

THE 224th
MEETING OF THE
REDEVELOPMENT ADVISORY COMMITTEE
Wednesday, December 2, 2009
451 South State Street, **Room 326**
City & County Building
Salt Lake City, Utah
4:00 p.m.

Agenda

1. Roll Call.
2. Briefing by the Staff
 - A. RDA Updates.
 - B. Loan Updates.
3. Approval of the minutes. Postponed.
4. Business.
 - A. Downtown Streetcar Study Presentation
 - B. Review and Recommendation for the First Amendment to the 2009/2010 Annual Implementation Budget
 - C. Update on North Temple Viaduct CDA Creation Process
 - D. Discussion and Recommendation Of RDA Annual Goals Related to Housing and General RDA Issues and for the Central Business District, West Temple Gateway, Sugar House, West Capitol Hill, Depot District and Granary District Project Areas
5. Adjournment.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this Redevelopment Advisory Committee. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact Jolynn at 535-7240; TDD 535-6220.

SUGAR HOUSE
 Fiscal Year: 2009/10
 As of: September 30, 2009

BALANCE SHEET	
Assets	
Cash	6,416,956
Loans Receivable	(3,000)
Land/Buildings Held for Resale	0
Other Assets	0
	<u>\$6,413,956</u>
Liabilities	
Accounts Payable	1,313
Total Liabilities	<u>1,313</u>
Fund Balance	
Restricted	
Designated	
Unrestricted/Undesignated	<u>6,412,683</u>
Total Fund Balance	<u>6,412,683</u>
Total Liabilities & Fund Balance	<u>\$6,413,996</u>

SOURCES AND USES			
	<u>Budget</u>	<u>Year to Date</u>	<u>Remaining Balance</u>
Sources			
Cash 6/30/09	6,663,738	6,663,738	0
Current Year Tax Increment	3,094,000		3,094,000
Interest Income	125,000	15,953	109,047
Temporary Property Income			0
Reallocation			0
	<u>\$9,882,738</u>	<u>\$6,679,691</u>	<u>\$3,203,047</u>
Uses			
Sugar House Commons	375,000		375,000
State Tax Overpayment Reserve	13,000		13,000
Temporary Property Expenses	41,625	(975)	40,650
Land Acquisition & Development**	2,878,270		2,878,270
Administration	235,000		235,000
Public Improvements & Develop**	1,639,975		1,639,975
Public Art	229,935	(7,500)	222,435
Signage	15,000		15,000
Sugar House Parking	267,348		267,348
Building Renovation Loan Program	2,273,204	(255,050)	2,018,155
City-Wide Housing**	154,700		154,700
PAH Housing**	154,700		154,700
Street Car EIS**	1,133,000	(30)	1,132,970
Marketing & Sales	47,538	(453)	47,084
	<u>\$9,458,295</u>	<u>(\$264,008)</u>	<u>\$9,194,286</u>

** Includes "uncertain" allocation

CENTRAL BUSINESS DISTRICT FINANCIALS
Fiscal Year: 2009/10
As of: September 30, 2009

BALANCE SHEET	
Assets	
Cash	(49,249,446)
Gallivan Capital Replacement	1,283,208
Investments	65,480,046
Agency Escrow - Block 53	
Bond Reserves	
Office Equipment	104,302
Land	16,436,520
Land & Buildings for Resale	7,671,966
Parking Structures	34,024,833
Gallivan Plaza	11,929,353
Accumulated Depreciation	(26,329,400)
Construction in Progress	265,021
Bond Issuance Costs	623,402
Accumulated Amortization	(623,402)
Other Assets	
Total Assets	\$61,616,403
Liabilities	
Accounts Payable	5,125
Retainage Payable	0
CO2 Credit	92
Accrued Payroll/Compensation	144,666
Post Employment Benefits	20,000
GUCOA Reserves	227,391
Friends of Gallivan Reserves	44,705
Legacy Tower Maintenance	20,000
Other Deposits	4,347
Salt Palace Expansion Loan	0
Bond Interest Payable	0
Long Term Interest Payable	0
Premium/Discount on Bonds	0
Bonds Payable	0
Total Liabilities	466,327
Fund Balance	
Restricted	0
Designated	1,283,208
Unrestricted/Undesignated	61,150,076
Total Fund Balance	62,433,284
Total Liabilities & Fund Balance	\$62,899,611

SOURCES AND USES				
	<u>Budget</u>	<u>Year to Date</u>	<u>Remaining</u>	
<u>Sources</u>			<u>Balance</u>	
Cash 6/30/09	16,356,841	16,356,841	0	
Current Year Tax Increment	5,885,231		5,885,231	
Interest Income	250,000	21,015	228,985	
Note Proceeds			0	
Other Income			0	
American Stores GIC			0	
Temporary Property Income	0	12,961	(12,961)	
Reallocation	0		0	
	<u>\$22,492,072</u>	<u>\$16,390,818</u>	<u>\$6,101,255</u>	
Uses				
	0		0	
State Tax Overpayment Reserve	45,000		45,000	
Block 57 - Renovation/TI/Repair**	5,994,266	(28,097)	5,966,169	
Block 57 Lease Payment	3,378		3,378	
Temporary Property Expenses	288,543	(188,448)	100,096	
Project Area Housing**	294,262		294,262	
City-Wide Housing**	294,262		294,262	
Administration	350,600	(309,553)	41,047	
Staff Retirement	50,000		50,000	
TEC Payment	3,531,138		3,531,138	
Public Improvement Projects			0	
Public Art	67,019		67,019	
TRAX Extension	329,996		329,996	
			0	
Arts District Planning & Implementation**	3,141,104	(19,583)	3,121,521	
Main Street Parking	500,000		500,000	
	0	0	0	
Mid-Block Walkways	872,303		872,303	
Leonardo	748,110	(324)	747,786	
Marketing and Sales	29,290	(238)	29,052	
	0		0	
Building Renovation Loan Program**	1,051,594	(65,000)	986,594	
Residential Market Study	200,000		200,000	
	0		0	
CBD Housing	675,257		675,257	
	<u>\$18,466,122</u>	<u>(\$611,242)</u>	<u>\$17,854,880</u>	

** Includes "uncertain" allocation

SARR

Fiscal Year: 2009/10

As of: September 30, 2009

BALANCE SHEET	
Assets	
Cash	5,246,573
Trustee Held Investments	140,983
Bond Issuance Costs	1,040,651
Accumulated amortization	(924,406)
Total Assets	\$5,503,801
Liabilities	
Long-Term Interest	26,198,164
Bonds Payable	16,046,533
Total Liabilities	42,244,698
Fund Balance	
Restricted	
Designated	
Unrestricted/Undesignated	36,740,897
Total Fund Balance	36,740,897
Total Liabilities & Fund Balance	\$5,503,801

SOURCES AND USES			
<u>Sources</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Remaining Balance</u>
Cash 6/30/09	5,549,951	5,549,951	0
Current Year Tax Increment	16,114,769		16,114,769
Interest Income	60,000	13,178	46,822
Temporary Property Income			0
Reallocation			0
	\$21,724,720	\$5,563,130	\$16,161,591
Uses			
Steiner Ice Sheet	3,183,824		3,183,824
500 West Park Blocks	2,155,438		2,155,438
Franklin Quest Agreement	3,494,856		3,494,856
Trustee Fees	40,000		40,000
2002A Bond Issue	1,551,022		1,551,022
1990A Bond Issue	7,385,000	(175,574)	7,209,426
School District Agreements	2,951,401		2,951,401
Administration	100,000		100,000
State Tax Overpayment	35,000		35,000
	\$20,896,541	(\$175,574)	\$20,720,967

Salt Palace Debt
Delta Center Debt

WEST TEMPLE GATEWAY

Fiscal Year: 2009/10

As of: September 30, 2009

BALANCE SHEET	
Assets	
Cash	1,060,387
Loans Receivable	0
Land & Bldgs. For Resale	2,100,091
Other Assets	0
Total Assets	<u>\$3,160,478</u>
Liabilities	
Accounts Payable	1,804
Deposits Held	7,000
Total Liabilities	8,804
Fund Balance	
Restricted	
Designated	
Unrestricted/Undesignated	3,151,674
Total Fund Balance	3,151,674
Total Liabilities & Fund Balance	<u>\$3,160,478</u>

SOURCES AND USES			
<u>Sources</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Remaining Balance</u>
Cash 6/30/09	1,064,087	1,064,087	0
Current Year Tax Increment	2,600,000		2,600,000
Interest Income	35,000	2,583	32,417
Temporary Property Income			0
Reallocation			0
	<u>\$3,699,087</u>	<u>\$1,066,670</u>	<u>\$2,632,417</u>
Uses			
Public Improvements**	100,000		100,000
Portable Garden	20,701	(3,114)	17,587
Loan Programs	925,561		925,561
Marketing & Sales	3,328		3,328
Temporary Property Expense	137,824	(4,063)	133,761
Administration	125,000		125,000
Public Art	74,691		74,691
City-Wide Housing**	130,000		130,000
Project Area Housing**	130,000		130,000
Land Acq. & Development**	1,705,023	(7,910)	1,697,113
State Tax Overpayment	200		200
Streetcar Design and Imp**	95,000		95,000
	<u>\$3,447,328</u>	<u>(\$15,087)</u>	<u>\$3,432,241</u>

** Includes "uncertain" allocation

WEST CAPITOL HILL
 Fiscal Year: 2009/10
 As of: September 30, 2009

BALANCE SHEET	
Assets	
Cash	1,687,280
Loans Receivable	0
Land & Bldgs. For Resale	0
Other Assets	0
Total Assets	<u>\$1,687,280</u>
Liabilities	
Accounts Payable	97
Deposits Held	2,000
Total Liabilities	<u>2,097</u>
Fund Balance	
Restricted	
Designated	
Unrestricted/Undesignated	1,685,182
Total Fund Balance	<u>1,685,182</u>
Total Liabilities & Fund Balance	<u>\$1,687,280</u>

SOURCES AND USES			
<u>Sources</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Remaining Balance</u>
Cash 6/30/09	1,683,663	1,683,663	0
Current Year Tax Increment	1,500,000		1,500,000
Interest Income	25,000	4,062	20,938
Temporary Property Income			0
Reallocation			0
	<u>\$3,208,663</u>	<u>\$1,687,725</u>	<u>\$1,520,938</u>
Uses			
Pedestrian Street Lighting	144,153		144,153
Land Acquisition**	882,606		882,606
Loan Programs	710,696		710,696
Marketing & Sales	100,428		100,428
Temporary Property Expense	66,600	(357)	66,243
Administration	75,000		75,000
City-Wide Housing**	75,000		75,000
Project Area Housing**	75,000		75,000
	0		0
300 West Design	125,960	(2,185)	123,775
Ardmore Place Construction	88,285		88,285
Public Improvements	769,716		769,716
Public Art**	70,000		70,000
State Tax Overpayment	500		500
	<u>\$3,183,945</u>	<u>(2,542)</u>	<u>\$3,181,402</u>

Allocated for residential street lighting.

