

DATE TUESDAY AUGUST 9, 2016

REDEVELOPMENT AGENCY OF SALT LAKE COUNTY
GOVERNMENT CENTER, ROOM N1-110
August 9, 2016
5:20:36 PM

PRESENT: RICHARD SNELGROVE
JIM BRADLEY
AIMEE WINDER NEWTON
SAM GRANATO
MAX BURDICK,
ARLYN BRADSHAW, Chair

EXCUSED: JENNIFER WILSON
MICHAEL JENSEN
STEVEN DEBRY

OTHERS IN ATTENDANCE: SIM GILL, DISTRICT ATTORNEY
By: GAVIN ANDERSON, DEPUTY DISTRICT ATTORNEY
JASON ROSE, LEGAL COUNSEL, COUNCIL OFFICE
SHERRIE SWENSEN, COUNTY CLERK
By: LINDA DUFFY & NICHOLE WATT, DEPUTY CLERKS

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Director Arlyn Bradshaw, Chair, presided.

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Public Comments

No one appeared for Public Comments.

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Approval of Minutes

Director Bradley, seconded by Director Newton, moved to approve the Redevelopment Agency (RDA) minutes for Tuesday, June 16, 2016. The motion passed unanimously, showing that all Directors present voted "Aye."

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Resolution Initiating a Study for the Kearns Community Reinvestment Project Area Plan at 5400 South

DATE TUESDAY AUGUST 9, 2016

The Board of Directors reviewed the resolution designating a survey area for the proposed Kearns Community Campus Community Reinvestment Project Area Plan (CRA). With the establishment of the CRA, Salt Lake County will be able to construct a municipal campus, with shared spaces for the Library, Unified Police Department substation, Community Action Program facilities, and a potential future recreation center and aging services facilities.

Director Bradley, seconded by Director Newton, moved to approve the following resolution:

RESOLUTION NO. 99

DATE: AUGUST 9, 2016

A RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY DESIGNATING A SURVEY AREA FOR THE ADOPTION OF THE PROPOSED KEARNS COMMUNITY CAMPUS COMMUNITY REINVESTMENT PROJECT AREA PLAN

A. Pursuant to Section 17C-5-103 of the Limited Purpose Government Entities – Community Reinvestment Agency Act, Utah Code Ann §§ 17C-1-101 et seq. (the “Act”), the Governing Board (“Board”) of the Redevelopment Agency of Salt Lake County (the “Agency”) desires to initiate the process of adopting a community reinvestment project area plan by adopting a survey area resolution.

B. Specifically, the Board desires to designate the geographic area set forth in the map attached hereto as EXHIBIT A as the Kearns Community Campus Survey Area (the “Survey Area”), which Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment areas within the Survey Area, such as the proposed Kearns Community Campus Community Reinvestment Project Area.

C. Generally speaking, the Survey Area covers the area one block north and south of 5400 South between 4015 West and 4320 West at the eastern entrance of the Kearns Township within the Agency’s boundaries. Furthermore, the entire Survey Area is commercially-zoned, with current land uses that include municipal facilities (e.g., Kearns Library), storage units, office space, surface parking lots, retail services, and multiple distressed properties.

D. Furthermore, the Board desires to initiate the process to establish and adopt the proposed community reinvestment project area known as the Kearns Community Campus Community Reinvestment Project Area.

NOW, THEREFORE, the Governing Board of the Redevelopment Agency of Salt Lake County hereby resolves as follows:

1. The Board designates the geographic area set forth in the map attached hereto as EXHIBIT A as the Kearns Community Campus Community Reinvestment Survey Area, pursuant to Section 17C-5-103 of the Act.

2. The Board authorizes the Agency and its staff to:

DATE TUESDAY AUGUST 9, 2016

(a) Prepare a proposed community reinvestment project area plan for the proposed Kearns Community Campus Community Reinvestment Project Area (the "Proposed Project Area");

(b) Conduct any examination, investigation, or negotiation regarding the Proposed Project area that the Agency and its staff considers appropriate;

(c) Conduct any other tasks necessary to adopt the Proposed Project Area, such as the preparation of a project area budget and the providing of public notice in accordance with the Act; and

(d) Contract with qualified consultants for any assistance the Agency and its staff may require to effectively adopt the Proposed Project Area, such as assistance in developing a project area plan and budget, conducting a benefit analysis, performing public outreach, and drafting interlocal agreements.

APPROVED and ADOPTED this 9TH day of August, 2016.

REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

ATTEST (SEAL)

By /s/ ARLYN BRADSHAW
Chair

By /s/ SHERRIE SWENSEN
County Clerk

The motion passed unanimously, showing that all Directors present voted "Aye." Council Member Snelgrove was absent for the vote.



Wasatch Front Regional Council Interlocal Agreement for the Kearns Community Campus Transportation Land Use Grant

The Board of Directors reviewed the resolution adopting an Interlocal Agreement between the Redevelopment Agency and the Wasatch Front Regional Council (WFRC) for the Kearns Community Campus Transportation Land Use Grant.

