

MINUTES
FROM THE MEETING OF THE
REDEVELOPMENT ADVISORY COMMITTEE
December 7, 2022
4:00 p.m.

1. Roll Call

The following members were present:

Brian Doughty, Chairperson
Mojdeh Sakaki, Vice-Chairperson
Claudia O'Grady
Mark Isaac
Nic Peterson
Amy Rowland
Baxter Reecer

The following members were absent:

Rosa Bandeirinha

Also present:

Danny Walz, Director
Cara Lindsley, Deputy Director
Sara Montoya, Senior City Attorney
Tracy Tran, Senior Project Manager
Marcus Lee, Project Coordinator
Lucas, Goodrich, Project Coordinator
Makena Hawley, Project Manager
Kathryn Hackman, Communications Coordinator
Robyn Stine, Office Manager

2. Announcements by the Staff

Danny Walz announced that this meeting would be Claudia O'Grady's last one and thanked her for her service to the Redevelopment Agency as a member of Redevelopment Advisory Committee and the RDA Finance Committee.

Mr. Walz also introduced three new staff members to the Committee. They are Makena Hawley, Marcus Lee and Lucas Goodrich.

3. Business

A. Open and Public Meetings Act Rule: Electronic Meetings

Danny Walz and Sara Montoya explained what this rule was and why it was necessary due to the change in the Open and Public Meetings Act made by the 2022 Legislature.

Mr. Doughty read the resolution to the committee. Mr. Reecer made a motion to adopt the Open and Public Meetings Act Rule: Electronic Meetings. Ms. Rowland seconded the motion. Upon roll call, the motion passed unanimously.

B. Redevelopment Agency Semi-Annual Property Report

Danny Walz shared the RDA Semi-Annual Property report that was presented to the RDA Board of Directors in November, 2022 (attached). He explained that property acquisition and disposition is one of the most valuable tools the Agency must create redevelopment and initiate change within the RDA project areas. He added that property disposition and development is how the Agency raises the bar in the level of public benefits staff hopes to get out of projects. Mr. Walz said there are properties on the list that are interim and will ultimately be put out for redevelopment and there are properties that the Agency is the long-term holder with uses in place as part of the goal for that project area.

The properties were grouped according to project area, with the following information about specific properties noted during the presentation:

- 1) 9 Line - Mr. Walz said that the Commissary Kitchen is currently leasing the RDA's property at 900 West 400 South.
 - Ms. Rowland asked if the Agency has a relocation policy for existing tenants. Mr. Walz said there is not an official policy, but the Agency relies on best practices for relocation assistance.
- 2) Block 70 – Includes Eccles Theater and Regent Street. The Eccles Theater is a permanent use and the Agency owns the property with the City and the County and is part of the board that oversees the theater. The Regent Street property is located on the corner of Regent Street and 200 South, and the Agency is currently under contract with Dakota Pacific to determine the reuse of the property.
- 3) Central Business District – The Agency holds four properties that are held as permanent use, which include:
 - The Broadway Center parking garage which was built by the RDA and leased back to the owners of the office building.
 - The Gallivan Center – The Agency owns the parking garage beneath the Gallivan Center which we lease to Boyer as part of the One Utah Center. The RDA is the owner of the plaza and retail space on the north side of the Gallivan Center
 - Land beneath Vivant Arena with a long-term ground lease the expires in 2040 with the option to extend.
 - Metro Condos Parking – The Agency has some parking in the lower two levels of this parking garage that are leased back to the State of Utah.
- 4) Depot District – Includes the Rio Grande Hotel, the Sunbar property, the Station Center Assemblage including the Serta Mattress Building, and the Central Station properties.
 - Mr. Doughty asked about the partnership with the University of Utah regarding the Station Center Assemblage. Mr. Walz explained that the University is reevaluating its priorities after a recent change in leadership and will likely not participate in the development in the way that was previously envisioned (as an anchor tenant). He said that the Agency is currently considering potential uses for the property and will continue working on our plans for the district in the new year.
- 5) North Temple – Includes Spark! (the former Overniter property) and the former Schovaers Electronics property. Mr. Walz said staff expects to close the RDA's sale of the Spark! property to Brinshore in December 2022. Ms. Lindsley explained that after acquiring the former Schovaers Electronics property, the RDA applied for a \$500,000 clean up grant to make the site suitable for reuse as commercial space that will face the Folsom Trail.
- 6) Sugar House – Mr. Walz explained the Agency owns property along the S-Line Greenway and Sugarmont Plaza, the former Deseret Industries and Firehouse. This project area is no longer

collecting increment, but the RDA will complete the redevelopment of the Sugarmont Plaza property.

- 7) West Capitol Hill – Included in this project area are the plaza area at the center of the Marmalade Block, which will be public open space between the library, the recently completed Harvest apartments, and the Grove townhomes. The Agency also owns a single parcel on Arctic Court that is designated for infill development of an affordable single-family home.
- 8) West Temple Gateway – This project area is closed. The Agency owns the West Montrose assemblage and staff are determining a reuse plan.
 - Mr. Doughty asked what the goal for the Montrose property is. Tracy Tran said mixed-use and/or affordable housing with possible public/private partnership.

Mr. Reecer requested a bicycle tour of RDA properties and Mr. Walz said staff would arrange that in the spring.

Mr. Doughty requested an update on the RDA Property Report annually.

4. **Adjournment**

There being no further business the meeting was adjourned.

Brian Doughty
Brian Doughty (Feb 6, 2023 12:25 MST)

Brian Doughty, Chairperson

This document along with the digital recording constitute the official minutes of the Redevelopment Advisory Committee held December 7, 2022.

2022-12-07 RAC Minutes FINAL

Final Audit Report

2023-02-06

Created:	2023-02-06
By:	Robyn Stine (robyn.stine@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI3gHJ-DUFgzx6RLPYsD8B9zOnP0zBnnw

"2022-12-07 RAC Minutes FINAL" History

 Document created by Robyn Stine (robyn.stine@slcgov.com)

2023-02-06 - 7:05:24 PM GMT

 Document emailed to brian.doughty@me.com for signature

2023-02-06 - 7:05:46 PM GMT

 Email viewed by brian.doughty@me.com

2023-02-06 - 7:25:15 PM GMT

 Signer brian.doughty@me.com entered name at signing as Brian Doughty

2023-02-06 - 7:25:38 PM GMT

 Document e-signed by Brian Doughty (brian.doughty@me.com)

Signature Date: 2023-02-06 - 7:25:40 PM GMT - Time Source: server

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