Waiting for CDBG Funding to complete

** Includes "uncertain" allocation

DEPOT DISTRICT PROJECT AREA
 Fiscal Year: 2009/10
 As of: September 30, 2009

BALANCE SHEET	
Assets	
Cash	3,355,491
Loans Receivable	0
Land & Bldgs. For Resale	834,864
Other Assets	0
Total Assets	\$4,190,355
Liabilities	
Accounts Payable	923
Total Liabilities	923
Fund Balance	
Restricted	
Designated	
Unrestricted/Undesignated	4,189,432
Total Fund Balance	4,189,432
Total Liabilities & Fund Balance	\$4,190,355

SOURCES AND USES			
	Budget	Year to Date	Remaining Balance
Sources			
Cash 6/30/09	3,404,944	3,404,944	0
Current Year Tax Increment	6,000,000		6,000,000
Interest Income	125,000	8,202	116,798
Other Income			0
Temporary Property Income			0
Reallocation			0
	\$9,529,944	\$3,413,146	\$6,116,798
Uses			
Gateway Associates	1,700,000		1,700,000
Homestead Suites	119,299		119,299
Loan Programs**	1,727,296		1,727,296
Marketing & Sales**	148,595		148,595
Temporary Property Expense	143,838	(5,768)	138,071
Administration	290,000		290,000
Public Art**	275,000		275,000
Land Acquisition**	1,816,697	(52,810)	1,763,887
TRAX Extension	124,647		124,647
Quiet Zone Construction	796,605		796,605
City Creek Project	528,250		528,250
Intermodal Hub Plan	4,300		4,300
300 So Sidewalks	25,000	0	25,000
Streetcar Design & Implem**	636,000		636,000
Grant Tower Reconfiguration	506,281		506,281
City-Wide Housing**	300,000		300,000
Project Area Housing**	300,000		300,000
State Tax Overpayment	5,000		5,000
	\$9,446,808	(\$58,578)	\$9,388,230

Hub/TRAX Stations

Debt Service

** Includes "uncertain" allocation

GRANARY DISTRICT
 Fiscal Year: 2009/10
 As of: September 30, 2009

BALANCE SHEET	
Assets	
Cash	691,762
Loans Receivable	
Land & Bldgs. For Resale	194,455
Other Assets	
Total Assets	\$886,217
Liabilities	
Accounts Payable	12
Deposits Held	<u>0</u>
Total Liabilities	12
Fund Balance	
Restricted	
Designated	
Unrestricted/Undesignated	886,206
Total Fund Balance	886,206
Total Liabilities & Fund Balance	\$886,217

SOURCES AND USES			
<u>Sources</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Remaining Balance</u>
Cash 6/30/08	670,110	670,110	0
Current Year Tax Increment	500,000		500,000
Interest Income	10,000	1,663	8,337
Temporary Property Income			0
Reallocation	20,000	20,000	0
	\$1,200,110	\$691,773	\$508,337
Uses			
Temporary Property Expense	5,300	(12)	5,288
Land Acquisition**	714,204		714,204
Loan Programs	62,945	(11)	62,934
400 West Track Removal	36,846		36,846
Administration	25,000		25,000
Fleet Block	271,364		271,364
State Tax Overpayment	100		100
Public Improvements	20,000		20,000
Street Car	40,000		40,000
	\$1,175,759	(\$23)	\$1,175,736

** Includes "uncertain" allocation

PROGRAM INCOME FUND

Fiscal Year: 2009/10

As of: September 30, 2009

BALANCE SHEET	
Assets	
Cash	5,372,682
Loans Receivable	10,451,419
Land/Buildings Held for Resale	19,105,106
Other Assets	0
Total Assets	<u>\$34,929,207</u>
Liabilities	
Accounts Payable	398
Deferred Grants	53,341
Total Liabilities	<u>53,739</u>
Fund Balance	
Restricted	
Designated	
Unrestricted/Undesignated	34,875,468
Total Fund Balance	<u>34,875,468</u>
Total Liabilities & Fund Balance	<u>\$34,929,207</u>

SOURCES AND USES			
<u>Sources</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Remaining Balance</u>
Cash 6/30/09	4,205,288	4,205,288	0
Land Sale Proceeds			0
Interest Income	350,000	67,784	282,216
Parking Structure Lease	1,144,474	242,224	902,250
Principal Payments	546,000	114,549	431,451
Temporary Property Income	81,962	18,594	63,368
Reallocation			0
	<u>\$6,327,724</u>	<u>\$4,648,439</u>	<u>\$1,679,285</u>
Uses			
Temporary Property Expenses	355,758	(801)	354,957
Land Acquisition	1,146,865	(24,798)	1,122,067
Marketing and Sales	1,599		1,599
Matching Funds - Federal Grants	330,250		330,250
Administration	157,500		157,500
Modular Skate Park	100,000		100,000
Public Art	7,550		7,550
Block 57 - Maintenance	534,355	6,365	540,720
Block 57 - Plaza Programming	339,034		339,034
Block 57 - Lease Payment	45,100		45,100
Gallivan Renovation	804,546		804,546
Historic Design Guidelines	10,000		10,000
Project Area Creation	325,738	(6,921)	318,817
Downtown Arts Implementation	728,936		728,936
			0
	<u>\$4,887,232</u>	<u>(\$26,155)</u>	<u>\$4,861,077</u>

Various Project Areas

PROJECT AREA HOUSING FUND

Fiscal Year: 2009/10

As of: September 30, 2009

BALANCE SHEET	
Assets	
Cash	2,935,182
Loans Receivable	0
Land/Buildings Held for Resale	2,403,517
Other Assets	0
Total Assets	<u>\$5,338,699</u>
Liabilities	
Accounts Payable	
Deferred Grants	0
Total Liabilities	<u>0</u>
Fund Balance	
Restricted	
Designated	
Unrestricted/Undesignated	5,338,699
Total Fund Balance	<u>5,338,699</u>
Total Liabilities & Fund Balance	<u>\$5,338,699</u>

SOURCES AND USES			
<u>Sources</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Remaining Balance</u>
Cash 6/30/09	3,373,195	3,373,195	0
Land Sale Proceeds			0
Interest Income	80,000	7,761	72,239
Transfers from other Funds	953,962		953,962
Principal Payments			0
Temporary Property Income			0
Reallocation			0
	<u>\$4,407,157</u>	<u>\$3,380,956</u>	<u>\$1,026,201</u>
Uses			
Temporary Property Expenses	115,000		115,000
Land Acquisition	1,335,603	(445,774)	889,829
SRO Housing	261,852		261,852
Transit Oriented Housing	26,452		26,452
Administration	70,000		70,000
Quiet Zone Construction	34,398		34,398
Project Area Housing**	2,242,419		2,242,419
	<u>\$4,085,724</u>	<u>(\$445,774)</u>	<u>\$3,639,950</u>

Various Project Areas

** Includes "uncertain" allocation

CITY-WIDE HOUSING FUND

Fiscal Year: 2009/10

As of: September 30, 2009

BALANCE SHEET	
Assets	
Cash	1,660,608
Land/Buildings Held for Resale	
Loans Receivable	4,337,502
Other Assets	0
Total Assets	<u>\$5,998,110</u>
Liabilities	
Accounts Payable	0
Deferred Grants	0
Total Liabilities	0
Fund Balance	
Restricted	
Designated	
Unrestricted/Undesignated	5,998,110
Total Fund Balance	<u>5,998,110</u>
Total Liabilities & Fund Balance	<u>\$5,998,110</u>

SOURCES AND USES			
<u>Sources</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Remaining Balance</u>
Cash 6/30/09	1,653,993	1,653,993	0
Land Sale Proceeds			0
Interest Income	55,000	7,706	47,294
Transfers from other Funds	953,962		953,962
Principal Payments	0	5,648	(5,648)
Temporary Property Income			0
Reallocation			0
	<u>\$2,662,955</u>	<u>\$1,667,347</u>	<u>\$995,608</u>
Uses			
Temporary Property Expenses	106,840		106,840
Land Acquisition	371,758		371,758
Housing Trust Fund**	639,450		639,450
Administration	70,000	(6,739)	63,262
Quiet Zone Construction	530,932		530,932
City-Wide Housing Fund	124,587		124,587
Move the Line**	238,962		238,962
	<u>\$2,082,530</u>	<u>(\$6,739)</u>	<u>\$2,075,791</u>

LOANS 2009-2010
September 30, 2009

Total

SOURCES

Cash	RLF	11,367,148
PAH Loan Programs	PAH	0
Building Renovation Loans	SH	2,018,155
Building Renovation Loans	Granary	62,934
Building Renovation Loans	CBD	986,594
Neighborhood Business Loans	WTG	925,561
Transfer to RLF	PIF	0
Loan Programs	DD	1,727,296
WCH Loan Programs	WCH	710,696

10/27/2009

RDA LOAN INFORMATION

As of **October 27, 2009**

SOURCES

17,798,384

USES

Approved

October-09

CBD	Walker Center 3.0	Apr-09	171 South Main	1,450,000	Tenant Improvements
SH	John Gardner	Oct-07	1988 S 100 East	644,950	Building renovation
CBD	Alvie Carter	Jul-09	Poplar Pub	91,500	Building renovation
WCH	Reed Ave, LLC	Aug-08	752 North 700 West	129,131	New Construction Loan

2,315,581

AVAILABLE TO LEND

October-09

15,482,803

Project
Area

In Process First Contact Property Address

WTG	CDC	Sep-08	153 West 900 South	2,500,000	Building Renovation
WTG	Jefferson Townhomes	Mar-09	800 S Jefferson	475,000	New Construction
CBD	Jacky Young	Sep-09	565 West 200 South	60,000	Building Renovation
CBD	NAI Utah	Mar-09	324 S State	500,000	Building Renovation
CBD	Boston Building - HP Pa	Apr-09	9 Exchange Place	2,818,142	Building Renovation
CBD	222 South Main	Sep-09	222 South Main	1,000,000	Tenant Improvements
SH	Woodbury Project	Aug-09	2120 South 1300 East	3,000,000	New Construction

10,353,142

REDEVELOPMENT ADVISORY COMMITTEE BRIEFING MEMO

November 25, 2009

ITEM#: 4.A.

RE: Downtown Streetcar Study Presentation

PROJECT AREA: Central Business District, Depot District, Granary District,
and West Temple Gateway

PREPARED BY: Matt Dahl

EXECUTIVE SUMMARY: In September, the Redevelopment Agency of Salt Lake City (RDA) entered into a Transit and Development Consulting Agreement with HDR Engineering Inc. (HDR) and Fehr & Peers (FP). HDR/FP was tasked with studying the feasibility of a Downtown streetcar line. HDR/FP is conducting presentations for stakeholder groups on the current progress of the study and seeking input on their findings. A representative of HDR/FP will make a presentation to RAC at the December meeting.

