

764th MEETING OF THE
BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, December 8, 2015
451 South State Street, Room 326
Salt Lake City, Utah
1:00 p.m.

AGENDA

1. Roll Call.
2. Briefing by the Staff.
3. Approval of the Minutes from the Meeting held .
4. Report of the Chief Administrative Officer.
5. Public Comments.

The RDA Board will accept public comments regarding Redevelopment Agency business in the following formats:

 1. Written comments may be submitted to the 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. Verbal comments of two minutes or less will be accepted at the RDA Board meeting.
6. Redevelopment Business/Routine Matters.
 - A. **Provide Policy Direction Regarding the 900 South Streetscape Project.**

Staff requests that the Board provide policy direction regarding the community goals identified during the 900 South Streetscape charette.
 - B. **2015-2016 Budget:**
 1. **Public Hearing for Adoption of the First Amendment to the 2015-2016 Annual Implementation Budget.**

The RDA Board will hold a Public Hearing to accept comments from the public regarding the proposed First Amendment to the 2015-2016 RDA Budget
 2. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Adopting the First Amendment to the Annual Implementation Budget for the Fiscal Year Commencing July 1, 2015 and Ending June 30, 2016.**

Staff has proposed, and RAC has recommended, several amendments to the 2015-2016 Budget to reallocate funds received from various sources and amend the current staffing document.

7. Redevelopment Business/Old Business.
- A. **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.**
Staff is requesting authorization to prepare Draft Community Development Project Area Plans for the 9 Line and State Street Project Areas.
 - B. **Consideration and Approval of Modifications to Redevelopment Agency Loan Programs.**
The Board will consider the approval of changes to loan programs concerning the adjustment of standard loan terms to incentivize projects that advance the RDA's goals and objectives.
 - C. **Consideration of a Motion to Amend a Development Agreement between The Redevelopment Agency of Salt Lake City and Garfield Traub Swisher Development, LLC Related to the Eccles Theater Project.**
The Board will consider an amendment to the development agreement with Garfield Traub Swisher Development, LLC extending its services and compensation for its work on the Eccles Theater through November 2016.
8. Redevelopment Business/ New Business.
- A. **Consideration and Adoption of a Resolution of the Board of Directors of The Redevelopment Agency of Salt Lake City Approving the Terms for a Design Contest and New Infill Construction for the Property Located at 524 North Arctic Court, Salt Lake City, Utah.**
Staff is requesting approval for a Design Competition and subsequent new construction for the vacant parcel located at 524 Arctic Court.
 - B. **Consideration and Adoption of a Resolution of the Board of Directors of The Redevelopment Agency of Salt Lake City Authorizing The Agency to Enter onto an Agreement with the Utah Heritage Foundation Regarding a Scope of Work and Budget to Renovate an Existing Single-Family Home Located at 528 North Arctic Court, Salt Lake City, Utah.**
Staff is requesting approval to enter into a joint venture agreement with Utah Heritage Foundation to renovate, then re-sell, an historic single-family home on Arctic Court that is currently owned by the RDA.
 - C. **Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City acknowledging the life and service of Michael Mahaffey and authorizing the partial funding of the loan fund being created in his name.** Time
Certain ~
2:00 PM
Staff is requesting approval to partially fund the Michael Mahaffey Legacy Fund in honor of Michael's life and his service to the RDA and Salt Lake City.
 - D. **Consideration and Adoption of a Resolution of the Board of Directors of The Redevelopment Agency of Salt Lake City Approving an Exclusive**

Negotiation Agreement with The LaSalle Group Regarding the Development of RDA-owned Property Located at 144 and 156 South Main Street.

Staff is seeking approval to enter into an Exclusive Negotiation Agreement with The LaSalle Group regarding the development of the Utah Theater property.

- E. **Consideration and Adoption of a Resolution Approving the Terms of a Real Estate Purchase Agreement for the Transaction of Properties between the Redevelopment Agency of Salt Lake City and Nicholas & Company, Located at approximately 550 West and 300 South, and 350 South 600 West in the Depot District Project Area.**

The RDA will consider entering into a Purchase and Sale Agreement with Nicholas & Company for a property exchange as part of the Station Center Project

9. Consent.

- A. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Reappointment of Lance Dunkley to Four-Year Terms on the Redevelopment Advisory Committee.**

The Board will vote on the re-appointment of a member of the Redevelopment Advisory Committee whose term will soon expire.

10. Written Briefings.

- A. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the 2016 Annual Meeting Schedule for the Redevelopment Agency Board of Directors**

The Board will adopt the RDA Meeting Schedule for 2016.

- B. **Feedback from Developer Input Forum Event.**

Staff is providing a written summary of feedback gathered from a Developer Input Session for the Board to consider.

11. Closed Meeting.

- A. **Consider Adopting a Motion to Enter into a Closed Meeting in Keeping with Utah Code to Discuss Pending Litigation and/or the Acquisition/Disposition of Real Property and/or Attorney-Client Matters that are Privileged Pursuant to Utah Code Ann. § 78b-1-137(2).**

12. Adjournment.

Public comment items will be taken in writing by 12:00 the day of the meeting (deliver to RDA offices 451 South State Suite 418) or a two minute oral comment may be made at the meeting.

In accordance with State Statute, RDA Resolution and policy, one or more Board Members may be connected via speakerphone. After 5:00 p.m., please enter the City & County Building through the main east entrance.

Notice of Special Accommodations in Compliance with the Americans with Disabilities Act:

- Please make requests for reasonable accommodation at least three working days prior to RDA Board meetings by calling the RDA Offices at 801-535-7240
- The City and County Building is an accessible facility with an entrance located on the street level just south of the east stairs.