

741st MEETING OF THE
BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, December 10, 2013
451 South State Street, Room 326
Salt Lake City, Utah
2:00 p.m.

AGENDA

1. Roll Call.
2. Briefing by the Staff.
3. Approval of the Minutes from the Meetings held October 8 and November 12, 2013.
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. **2013-2014 Budget**
 - 1) **Public Hearing for Adoption of the Second Amendment to the 2013-2014 Annual Implementation Budget.**

The RDA Board will hold a Public Hearing to accept comments from the public regarding the proposed second amendment to the 2013-2104 RDA Budget.
 - 2) **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Adopting the Second Amendment to the Annual Implementation Budget for the Fiscal Year Commencing July 1, 2013 and Ending June 30, 2014.**

Staff has proposed, and RAC has recommended, several amendments to the 2013-2014 Budget to consolidate accounts and focus funds on current priorities.

7. Redevelopment Business/Old Business.
- A. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving a Construction Loan for the Plaza at State Street Development.**
Tannach Properties LLC has requested that the RDA Board consider approving a resolution to convert a previously approved \$2.5 million back-up bridge loan for the Plaza at State Street Development into a \$2.5 construction loan.
- B. **Consideration and Approval of a Budget Authorizing the Agency to Expend Funds from the Sugar House Project Area to construct Improvements to the Sugar House Monument Plaza.**
Staff is seeking the Board's approval of a budget authorizing the Agency use funds from the Sugar House Project Area funds to construct improvements to the Sugar House Monument Plaza and requests direction with regard to the level of water feature amenities.
- C. **Consideration and Approval of a Budget Authorizing the Agency to Expend Funds from the West Capitol Hill Project Area Funds to Construct Plaza Phase I, the 300 West Promenade, and Certain Infrastructure Improvements Necessary to the Marmalade Block Development.**
Staff is seeking the Board's approval of a budget authorizing the Agency to expend funds from the West Capitol Hill Project Area to construct Plaza Phase I, the 300 West Promenade, and certain infrastructure improvements.
- D. **Update on Redevelopment and Economic Development Coordination.**
Staff will provide an update on collaboration between the RDA and the Community and Economic Development Department.
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 of a Loan and Grant to NeighborWorks Salt Lake.**
Consideration of approving a \$335,000 loan and \$215,000 grant to NeighborWorks Salt Lake for the acquisition of property in the West Capitol Hill Project Area.
- B. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Authorizing the Agency to Exchange Real Property with Community Housing Services - Capitol Villa Ltd.**
Staff requests that the Board authorize by resolution the exchange of real property with Community Housing Services—Capitol Villa, Ltd. (“CHS”) in order to create a more efficient development footprint for Parcel 2 of the Marmalade Block, establish better sightlines and safer pedestrian access through the Block along the east property line, and provide opportunities for a strong pedestrian connection between the Marmalade Block and the CHS property.

9. Written Briefings.
- A. **Update on the Utah Performing Arts Center Project.**
The purpose of this written briefing is to inform the Board of Directors about ongoing activities and the current schedule of upcoming milestones on the Utah Performing Arts Center Project.
10. Consent.
- A. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving an Interlocal Agreement with Salt Lake City Corporation and The Board Of Education of Salt Lake City School District to Authorize use of a Portion of Tax Increment to Support Infrastructure Improvements to the 300 West Corridor in the West Capitol Hill Project Area.**
Consideration of entering into an Interlocal Agreement with Salt Lake City Corporation and the Board of Education of Salt Lake City School District to collect additional tax increment for the purpose of infrastructure improvements to the 300 West Corridor in the West Capitol Hill Project Area.
- B. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving an Amendment to the terms for the Acquisition of Property Located at 830 South Jefferson Street, Salt Lake City, Utah.**
Staff is seeking to amend the previously approved term sheet for acquisition of 830 Jefferson Street to provide the necessary time to ensure the property is clear of any liens or debts.
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.