ANALYSIS AND ISSUES: The RDA has tasked HDR with conducting a study that will determine the optimal initial alignment for a Downtown streetcar and the feasibility of its successful funding, construction, and operation. As initial guidance, the RDA and the City indicated that their objectives were for the Downtown streetcar to catalyze walkable, transit-oriented development and provide non-automobile circulation for residents and visitors in Downtown. Additionally, the RDA and the City indicated that the Downtown streetcar should:

- Advance City land use goals;
- Catalyze increased development and leverage that development to pay for the project;
- Be expandable beyond an initial project to a larger system serving more areas of the City;
- Build transit ridership in Salt Lake City, as well as in the larger UTA bus and rail network;
- Avoid investment in temporary routing using “throwaway” track;
- Avoid redundancy with light rail, spacing the projects with an eye to walking distances;
- Function as a circulator, as distinct from the “mid-range” and “long-haul” distances served by light rail and commuter rail lines;
- Assume that the light rail system downtown will be “built out”-consistent with the Downtown in Motion plan with new track along 700 South, 400 West, and 400 South completing a downtown loop; and
- Seek an alignment location and development pattern in which residents walk past retail en route to transit rather than retail customers walking past residential projects to reach retail.

Based on the RDA and City goals, review of previous City analysis of potential alignments, initial discussions with a Steering Committee of key City and RDA staff, and fieldwork conducted by the HDR team in September, HDR has identified four routes for further study within Downtown. These alignments include the following:

- **200 South Line** - Beginning on its western end at the Salt Lake City Central Station, this line would run one block east on 300 South, then turn north on 500 West and run one block north. Turning east again, the line runs east on 200 South to a terminus at 500 East. A number of engineering issues will need to be addressed in this alignment and will bear on its cost estimate, including whether or not it shares track with light rail in the one block where they would be co-located, details of track location within the right of way, and where the termini would be sited.
- **Granary Line** – Beginning on its northern end at the intersection of 400 West and 200 South, this line would proceed south until reaching 900 South, where it would turn east and connect, two blocks further, to the 900 South TRAX station. The predominant engineering issue for this alignment is its functional and physical coordination with the intended addition of light rail track on 400 West for the ultimate Downtown loop concept.
- **Hybrid Line** – Beginning at its southern end, this alignment would follow the same route as the Granary Line described above until reaching 300 South. At that point, this route turns east along 300 South for three blocks, until reaching West Temple, where it turns north for two blocks. Upon reaching 100 South, the line turns east for three blocks, terminating at the intersection of 200 South and 200 East. Engineering issues include the light rail coordination question noted in the Granary Line and details in the locations of the termini.
- **Hybrid Short Line** – Beginning at its southern end, this alignment would proceed from 700 South to 300 South on 400 West. At that point, this route turns east along 300 South for three blocks, until reaching West Temple, where it turns north for two blocks. Upon reaching 100 South, the line turns east for three blocks, terminating at the intersection of 200 South and 200 East. Engineering issues include the light rail coordination question noted in the Granary Line and details in the locations of the termini.

HDR is currently providing presentations to stakeholder groups in an effort to increase awareness about the study and solicit input that will be considered in the final recommendation. A representative of HDR will attend the RAC meeting and make a presentation on streetcars, the Downtown Streetcar Study's methodology, the four alignments being studied, and their current findings. HDR will also seek input from RAC on the proposed alignments. Additional information and maps of the four alignments are included in the attached Power Point Presentation provided by HDR.

ATTACHMENTS: Downtown Streetcar Presentation Power Point



DOWNTOWN STREETCAR

Project Introduction
Alignments

December 2009



About the Project

Began in September 2009

Study of streetcar for the downtown area of
Salt Lake City

Outcome is a recommendation of:

- First alignment

- Implementation

- Funding strategy



Where are we now?

Analysis of each alternative is underway
Financial analysis and productivity of lines
in draft form
Public outreach is occurring now and into
December



Outreach

Field tour – November 19 and 20
Focus groups – December 3d
 Planning Commission representative
Public Open House December 7th
Workshops December 8 and 9
 Planning Commission representative



Technical Analysis

Goals for Streetcar

Alignment description

Comparison



Goals for Streetcar

Advancing City land use goals;

Catalyzing increased development and leveraging that development to pay for the project

Expandability beyond an initial project to a larger system serving more areas of the City

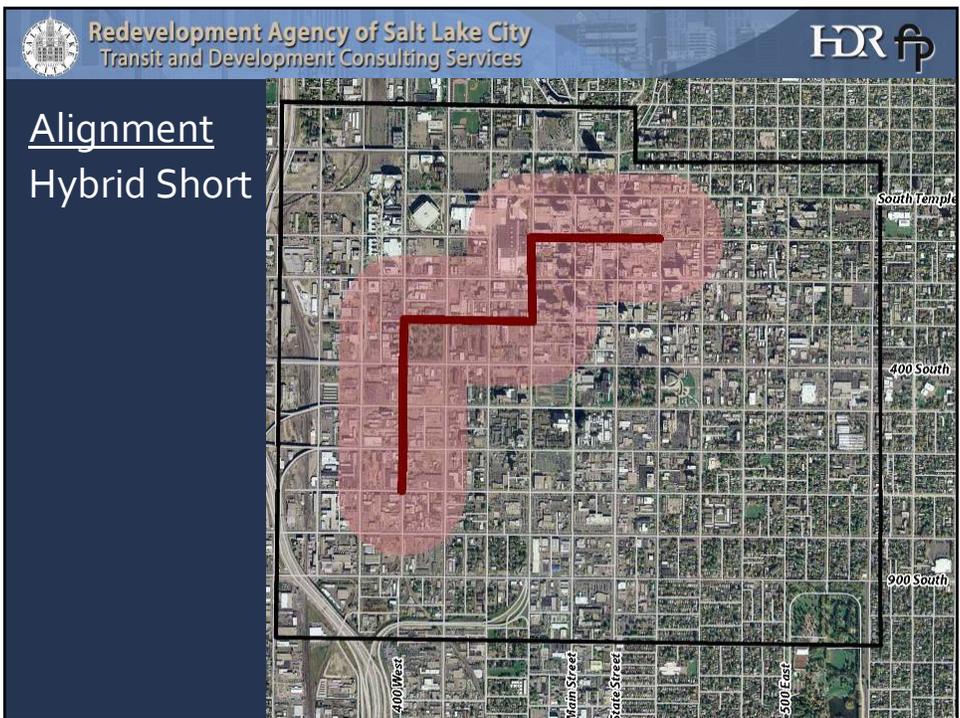
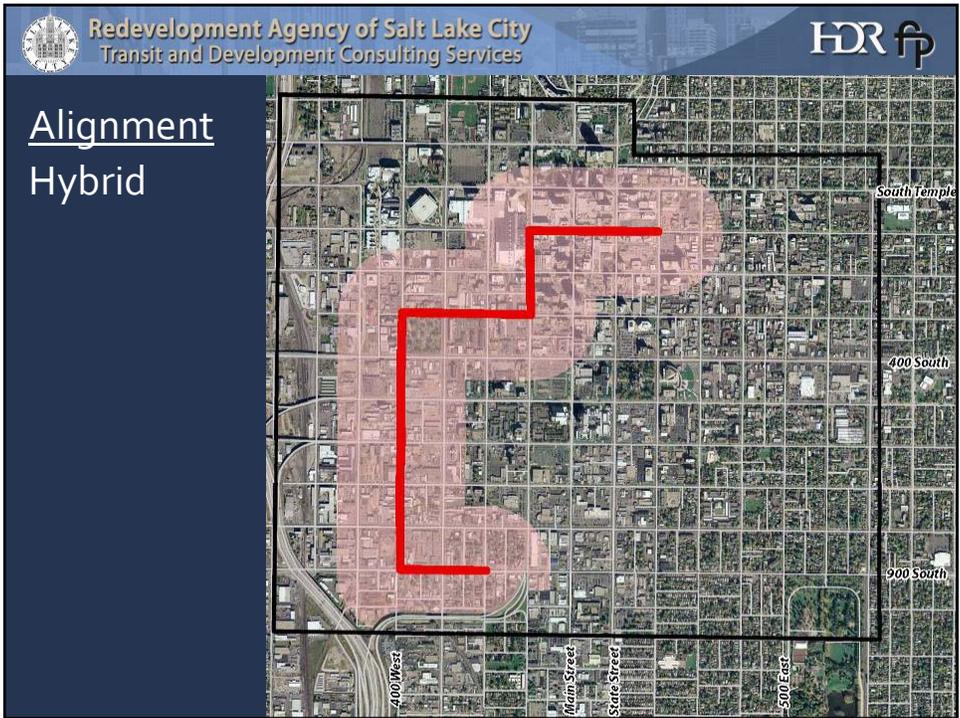
Building transit ridership in Salt Lake City, as well as in the larger UTA bus and rail network

Avoiding redundancy with light rail, spacing the projects with an eye to walking distances

Functioning as a circulator, as distinct from the "mid-range" and "long-haul" distances served by light rail and commuter rail lines

Assuming that the light rail system downtown will be "built out"- consistent with the Downtown in Motion plan with new track along 700 South, 400 West and 400 South completing a downtown loop



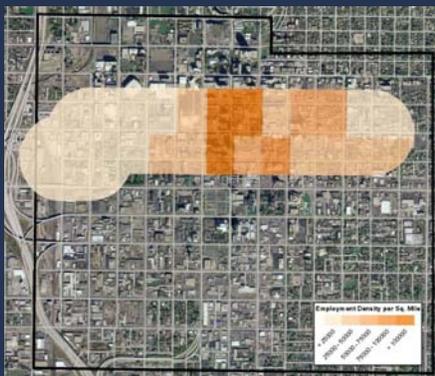




Redevelopment Agency of Salt Lake City
Transit and Development Consulting Services



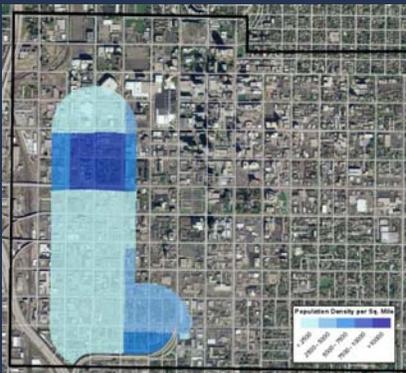
Population and
Employment
200 South



Redevelopment Agency of Salt Lake City
Transit and Development Consulting Services



