Wessel**

**i.** The number one thing we're hearing about after our homelessness forum is that they want housing for families.

**i. Victoria Petro**

**i.** They're willing to commit to families. However, when you concentrate 1500 units for people in that tax bracket, then you're getting a new demographic. This will change everything about us.

**j. Dorothy Owen**

**i.** Our job is to be focused on the Westside, and we should just be asking to be treated in the exact same way that everyone else is treated. How are you treating the Westside differently?

**k. Victoria Petro**

**i.** This might be the only time we have this quantity of contiguous land, and your tax dollars are preempted in perpetuity for families in that development. It is silly to gamble on our children's future. Would you prefer for us to vote yes on an agreement that keeps us at the table longer, or would you rather us let the clock run out and let the UFAIR board become the ultimate land use authority?

**l. Jason Wessel**

**i.** I would say don't burn every bridge unless you have to take a principled stand.

**m. C.J. Hellige**

**i.** The state has completely failed this neighborhood and city, and I just think they've given us no choice for any dignified way to approach this situation, so a principled stand won't be effective because it won't help anyone. It doesn't matter if the city bows down, you're not on an equal footing anyways.

**n. Charlotte Fife-Jepperson**

**i.** We can all get behind this if it's done in a way that will uplift the neighborhood. Teachers salaries, firefighters, police wages will all grow over time. However, entry level employees need an affordable place to live. Thoroughly integrate housing with developments, don't segregate.

	<ul style="list-style-type: none"> <li><b>o. Dan</b> <ul style="list-style-type: none"> <li><b>i.</b> We can say that the Westside Coalition position is that there needs to be mixed income levels.</li> <li><b>ii.</b> Daniel Strong motions to communicate to the city and Larry H. Miller that we support this project provided it include mixed income housing accessible to the community.</li> <li><b>iii.</b> Jason Wessel seconds Daniel Strong's motion.</li> <li><b>iv.</b> All vote in favor 11-0. The motion passes.</li> </ul> </li> </ul>
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<b>Item 4</b>	<b>Mosquito Abatement District Proposal</b>
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<p>Proposal to Creat a New Issue Area on the Mosquito Abatement District Tax Proposal</p>	<ul style="list-style-type: none"> <li><b>1. Mosquito Abatement District</b> <ul style="list-style-type: none"> <li><b>a. Dorothy Owen</b> <ul style="list-style-type: none"> <li><b>i.</b> Two and a half years ago, the Salt Lake Mosquito Abatement Board passed a 75% increase in the tax rate, and it was approved. The westpointe community council decided that it had to be done because of inflation. Every single property owner, business, and resident in Salt Lake County, plus Magna, are impacted by this tax. They are now asking for a 19% additional increase.</li> </ul> </li> <li><b>b. Jason Wessel</b> <ul style="list-style-type: none"> <li><b>i.</b> A large chunk of this area is the Inland Port which pays zero of the tax, so why? What was that initial tax increase of 75%, and where did it go to? Was the helicopter necessary? If we adopt this as a project, we'll need 2-3 people on this board to volunteer through to December 19th to work with Dorothy. There'll need to be media outreach, plus work to do with Alejandro Puy and Luz Escamilla.</li> </ul> </li> <li><b>c. David Osokow</b> <ul style="list-style-type: none"> <li><b>i.</b> What's our objective? Are we trying to stop this? Reduce this? I watched the presentation, and a lot of their asks seemed reasonable to me. There are communicable diseases that might go up, so I can understand why they want taxes to go higher.</li> </ul> </li> <li><b>d. Dorothy Owen</b> <ul style="list-style-type: none"> <li><b>i.</b> We have dealt with this issue two other times: one we won, and one we lost. The issue is that if they're going to do that work that benefits the entire state, then you need to spread that cost.</li> </ul> </li> <li><b>e. Kevin Parke</b></li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>i. Let's encourage them to change their funding mechanisms to bring the prison and Inland Port. That seems more than reasonable to me.</li> <li>f. Jason Wessel <ul style="list-style-type: none"> <li>i. Who all will volunteer to work with Dorothy on this?</li> <li>ii. Abatement issue volunteers: Dan Potts, Kevin Parke, Chilton Hawk, Jake Erickson.</li> </ul> </li> <li>g. Bill Watts <ul style="list-style-type: none"> <li>i. Bill motions that we adopt this as a short term issue area project.</li> <li>i. Chilton Hawk seconds the motion.</li> <li>ii. All vote in favor 11-0. Dorothy will lead the issue area project on the Mosquito Abatement District.</li> </ul> </li> </ul>
<b>Item 5</b>	<b>Grants Report</b>
<p style="text-align: center;">Report on Grant Submission Processes by the Westside Coalition</p>	<ul style="list-style-type: none"> <li>1. EPA Grants <ul style="list-style-type: none"> <li>a. Daniel Strong <ul style="list-style-type: none"> <li>i. The grants have been submitted. There are two smaller, targeted grants. Izumi Okamura has been working on one by taking the same one we submitted to UIPA and using it to ask to fund our community programs for the next three years, plus a part time staffer to coordinate those events.</li> </ul> </li> <li>b. Izumi Okamura <ul style="list-style-type: none"> <li>i. That's a good summary. Basically, they want measurable outcomes in the form of four events and increased attendance. Additional measurables might include increased civic engagement, an increase of people who vote, and an increase in public attendance.</li> </ul> </li> </ul> </li> <li>2. Maptech Grantmaker <ul style="list-style-type: none"> <li>a. David Osokow <ul style="list-style-type: none"> <li>i. I met with the city regarding partnering, and one thing that bubbled up was the e-bike subsidy. The city's e-bike project has leftover funds. We're still trying to figure out what to do. There is an option in which we could fund a study for the community.</li> </ul> </li> <li>b. Daniel Strong <ul style="list-style-type: none"> <li>i. There are three tiers to this grant. You take Tier One to apply for</li> </ul> </li> </ul> </li> </ul>