Director Newton, seconded by Director Bradley, moved to approve the following resolution:

RESOLUTION NO. 100

DATE: AUGUST 9, 2016

A RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT
AGENCY OF SALT LAKE COUNTY APPROVING AN INTERLOCAL

DATE TUESDAY AUGUST 9, 2016

AGREEMENT BETWEEN THE AGENCY AND THE WASATCH FRONT REGIONAL COUNCIL

WHEREAS, the Redevelopment Agency of Salt Lake County (the "Agency") was created to transact the business and exercise the powers provided in the Limited Purpose Local Government entities – Community Reinvestment Agency Act, Title 17C of the Utah Code (the "Act"); and

WHEREAS, the Wasatch Front Regional Council (the "WFRC") is an Association of Governments organized under the Interlocal Cooperation Act of Utah, Title 11, Chapter 13 of the Utah Code (the "Cooperation Act"); and

WHEREAS, the Legislature of the State of Utah has provided, in Section 11-13-202.5 of the Cooperation Act, for the adoption of interlocal cooperation agreements pursuant to a resolution of the governing body of any political entity that is a party to such an agreement; and

WHEREAS, Section 11-13-215 of the Cooperation Act authorizes the Agency to share its revenues with other local political subdivisions such as WFRC; and

WHEREAS, the Agency and WFRC desire to enter into the Interlocal Cooperation Agreement attached hereto as ATTACHEMENT A.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY, that the Governing Board does hereby authorize the Chairperson of the Governing Board to execute the Interlocal Cooperation Agreement attached hereto as ATTACHEMENT A, which shall become effective as provided in the Interlocal Cooperation Agreement.

APPROVED and ADOPTED this 9TH day of August, 2016.

REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

ATTEST (SEAL)

By /s/ ARLYN BRADSHAW
Chair

By /s/ SHERRIE SWENSEN
County Clerk

The motion passed unanimously, showing that all Directors present voted "Aye." Council Member Snelgrove was absent for the vote.



Resolution Transferring Property to the Parks and Recreation Division

DATE TUESDAY AUGUST 9, 2016

The Board of Directors reviewed the resolution authorizing execution of an Interlocal Agreement transferring a park from the Agency to the Salt Lake County Parks Division. The property located at 2905 South 9150 West will be deeded to the County through the Interlocal Agreement and a Quit Claim Deed when the documents are completed.

Director Bradley, seconded by Director Burdick, moved to approve the following resolution:

RESOLUTION NO. 101

DATE: AUGUST 9, 2016

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY AUTHORIZING THE CHAIRMAN OF THE AGENCY BOARD OF DIRECTORS TO SIGN AN INTERLOCAL AGREEMENT TRANSFERRING THE PARK LOCATED AT 2905 SOUTH 9150 WEST FROM THE AGENCY TO THE SALT LAKE COUNTY PARKS DEPARTMENT

WHEREAS, the Redevelopment Agency of Salt Lake County (the "Agency") was created to transact the business and exercise the powers provided in the Utah Community Development and Renewal Agencies Act, Title 17C of the Utah Code; and

WHEREAS, the Agency acquired title to the property known as the "Rec Center Property" located at 2905 South 9150 West from Salt Lake County in 2002; and

WHEREAS, the Agency has since improved the northern half of the property to become a neighborhood park; and

WHEREAS, the park is consistent with the Agency's goals to redevelop communities, enhance livability and promote job creation; and

WHEREAS, the Salt Lake County Parks Department is the appropriate owner and responsible for maintenance of the Park;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY, that the Board does hereby authorize the Executive Director to prepare, and the Chairman of the Board to execute, an Interlocal Cooperation Agreement and Quit Claim Deed with Salt Lake County transferring the real property described on the attached legal description from the Redevelopment Agency to Salt Lake County. The transaction shall also incorporate such other terms and agreement as recommended by Agency counsel.

APPROVED and ADOPTED this 9TH day of August, 2016.

REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

ATTEST (SEAL)

DATE TUESDAY AUGUST 9, 2016

By /s/ ARLYN BRADSHAW
Chair

By /s/ SHERRIE SWENSEN
County Clerk

The motion passed unanimously, showing that all Directors present voted "Aye." Council Member Snelgrove was absent for the vote.



Ms. Alison Weyher, Redevelopment Manager, Office of Township Services, updated the Council on the following pending 2016 payments under existing reimbursement agreements:

- Oquirrh Hills Apartment Complex was given \$50,000 for demolition costs after the project was started, which was credited against the total \$850,000 reimbursement. Currently, there are five completed buildings with 100 percent occupancy.
- Arbor Park was activated last year and has received \$150,000 in tax increments. A portion of that is attributed to the John Gust Arbor Park Development. Mr. Gust's portion was approximately \$65,000. His loan payment and water line repayment was subtracted from the total. A check for \$1,396.08 was paid to Mr. Gust.



THERE BEING NO FURTHER BUSINESS to come before the Board at this time, the meeting was adjourned at [5:27:56 PM](#).

SHERRIE SWENSEN, COUNTY CLERK

By _____
Deputy Clerk

CHAIR, REDEVELOPMENT AGENCY
OF SALT LAKE COUNTY