Population and
Employment
Granary

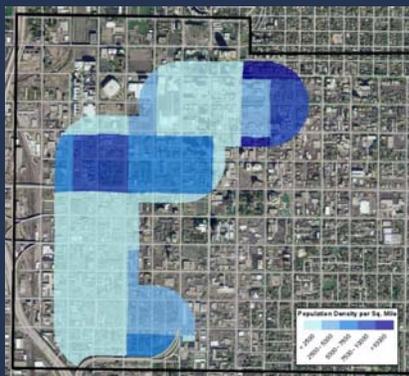
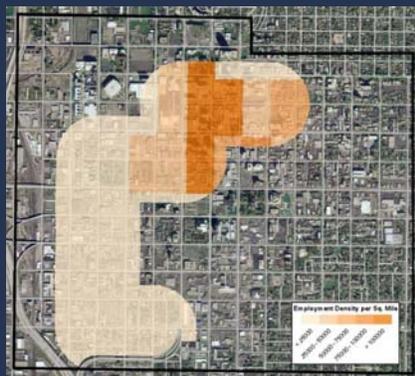




Redevelopment Agency of Salt Lake City
Transit and Development Consulting Services



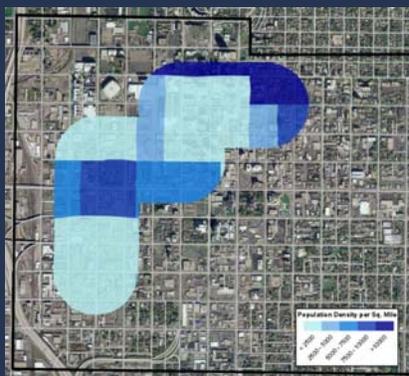
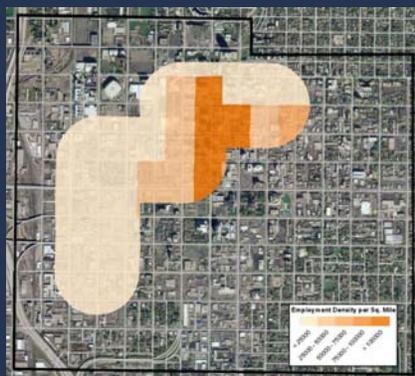
Population and
Employment
Hybrid

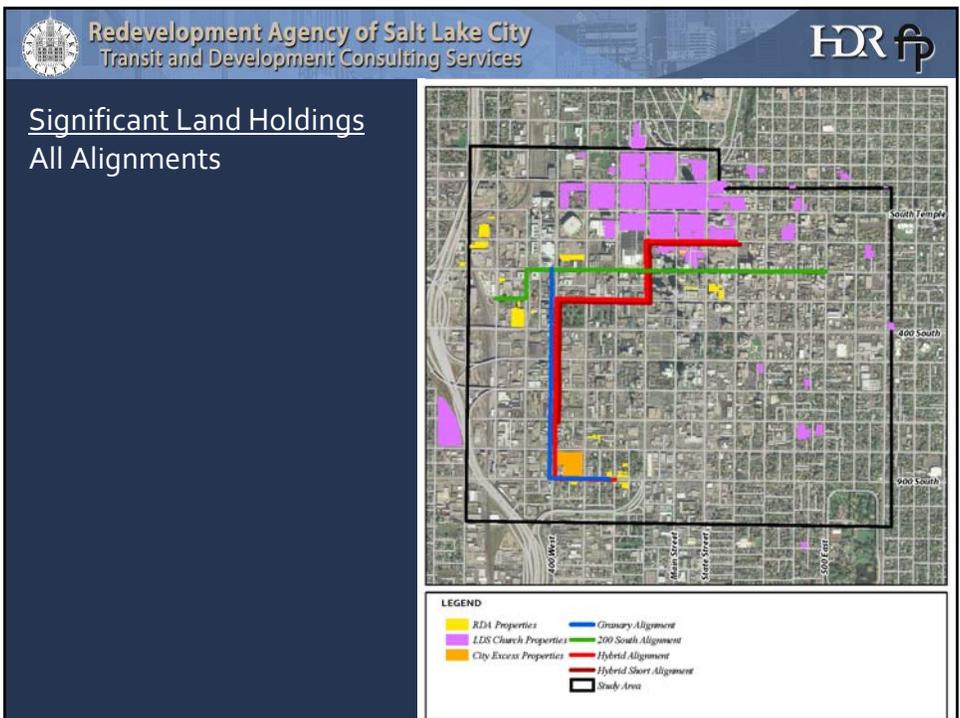
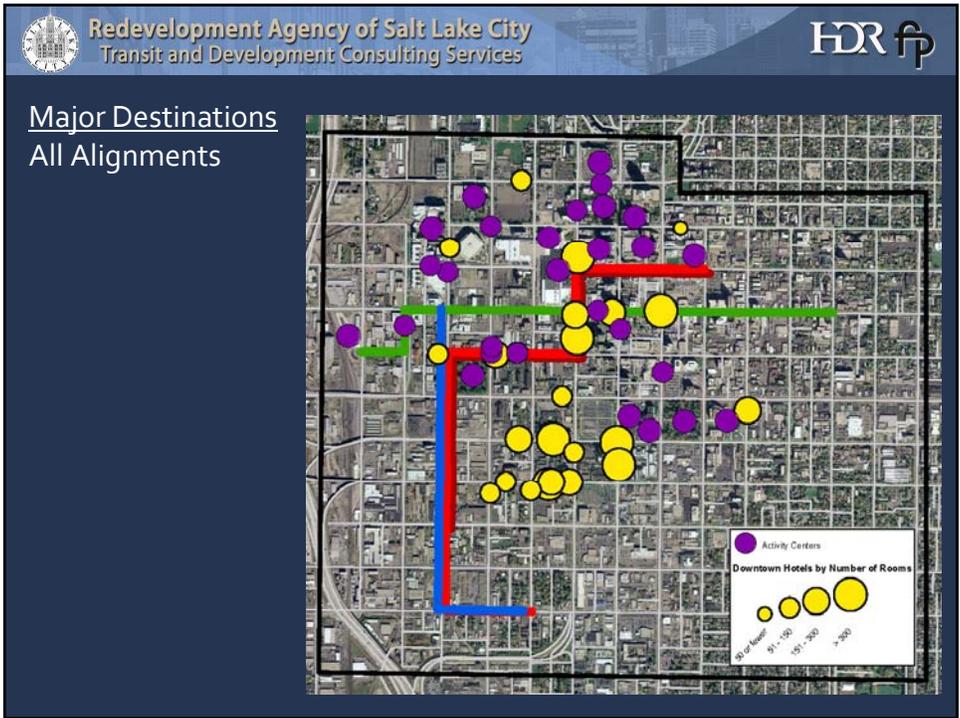


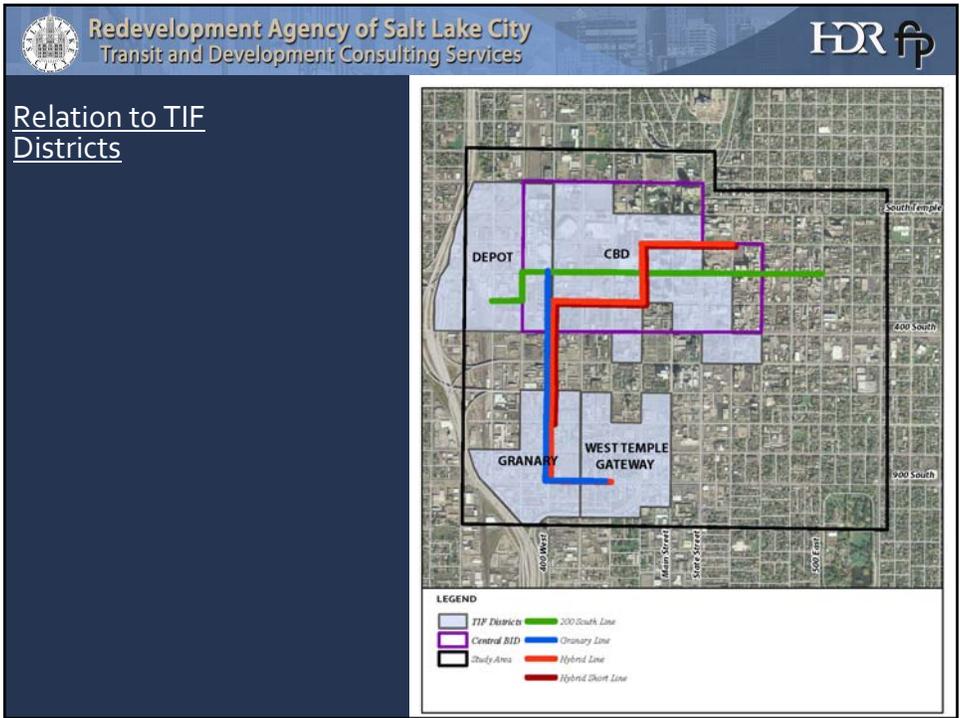
Redevelopment Agency of Salt Lake City
Transit and Development Consulting Services



Population and
Employment
Hybrid Short







Redevelopment Agency of Salt Lake City
Transit and Development Consulting Services

HDR fp

Next Steps

- Potential for PPP
- Funding opportunities
- Additional stakeholder involvement
- Final recommendation by mid-December

November 25, 2009

ITEM#: 4.B.

RE: REVIEW AND RECOMMENDATION FOR THE FIRST AMENDMENT TO
THE 2009/2010 ANNUAL IMPLEMENTATION BUDGET.

PROJECT AREA: All

PREPARED BY: D.J. Baxter

ANALYSIS & ISSUES:

Attached is the proposed First Amendment for the 2009/2010 Budget and the draft Board memo on the proposed changes. Staff will be prepared to answer questions concerning the proposed amendment. RAC will be asked to make a recommendation to the Board concerning the amended budget.

December 2, 2009

ITEM#: 5.A.2)

RE: CONSIDERATION AND ADOPTION OF "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, 2009 AND ENDING JUNE 30, 2010."

PROJECT AREA: All

PREPARED BY: D.J. Baxter

EXECUTIVE SUMMARY: The Annual Implementation Budget determines which projects and programs will be funded with the revenue received in the next fiscal year and with revenue reallocated from prior fiscal years. Projects and programs identified for funding in prior fiscal years where the revenue has not been reallocated will continue to be funded from budgeted amounts adopted previously by the Board. This amendment to the current year's budget provides funds needed for staffing and administrative changes, as well as for unanticipated property management expenses.

ALTERNATIVES:

- 1) Do not adopt a resolution.
- 2) Adopt the resolution.
- 3) Adopt the resolution with amendments.

RAC RECOMMENDATION:

ANALYSIS AND ISSUES: The format for the 2009-2010 Annual Implementation Budget includes the spreadsheets and a supplemental narrative that provides background information about each fund and funding allocation contingencies.