	<p>Tiers Two and Three. A lot of ideas had to do with transportation. Maybe we do a targeted ask on how to improve Westside transportation?</p> <ul style="list-style-type: none"> <li>c. C.J. Hellige <ul style="list-style-type: none"> <li>i. Maybe not canvassing, but rather coalesce community groups that already exist in which a staffer could be a conduit who identifies the power players in the communities that we don't represent.</li> </ul> </li> <li>d. Jason Wessel <ul style="list-style-type: none"> <li>i. We're in a brainstorming phase here and we won't be ready in two and a half weeks to apply.</li> </ul> </li> </ul>
<b>Item 6</b>	<b>Vote on Documentary Filmmaker Presence</b>
<p>Vetting a Request by Filmmaker to Record Westside Coalition General Meetings</p>	<ol style="list-style-type: none"> <li>1. Westside Filmmaker <ul style="list-style-type: none"> <li>a. Daniel Strong <ul style="list-style-type: none"> <li>i. A documentary filmmaker named Mary wants to record our meetings. Any objections?</li> </ul> </li> <li>b. Charlotte Fife-Jepperson <ul style="list-style-type: none"> <li>i. Charlotte motions to invite the filmmaker to WSC executive team meeting.</li> <li>ii. Dan Potts seconds.</li> <li>iii. All in favor. The motion passes 11-0.</li> </ul> </li> </ul> </li> </ol>
<b>Item 7</b>	<b>Meeting Adjournment</b>
<p>Adjourning the November 26th, 2024 WSC Meeting</p>	<ol style="list-style-type: none"> <li>1. Motion to Adjourn <ul style="list-style-type: none"> <li>a. Dan Potts <ul style="list-style-type: none"> <li>i. Motions to adjourn.</li> <li>ii. Daniel Strong seconds.</li> <li>iii. All in favor, 11-0. The meeting adjourns.</li> </ul> </li> </ul> </li> </ol>
	<p><b>Next Meeting:</b> January 29th, 2025 5:30pm – 7:30pm</p>