Staff has attached portions of the budget narrative in a redline format that would change if the budget amendment is adopted. Staff will be prepared to answer questions concerning the budget documents.

ATTACHMENT:

- 1) Draft Resolution
- 2) 2009/2010 Annual Implementation Budget and Supplemental Narrative.

ADMINISTRATIVE BUDGET

The Agency's Administrative Budget document includes the staffing document and the allocation of funds to pay for personnel services and general operating costs. The staffing document shown at the right describes the number and pay grades of the approved staffing for the Agency for the current and most recent fiscal years.

STAFFING DOCUMENT			
	Pay Class	No. of Positions	
		2008-2009	2009-2010
Executive Director	003	1	1
Deputy Director	612	1	<u>2+</u>
Senior Project Manager	609	0	0
Project Manager	607	2	2
Project Coordinator	605	2	3
Property Administrator	607	1	1
RDA Office Manager	309	1	1
Project Area Specialist (Regular Part Time)	306	0.75	0
Project Area Specialist (Full Time)	603	0	1
Administrative Secretary	306	1	1
Total		9.75	<u>12+</u>

This budget contemplates changes in responsibilities and reclassification of staff members from part time to full time, and hiring one new project coordinator. The Agency will hire a second Deputy Director in anticipation of the retirement of the current Deputy Director. Having two Deputies during this transition period will allow a smooth transfer of duties and responsibilities.

The Administrative Budget covers four general categories of costs:

1. Personal Services includes salaries and benefits for the Agency staff. A 19.54% change has been approved this year to cover an additional staff position, the conversion of a part time position to full time,

hiring of a second Deputy Director, and increased cost of benefits. Staff salaries were held flat, because of the City General fund's inability to offer cost of living adjustments to General Fund employees this year.

2. Materials and Supplies include costs for books, periodicals, postage, and stationery. A 7.5% or \$1,300 change in funds has been approved. The increased amount will cover several needed software updates.
3. Operating and Maintenance Costs include auditing and legal fees, telephone and computer network support, and education and training for staff. The budget has been increased by \$35,000 or 35%, primarily to cover the addition of a line item for a lobbyist to represent the RDA at the Utah Legislature.

2009/2010 Administrative Budget	
Personal Services	\$ <u>1,028,234</u> <u>933,509</u>
Materials and Supplies	\$18,300
Operating and Maintenance	\$137,500
Charges and Services	\$136,191
Administrative Service Fees	\$270,000
Capital Expenditures	\$ <u>19,500</u> <u>4,500</u>
Total	\$ <u>1,611,050</u> <u>1,500,000</u>

included in the budget.

6. The Capital Expenditures portion of the Administrative Budget includes purchase of equipment and furnishings. The budget increases include new software to revamp the Agency's website. An additional amount has also been added to reconfigure the Agency's office space to permit the hiring of the approved Project Coordinator.

The 2009/2010 Administrative Budget is 14.5523.03% higher than the prior year. Funding of the costs is distributed across all funds as shown in the budget spreadsheet that precedes this discussion.

4. Charges and Services Costs include rental for Agency office space, travel, employee recognition awards, cost of meals for RAC and Board meetings, and insurance/bonding costs. Slight reductions in building rent and our risk management premium created a 0.45% decrease this year.
5. Administrative Services Fees are paid to Salt Lake City Corporation for services provided for assistance in preparing financial reports, human resource management, and time spent by members of the City Council and Mayor's Office working on Agency projects. No change from the prior year's budget has been

CENTRAL BUSINESS DISTRICT

ALLOCATIONS

Allocations of revenues to support redevelopment activities fall into two categories: Ongoing Obligations and Annual Allocations for Projects/Programs. Following is a description of these allocations for the CBD Project Area.

Ongoing Obligations.

1. **Tax Refund Liability.** Each year, the State Tax Commission and the Salt Lake County Board of Equalization make adjustments to property tax assessments that result in a reduction of the property tax revenues. These adjustments are not always made during the tax year, which results in a need for the State and County to recapture of tax increment proceeds paid to the Agency. The Agency budgets funds each year to cover this possibility.
2. **Administrative Costs.** Administrative costs for the Agency are distributed among all funds. In general, the costs are allocated based on the amount of revenue available from each fund and the share of administrative resources expected to be spent on that project area's goals and objectives.
3. **Staff Retirement Set-Aside.** Staff members who are eligible to retire typically carry substantial balances of accrued leave and other benefits that must be paid out at retirement. An annual set-aside will help the Agency cover these costs when needed.

<u>Central Business District 2009/2010 Fiscal Year</u> <u>Ongoing Allocations</u>	
Use	Amount
<i>Ongoing Obligations</i>	
Tax Refund Liability	\$45,000
Administration (includes office rent)	\$ 350,600 <u>461,650</u>
Staff Retirement Set-Aside	\$50,000
Temporary Property Expenses	\$8,600
60% TEC Payment	\$589,783
Total	\$1,043,983

4. **Temporary Property Expenses.** The Agency owns property in the CBD that requires maintenance and repair, payment of property taxes, insurance and utilities. Most of these expenses are reimbursed by lease revenues. If the property is not leased, the Agency bears the cost of these expenses. The Agency is exempt from property taxes if the property is not leased.

5. **60% Taxing Entity Payment.** Under the Taxing Entity Resolution 04-01 adopted on October 1, 2004, the Agency is obligated to pay 60% of all tax increment generated in the CBD

Project Area to the taxing entities based upon their percentage share of the tax rate. The

\$589,783 allocation represents 60% of the certain tax increment and thus is included in the “certain” budget. The “uncertain” portion of the budget (noted below) includes an additional \$2,941,356, which represents 60% of the possible uncertain tax increment.

Annual Allocations. The remainder of “certain” and “uncertain” tax increment is allocated to new projects and to sustaining Agency programs. For FY 2009-2010, \$188,988 is available in certain funds for new projects. The remaining \$4,902,260 has been allocated to the uncertain funding category which can be utilized for projects if the funds are available after Salt Lake County receives the tax revenue and calculates the Agency’s share. The following is a list the Agency’s 2009-2010 projects, including projects that will definitely be funded and those that fall into the uncertain project category.

2009/2010 Fiscal Year Annual Allocations	
Use	Amount
<i>Annual Obligations: Certain</i>	
Gallivan Center Renovation and Repair Project	\$90,688
Downtown Arts District Planning & Implementation	\$0
<u>Land Acquisition/Development</u> <u>Public Art</u>	<u>\$2,050,000</u> <u>0</u>
City-Wide Housing Fund	\$49,150
Project Area Housing Fund	\$49,150
TOTAL CERTAIN AMOUNT	<u>\$2,238,988</u> <u>188,988</u>
<i>Annual Obligations: Uncertain</i>	
Gallivan Center Renovation and Repair Project	\$834,669
Downtown Arts District Planning and Implementation	\$636,012
Uncertain TEC Payment (60%)	\$2,941,356
City-Wide Housing Fund	\$245,112
Project Area Housing Fund	\$245,112
TOTAL UNCERTAIN AMOUNT	\$4,902,261

1. Gallivan Center Renovation and Repair Project. This is an Agency request to fund necessary repairs and construct a new building and ice skating rink on the northern portion of the Gallivan Utah Center. The Board allocated \$90,688 in certain funding and \$834,669 in first priority uncertain funding.
2. Downtown Arts District Planning & Implementation. Agency staff submitted a \$2 million request to proceed with a Downtown Arts District planning process. The Board approved \$636,012 in second priority uncertain funding.
- 2.3. Land Acquisition/Development. Funds to be used to purchase property from Salt Lake County to assist in the development of the Ballet West facility and renovate the Capitol Theater or other acquisitions, demolitions, and site preparation work needed within the Central Business District.
- 3.4. Uncertain TEC Payment. If uncertain funds are available, the Board approved an allocation of 60% of available funds, up to \$2,941,356.

| 5. City-Wide and Project Area Housing Funds. Every year, the Agency requests funding for the Project Area and City-Wide Housing Funds. Each request is for 5% of the total “certain” tax increment, or \$49,150. The City-Wide funds are used by Salt Lake City Housing and Neighborhood Development’s Housing Trust Fund to assist in the development of affordable housing projects as required by the Community Development and Renewal Agencies Act.

| 4.6. Project Area Housing Fund will be used to increase and/or improve the housing stock in Agency project areas. The Board approved an allocation of \$49,150 in certain funding plus an additional 5% of the actual tax increment. The Board also approved an allocation of \$245,112 in uncertain funding for each fund.

DEPOT DISTRICT

Annual Allocations. The remainder of “certain” and “uncertain” tax increment is allocated to new projects and sustaining Agency programs. Below are listed the annual funding allocations for the 09/10 fiscal year.

1. 300 South Sidewalk Improvements. In an effort to provide attractive and functional temporary sidewalks that extend from the Intermodal Hub to the Rio Grande Depot, the Board allocated \$25,000 to fund the construction of the improvements.

Use	Amount
<i>Annual Allocation</i>	
300 South Sidewalk Improvements	\$25,000
Land Acquisition and Development	<u>\$1,222,795</u> <u>484,347</u>
Loan Programs	\$200,000
Marketing and Sales	\$25,000
Public Art	\$10,000
Streetcar Planning and Design	\$186,000
City-wide Housing	\$185,500
Project Area Housing	\$185,500
<i>Uncertain Allocations</i>	
Land Acquisition and Development	\$1,146,000
Loan Programs	\$365,000
Marketing and Sales	\$50,000
Public Art	\$50,000
Streetcar Planning and Design	\$450,000
City-wide Housing	\$114,500
Project Area Housing	\$114,500
Total	<u>\$4,329,795</u> <u>3,591,347</u>

2. Land Acquisition & Development. The Board allocated \$1,222,795 484,347 in certain funding for land acquisition. This allocation includes the reallocation of prior year budgets for the quiet zone construction within the Depot District Project Area. The Board also allocated \$1,146,000 of third priority uncertain funding. While the Agency currently has no plans for acquisition, it may be possible to add to existing Agency-owned assemblages during the 2009-2010 fiscal year. Funds may also be used for demolition and site preparation work as needed.

3. Loan Programs. To increase to the Agency’s current \$1,162,296 loan program allocation balance, the Board elected to fund an additional

\$200,000 in certain funds. The Board also allocated \$365,000 in first priority uncertain funds for loan programs.

4. Marketing and Sales. The Board funded \$25,000 for marketing and sales efforts in the Depot District for 2009-2010. The Board also allocated \$50,000 in fourth priority uncertain funds.

5. Public Art. The Board allocated \$10,000 in certain funds for public art, adding to \$160,000 in existing allocations from prior budget years. The Board also allocated \$50,000 in fifth priority uncertain funds.

6. Streetcar Planning and Design. To begin the process of making a streetcar a reality in Salt Lake City, the Board budgeted \$186,000 in certain funds for planning and design efforts. The Board also allocated an additional \$450,000 in second priority uncertain funds for the project.

7. City-Wide and Project Area Housing Allocations. Each year, the Board typically allocates 10% of certain and uncertain tax increment to support housing projects within Agency project areas and city-wide. Upon receipt of the March report from the Salt Lake County Auditor's office, staff will work with Housing Trust Fund managers to prepare and execute an agreement that includes the actual dollar amount of the contribution and any statutory requirements for use of the funds for the City-Wide allocation. Project Area Housing funds will be used to acquire property or provide development incentives to developers and will be approved by the Board on a case-by-case basis.

PROGRAM INCOME FUND

The Program Income Funds are typically allocated as seed money for new project areas, to provide monies for the Revolving Loan Fund, or to pay for studies or projects that may span project area geographic boundaries or provide general information for Agency operations. Unlike Project Area Funds that receive tax increment revenue once per year, the Program Income Fund has a steady stream of income throughout the year from lease payments and loan repayments. Therefore, the allocation of funds between “certain” and “uncertain” is unnecessary.

Source	Amount
Parking Structure Income	\$1,144,474
Loan Repayments	\$546,000
Interest Income	\$350,000
Temporary Property Income	\$81,962
Reallocation	\$100,000 0
TOTAL	\$2,222,436 2,122,436

PROGRAM INCOME REVENUE SOURCES

1. Parking Structure Income. The Agency currently owns two parking structures containing approximately 1,500 parking stalls within the Central Business District Project Area. The parking structures are wholly leased to adjacent office buildings. The parking structure leases that were both executed in 1993 are for 50-year terms, including lease rate increases every three years.

2. Loan Repayments. The loan repayments from project area tax increment loans are brought

into the Program Income Fund. These funds can be budgeted for projects within any project area.

- 3. Interest Income. The Agency’s funds are invested in the State Treasurer’s Pool.
- 4. Temporary Property Income. From time to time, the Agency acquires properties that are subsequently rented or leased.
- 5. Reallocation. When projects are completed under budget or excess interest income is generated, these funds are reallocated as a part of the next year’s funding allocation for the current fiscal year

PROGRAM INCOME ALLOCATIONS

- 1. Administrative Costs. Administrative costs for the Agency are distributed among all funds. In general, the costs are allocated based on the amount of revenue available from each fund and the share of administrative resources expected to be spent on that project area’s goals and objectives.

Use	Amount
Administration	\$157,500
Temporary Property Expenses	\$259,000
Block 57 - Maintenance	\$430,000
Block 57 - Programming	\$275,000
Block 57 - Lease Payment	\$22,000
Project Area Creation	\$250,000
Downtown Arts Dist. Plan	\$728,936
Development Consultant Fees	\$100,000
Transfer to Revolving Loan Fund	\$0
TOTAL	<u>\$2,222,436</u> <u>2,122,436</u>

2. Temporary Property Expenses. From time to time, the Agency purchases property, which results in the need to pay property taxes, insurance, utilities, and repairs to Agency-owned property.

3. Block 57 Expenses (Maintenance, Programming and Lease Payment). As owner of the Gallivan Center and member of the Gallivan Utah Center Owner's Association, the Agency must pay expenses relating to the programming and maintenance of the Gallivan Center. Salt Lake City Corporation also leases the 200 South Parking Ramp, Transformer Room and Trash Room to the Agency, the cost of which is subsequently passed onto The Boyer Company and Gallivan Utah Center.

4. Project Area Creation. The Board of Directors approved the creation of new project areas within the Salt Lake City limits at the October, 2008 Board retreat. The Project Area Creation funds will cover costs associated with this effort that include legal services, blight survey and plan development.
5. Downtown Arts District Plan. The funding request was originally submitted as part of the Central Business District (CBD) Project Area budget. When the available funds in CBD were insufficient to cover the overall request, a portion was moved to the Program Income Fund budget. The requested funds will be used pay for costs associated with master planning an Arts District in Downtown.

REDEVELOPMENT AGENCY OF SALT LAKE CITY
 2009-2010 ANNUAL IMPLEMENTATION BUDGET - PROJECT AREA FUNDS
 8-Dec-09

	S.A.R.R.	C.B.D. EXT	SUGAR HOUSE	W.TEMPLE GATEWAY	W.CAPITOL HILL	DEPOT DISTRICT	GRANARY DISTRICT	TOTAL
SOURCES:								
Tax Increment Proceeds	16,114,769	5,885,231	3,094,000	2,600,000	1,500,000	6,000,000	500,000	35,694,000
Interest Income	60,000	250,000	125,000	35,000	25,000	125,000	10,000	630,000
Temporary Property Income		0				0		0
ASC Investment Income								0
Loan Proceeds								0
Bond Reserve								0
Reallocation	0	2,161,050	0	0	0	738,448	20,000	2,919,498
Land Sales Proceeds								0
	16,174,769	8,296,281	3,219,000	2,635,000	1,525,000	6,863,448	530,000	39,243,498
USES:								
Administration	100,000	461,650	235,000	125,000	75,000	290,000	25,000	1,311,650
State Tax Overpayment Reserve	35,000	45,000	13,000	200	500	5,000	100	98,800
Staff Retirement Set-Aside		50,000						50,000
60% TEC Payment		3,531,138						3,531,138
Bonds:								
Delta Center/Salt Palace CAP	7,385,000							7,385,000
2002A (Delta Center/Salt Palace) Refunding	1,356,148							1,356,148
FQF Financing Agreement	1,747,532							1,747,532
500 West Park Blocks	1,023,685							1,023,685
Steiner Ice Sheet	1,556,003							1,556,003
School District Contract #1 (Delta)	390,000							390,000
School District Contract #2 (Salt Palace)	1,092,643							1,092,643
School District Contract #3 (FQF)	436,883							436,883
School District Contract #4 (500 West)	409,474							409,474
School District Contract #5 (Steiner Ice Sheet)	622,401							622,401
Trustee's Fees	20,000							20,000
Temporary Property Expense		8,600	18,500	134,900	21,600	138,000	5,300	326,900
Public Art			30,000	25,000	10,000	10,000		75,000
Public Art**			0		0	50,000		50,000
City-Wide Housing		49,150	79,050	31,200	27,500	185,500		372,400
Project Area Housing		49,150	79,050	31,200	27,500	185,500		372,400
Loan Programs				130,750	312,900	200,000		643,650
Downtown Arts District Planning & Implementation		0						0
Downtown Arts District Planning & Implementation**		636,012						636,012
Land Acquisition & Development		2,050,000		130,750		1,222,795	209,600	3,613,145
Gallivan Improvements		90,688						90,688
Gallivan Improvements **		834,669						834,669
Loan Programs **				79,000	113,000	365,000		557,000
City -Wide Housing **		245,112	75,650	98,800	47,500	114,500		581,562
Project Area Housing**		245,112	75,650	98,800	47,500	114,500		581,562
Street Car Design & Implementation			600,000	50,000		186,000	40,000	876,000
Street Car Design & Implementation**			500,000	45,000		450,000		995,000
SH Public Improvements & Development Incentives			276,400					276,400
SH Public Improvements & Development Incentives**			861,700					861,700
Sugar House Commons			375,000					375,000
Marketing & Sales					100,000	25,000		125,000
Marketing & Sales**						50,000		50,000
Public Improvements**				100,000			20,000	120,000
Grant Tower Reconfiguration (debt service)						281,354		281,354
Gateway Associates (reimbursement agreement)						1,700,000		1,700,000
Homestead Suites (reimbursement agreement)						119,299		119,299
300 South Sidewalk Improvements						25,000		25,000
Land Acquisition & Development**				1,554,400	742,000	1,146,000	230,000	3,672,400
	16,174,769	8,296,281	3,219,000	2,635,000	1,525,000	6,863,448	530,000	39,243,498
Over/(Under)		0	0	0	0	(0)	0	(0)

*** means contingent on TIF received

INFORMATION SHEET 1
 19-Nov-09
 REDEVELOPMENT AGENCY OF SALT LAKE CITY
 2009-2010 ADMINISTRATIVE BUDGET

Object Code	Description	2009-2010 Budget	Change
2111.01	Executive Salaries	675,000	735,000
2111.02	Executive Longevity	5,400	5,400
2161	Hourly pay - seasonal employees	2,500	15,000
SUBTOTAL SALARIES & WAGES		682,900	755,400
2173	Plan B cash conversion	4,000	4,000
2191.1	FICA	54,400	58,550
2191.13	State Retirement	14,500	16,100
2191.14	Deferred Benefit 401K	22,000	22,000
2191.15/16	Non-Contributory	58,625	58,625
2191.18	501C9	7,584	8,850
2195	Group Insurance	83,000	98,209
2199	Salary contingency	6,500	6,500
SUBTOTAL EMPLOYEE BENEFITS		250,609	272,834
TOTAL	PERSONAL SERVICES	933,509	1,028,234
2211	Books	250	
2213	Periodicals	250	
2221	Stationery Supplies	1,500	
2223	Duplication Supplies	5,000	
2223.1	Copy center charges	2,000	
2224	Postage	4,000	
2225.05	Computer Software	1,800	
2299	Other Materials & Supplies	3,500	
TOTAL	MATERIALS AND SUPPLIES	18,300	18,300
OPERATING & MAINTENANCE SUPPLY			
2311	Auditing Fees	17,000	
2312	Legal Fees	25,000	
2313.01	Engineering/Architecture		
2324	Special Consultant incl 2329	1,000	
2328	Technical Services	5,000	
2329	Lobbyist	25,000	
2336.02	Telephone - Long Distance	500	
2336.07	Telephone - Cell	3,000	4,325
2340.01	IFAS Maintenance & Network Sup	44,000	
2341	Office Equipment MC	2,500	
2371	Public Notices	3,500	

STAFFING DOCUMENT
2009-2010 BUDGET YEAR

	2009-2010	
	Pay	No. of
	Grade	Positions
Executive Director	3	1
Deputy Director	612	1
Deputy Director	612	1
Senior Project Manager	608	0
Property Administrator	607	1
Project Manager	607	2
Project Coordinator/Mgr	605	3
Office Manger	309	1
Administrative Secretary	306	1
Project Area Specialist	603	1
		<hr/>
		12

BUDGET ATTACHMENT "A"
 REDEVELOPMENT AGENCY OF SALT LAKE CITY
 REALLOCATION WORKSHEET FOR 2009-2010 ANNUAL IMPLEMENTATION BUDGET
 8-Dec-09

	<u>S.A.R.R.</u>	<u>C.B.D.</u>	<u>WEST</u>			<u>WEST</u>		<u>DEPOT</u>		<u>GRANARY</u>		<u>PROGRAM</u>		<u>PROJECT</u>	
			<u>SUGAR</u>	<u>TEMPLE</u>	<u>CAPITOL</u>	<u>HILL</u>	<u>DISTRICT</u>	<u>DISTRICT</u>	<u>INCOME</u>	<u>HOUSING</u>	<u>HOUSING</u>	<u>FUND</u>	<u>FUND</u>		
	<u>HOUSE</u>		<u>GATEWAY</u>	<u>HILL</u>		<u>DISTRICT</u>	<u>DISTRICT</u>	<u>INCOME</u>	<u>HOUSING</u>	<u>HOUSING</u>	<u>FUND</u>	<u>FUND</u>	<u>FUND</u>	<u>FUND</u>	
SOURCES:															
Excess Interest Income/Completed Project Balances		2,050,000													
Loan Principal/Interest															
Public Contributions, Street Car										20,000					
TOTAL SOURCES TO BE REALLOCATED	0	2,050,000	0	0	0	0	0	0	0	20,000	0	0	0	0	0
25164-600 West Train Gates							60,754								
26166-Train Whistle Program							287,711								
30168-Quiet Zone Construction							389,982								
2008/2009 Administration		111,050													
30044-Modular Skate Park											100,000				
TOTAL USES TO BE REALLOCATED	0	111,050	0	0	0	0	738,448	0	0	0	100,000	0	0	0	0
TOTAL TO BE REALLOCATED	0	2,161,050	0	0	0	0	738,448	20,000	0	100,000	0	0	0	0	0

REDEVELOPMENT ADVISORY COMMITTEE BRIEFING MEMO

DATE: November 25, 2009

ITEM: 4.C.

RE: Update on North Temple Viaduct CDA Creation Process

PREPARED BY: D.J. Baxter

EXECUTIVE SUMMARY: The Redevelopment Agency of Salt Lake City has been asked by the City Administration to create a Community Development Project Area (CDA) for the purpose of contributing to debt service payments associated with the cost of rebuilding and shortening the North Temple viaduct.

FUNDING: The cost of drafting a plan and creating a CDA will be covered from \$250,000 allocated in recent years for project area creation, but will be reimbursed over time from the administrative fees collected.

ANALYSIS AND ISSUES:

The creation of a CDA will capture tax increment funds to contribute to the cost of the viaduct replacement. The CDA would include the area to the north of the viaduct that is, in many ways, ripe for redevelopment. The area is composed of sizeable parcels of vacant land, much under common ownership. Current property owners have proposed a variety of high-value redevelopment projects that, if constructed, would enable the CDA to capture increases in property values and generate substantial increment funds from the respective taxing entities. There is, however, no guarantee when these investments will occur or whether they occur at all.

The taxing entities participating in the CDA are Salt Lake City, Salt Lake County, and the Salt Lake City School District. An interlocal agreement was recently ratified among the RDA and the participating taxing entities for the purpose of collecting tax increment for 25 years in the proposed boundaries of the CDA Project Area (attachment A). An additional interlocal agreement was approved between Salt Lake City and the RDA that requires that all increment collected from the Project Area by the RDA, minus administrative fees, be used to support the repayment of special revenue bonds issued by the City for the construction of the North Temple viaduct, and to reimburse the City for any advance payments, plus interest, it makes toward the debt service.

Community Development Area Process

Community Development Areas are the least complex project areas permitted under Utah state statute. The CDA creation process does not require the participation of the Taxing

Entity Committee. Any taxing entity participation is voluntary through independent interlocal agreements. The first step in the CDA creation process is the Board authorizing the Agency staff to prepare a draft community development project area plan. The second step is drafting the plan, which will describe the existing conditions of the project area and standards that will guide community development. Also, the plan will be consistent with the City's Master Plan for the area and reference any specific projects proposed in the project area.

The third step is making the draft project area plan available for public review at the Agency's office during normal business hours. A plan hearing is also organized with notification sent to property owners, State Tax Commission, TEC, and the County Assessor and Auditor. All written and oral comments collected from participants during the plan hearing are considered by the Agency in connection with the preparation of a revised project area plan. As the next step, the Board approves a resolution adopting the draft community development project area plan as the CDA's project area plan. After adoption by the Board, the City Council must adopt an ordinance that designates the approved project area plan as the official community development plan of the project area.

Once approved by the Council, a notice will be placed in the paper providing a 30-day protest period. The Agency can then enter into Interlocal Agreements with any of the taxing entities. The Agency is negotiating with Salt Lake County and the Salt Lake City School District the terms of the Interlocal Agreement. Notices of the finalized interlocal agreements with each entity are published in the newspaper with a 30 day protest period.

BACKGROUND: (provided by the Mayor's Office)

Salt Lake City and the Utah Transit Authority have partnered to construct a light rail line between Central Station Salt Lake City (the downtown multi-modal transportation center) and the Salt Lake City International Airport. Construction of the Airport Light Rail Line is currently underway.

The current design of the project requires construction of a stand-alone viaduct at North Temple between 400 West and 600 West that is parallel to the existing North Temple viaduct. UTA estimates the cost of constructing the new viaduct at approximately \$71.5 million. A significant portion of the funding needed for the project has already been identified. UTA has committed \$25 million (the cost they have budgeted for a parallel viaduct and threading the TRAX line under the existing viaduct) to the project. The Utah Legislature directed \$20 million to Salt Lake City for the project and the Wasatch Front Regional Council directed \$5 million in federal STP funding to the project.

Salt Lake City is in discussions with the property owners adjacent to the North Temple viaduct, who we believe will see an increase in their property values as a result of the project, to request a contribution from these property owners toward the project. Additionally, Salt Lake City has identified funding from its existing resources that can be

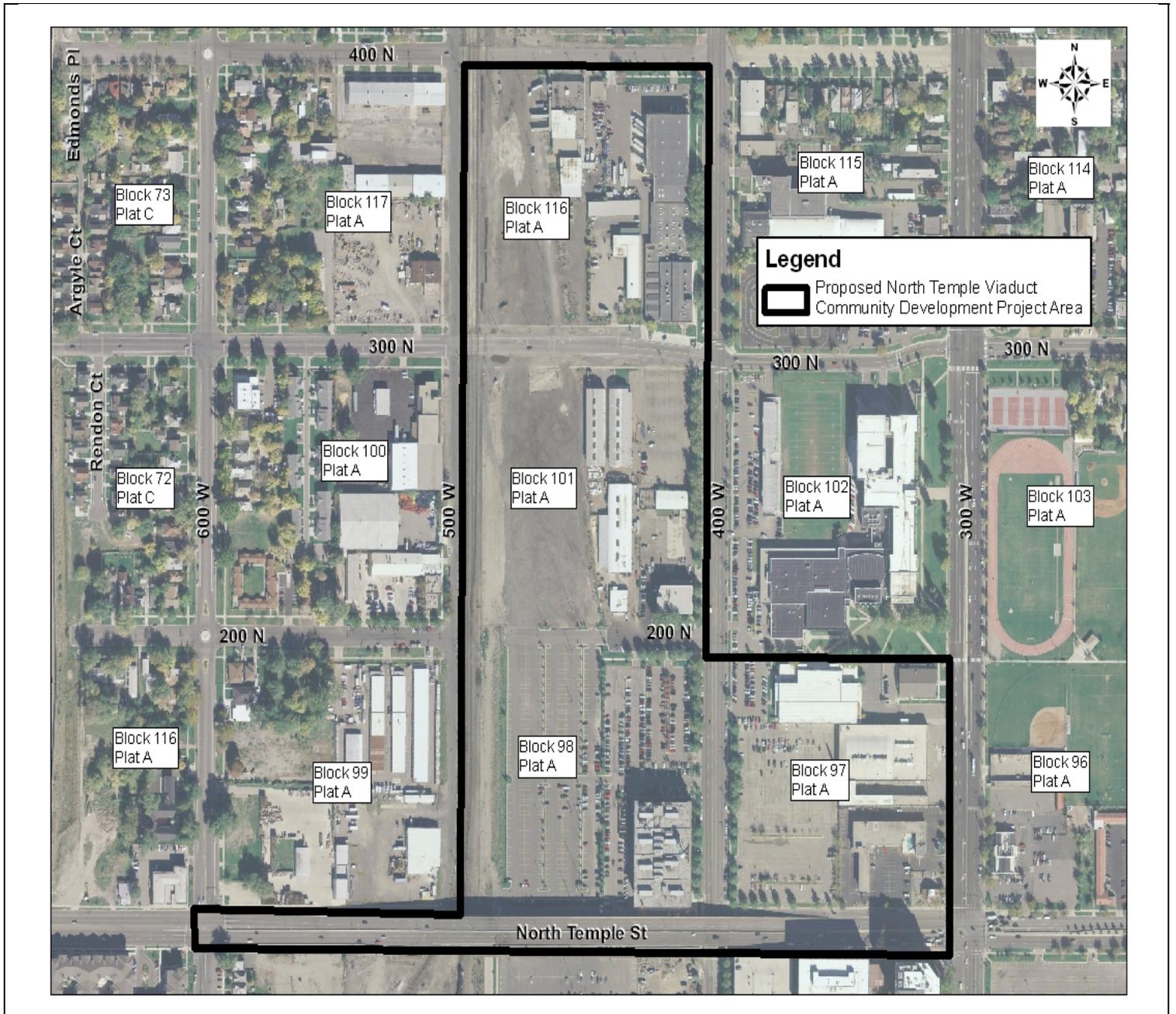
shifted to fund the project.

Without funding to replace the existing viaduct with a combined auto/transit viaduct in conjunction with the construction of the Airport Line, the two viaducts will remain separate and continue to be a barrier between downtown Salt Lake City and neighborhoods to the west of downtown. Since, under this less desirable option, the TRAX-only viaduct would come to grade at 400 West, a half city block sooner than the existing automobile viaduct that comes to grade at 350 West, the light rail line would then have to wind underneath the existing automobile viaduct, snaking through the pillars of the automobile viaduct, in order to continue south past Gateway toward the Central Station. This approach significantly reduces the operational efficiency of the Airport TRAX Line at the 400 West and North Temple juncture and the potential for significant additional costs in the future when the automobile viaduct is ultimately replaced. Building a combination auto and rail viaduct eliminates these problems, replaces a very old structure and further allows for improved rail operations by eliminating several very tight turns which slow the trains.

The construction of a mixed modal viaduct with inviting pedestrian sidewalks and a bikeway will significantly improve the connection of downtown to surrounding neighborhoods. Additionally, the new viaduct would also be built a half city block and intersection shorter on the eastern side, touching down to ground west of 400 West instead of at its present location near 350 West. This opens valuable property in the area to higher, more desirable development for the growth of downtown and the economic benefit of the region. The shortening of the 400, 500 and 600 South viaducts as part of the I-15 rebuild several years ago has begun to demonstrate this benefit. Shortening the North Temple viaduct also streamlines the construction of a planned light rail line from Salt Lake City to south Davis County by eliminating an expensive and awkward connection to the downtown rail system at 400 West and North Temple that will result if the Airport Line must weave under and through the pillars of the current viaduct.

ATTACHMENTS: 1. Exhibit A – Map

EXHIBIT A



REDEVELOPMENT ADVISORY COMMITTEE MEMO

ITEM#: 4.D.

RE: DISCUSSION AND RECOMMENDATION OF RDA ANNUAL GOALS RELATED TO HOUSING AND GENERAL RDA ISSUES AND FOR THE CENTRAL BUSINESS DISTRICT, WEST TEMPLE GATEWAY, SUGAR HOUSE, WEST CAPITOL HILL, DEPOT DISTRICT AND GRANARY DISTRICT PROJECT AREAS

PROJECT AREA: All

PREPARED BY: D.J. Baxter

EXECUTIVE SUMMARY: Drafts of the goals statements discussed at the Board retreat held on October 27 are attached for RAC consideration and comment.

FUNDING: Funding for most of the goals and objectives was considered as part of the 2009/2010 Budget. Once adopted by the Board, the revised goals and objectives will guide funding requests and allocation for the upcoming fiscal year.

ANALYSIS AND ISSUES: The draft goal statements include projects or programs that would be the focus of Agency activities during the upcoming calendar year. The goals include both existing projects that are currently underway, and projects/concepts for which the Board would consider accepting funding requests during the 2010/2011 fiscal year budget process.

In addition to RAC comments, we have also requested comments in the following ways:

1. Draft goals have been sent to the chairs of the Community Councils.
2. Draft goals have been sent to the city departments/divisions for comment.
3. A notice has been included in the programming for Channel 17 directing the public to the Agency's website so they can comment on the goals.

These comments will be returned by December 1 and staff will share any comments received at the RAC meeting. Staff members will be available to discuss and edit goal statements as needed.

ATTACHMENTS: Draft Goal Documents.

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

Revised 11/2/09

<i>Goals (Downtown Master Plan)</i>	<i>Objective</i>	<i>Opportunities</i>	<i>Time Frame</i>
<p>Concentrate and develop those public facilities and associated cultural, recreational, and entertainment activities and opportunities that make Salt Lake City one of the greatest cities.</p>	<p>A. Assume a leadership role and initiate a plan to move forward with the “Arts District” in the Downtown.</p>	<p>A.1. Work with City Council to advance the downtown arts district.</p> <p>A.2. Assist with the acquisition of property located in the Downtown Arts District.</p> <p>A.3. Identify and begin acquisition of a key parcel for a major theater.</p>	<p>A.1. Calendar 2010</p> <p>A.2. Calendar 2010</p> <p>A.3. Calendar 2010</p>
<p>Establish Downtown as a well-planned, desirable and diverse activity center serving the needs of a sizeable 24-hour population.</p>	<p>B. Support the efforts of Salt Lake City and economic development organizations to recruit a major corporate headquarters to locate in the Downtown as a means of establishing a “daytime population.”</p> <p>C. Seek housing opportunities to support a “nighttime population.”</p> <p>D. Promote and enhance downtown’s pedestrian friendly qualities</p>	<p>B.1. Research potential corporate headquarters sites in CBD.</p> <p>B.2. Collaborate with and provide marketing assistance to the City’s Department of Economic Development to attract new businesses.</p> <p>B.3. Appoint a staff member to maintain contact with representatives of the Economic Development Corporation of Utah (EDCU).</p> <p>C. [moved to General Goals]</p> <p>D.1. Inventory vacant downtown parcels; meet with landowners to encourage & guide development.</p> <p>D.2. Work with Council on ways to encourage redevelopment of existing surface parking lots, and vacant/board downtown buildings.</p> <p>a. Transmit to CED/City Council specific recommendations for regulatory changes to discourage surface parking and vacant buildings downtown.</p> <p>b. Pursue acquisitions of surface lots for redevelopment.</p> <p>D.3. Develop a graphic inventory of all public mid-block walkways. Identify and secure missing pieces. Create & distribute a public guide to pedestrian routes through downtown. Coordinate with Downtown Alliance to include on pocket street maps.</p> <p>a. Review Downtown Plan and consider engaging consultant to develop standards for mid-block walkways and streets.</p> <p>D.4. Activate some mid-block walkways with retail, cafés, etc.</p> <p>D.5. Identify portions of the Downtown Transportation Plan appropriate for RDA involvement, e.g., parking authority</p> <p>D.6. Finish mid-street parking on 300 South, from State – 300 East</p> <p>D.7 Consider creating more of a boulevard on 300 West; S. Temple – 400 South</p> <p>D.8. Consult with Greek Orthodox Church regarding development plans for 300 W parking lot. Work with Planning Div. on ethnic/cultural district (e.g., Greek Orth. Church, Japan town, etc.).</p>	<p>B.1. TBD</p> <p>B.2. Ongoing</p> <p>B.3 Ongoing</p> <p>D.1. Sept 2010</p> <p>D.2. Dec. 2010</p> <p>D.3. May 2010</p> <p>D.4 Sept. 2012</p> <p>D.5. Ongoing.</p> <p>D.6. 2015</p> <p>D.7. Calendar 2009</p> <p>D.8. December 2010</p>

<i>Goals (Downtown Master Plan)</i>	<i>Objective</i>	<i>Opportunities</i>	<i>Time Frame</i>
<p>Preserve and reuse our existing physical environment while providing for the orderly transition of certain land uses and creating a new expectation of uncompromising quality for future Downtown developments.</p>	<p>E. Move forward with the development of the Regis Hotel site.</p> <p>F. Provide building renovation loans to get existing buildings into a structurally sound and marketable condition.</p> <p>G. Continue to plan for the upkeep and renovation of the Gallivan Utah Center.</p>	<p>E.1. Purchase or develop replacement SRO housing</p> <p>F.1. During the budget process, allot sufficient funding to enable staff to continue the renovation program.</p> <p>F.2. Provide at least four loans to business property owners.</p> <p>G.1. Finish planning and begin construction of ice sheet, skate rental building, and other improvements</p>	<p>E.1. Continue in Calendar 2010</p> <p>F.1. March 2010</p> <p>F.2. December 2010</p> <p>G.1. Spring 2010</p>

SUGAR HOUSE REDEVELOPMENT PROJECT AREA

<i>Goal</i>	<i>Objective</i>	<i>Opportunities</i>	<i>Time Frame</i>
<i>Sugar House Neighborhood Development Plan</i>			
<p>Provide guidance to development proposals to ensure harmony with the urban design objectives.</p> <p>Incorporate pedestrian orientation and pedestrian amenities into development alternatives; use convenient and attractive pedestrian linkages between anchor attractions.</p>	<p>A. Establish ways to participate in proposed projects through incentives, offering Agency programs, or by coordinating cost saving opportunities among current owners.</p>	<p>A.1. Work with developers of Granite Block</p> <p>A.2. Work with developers to create mid-block walkways and develop the McClelland Trail as part of the Granite block redevelopment.</p>	<p>A.1. December 31, 2010</p> <p>A.2. TBD</p>
<p>Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.</p>	<p>B. Create Historic Façade Preservation Grant Program where up to a match of \$10,000 is given to those owners of renovated contributing structures as indicated on the Sugar House Historic Survey. Grant would be awarded upon approval of Federal Historic Tax Credits.</p>	<p>B.1. Work with Planning Department in completing the Commercial Design Guidelines for Historic Structures.</p>	<p>B.1. December 2010</p>
<p>Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards.</p>	<p>D. Assist with the alignment of Wilmington Avenue with Sugarmont.</p>	<p>D. 1. Work with property owners to facilitate realignment at the same time the Granite Block is redeveloped.</p> <p>D.2. Work with Transportation Division to establish a Transit and Transportation Plan including a street grid system for east, west, north and south movement.</p> <p>D.3. Fund a small area plan for the Sugar House business district (Sugar House park on the east, Fairmont Park on the west, 2100 South on the north, and I-80 on the south) that includes the streetcar extension</p>	<p>D.1. December 31, 2010</p> <p>D.2. Ongoing</p> <p>D.3. Ongoing</p>
<p>Incorporate adequate off-street parking into development with identified access, proper buffering and landscaping.</p>	<p>E. Participate in opportunities to offer incentives for below/above grade parking structures.</p>	<p>E.1. Acquisition of strategic property for a parking structure.</p>	<p>E.1. December 31, 2010</p>
<p>Re-establish the visible image of the Sugar House Business District as a “unique place” offering pleasant and convenient commercial, retail, office, entertainment, and residential facilities.</p>	<p>F. Finalize terms for development of Wilmington Avenue property by preparing a Request for Proposal and marketing the property for development.</p> <p>G. Pursue development opportunities along both sides of Wilmington Avenue to maximize density and determine highest and best use of the area in light of recent conversations with property owners in the area.</p> <p>H. Review existing Sugar House Loan Programs to include language in the lending criteria that will restrict Agency funding to those contributing structures, as determined in the Sugar House Historic Survey, unless the property owners are renovating or restoring the existing historic structures.</p>	<p>F.1. Begin developing terms for the disposition of Agency property.</p> <p>G.1. Work with property owners to determine the scope of their development and any RDA assistance needed.</p> <p>H.1. Create amendment to the lending criteria for Sugar House Loan Programs.</p>	<p>F. Begin marketing property in the fall of 2009</p> <p>G. Fall of 2010</p> <p>H.1. TBD</p>

DEPOT DISTRICT REDEVELOPMENT PROJECT AREA GOALS

<i>Goals Taken from Depot District Redevelopment Plan and Gateway Specific Plan</i>	<i>Objective</i>	<i>Opportunities</i>	<i>Time Frame</i>
Provide for the continuation of existing uses within the Gateway District.	A. Provide at least two loans to renovate properties within the Depot District.		A.1. Ongoing
Provide opportunities for housing within the Gateway District to reinforce the downtown area as a place to live, work and shop. Provide parking and service facilities that do not detract from the neighborhood character of the area. Create strong neighborhood environments that will reinforce the sense of community.	B. Work with at least one private developer to begin construction of additional new housing units. C. Pursue opportunities for high density housing. D. Pursue land acquisition opportunities to construct parking, housing, and commercial assemblages within Depot District. E. Develop a marketing and land use strategy for the Intermodal Hub area (300 South from the Rio Grande Depot to the Intermodal Hub).	B.1. Working with developer of housing project on potential reimbursement for parking structure (Liberty Gateway Project). C.1. Market HOWA properties after lease expires. D.1. Seek possible acquisitions adjacent to current RDA-owned property to increase flexibility of existing assemblages. E.1. Hire a development consultant to guide the RDA through the planning process.	B.1. Ongoing C.1. Fall 2009 D.1. Ongoing E.1. Winter 2009
Parks and Open Spaces: Integrate Gateway's open space into the larger open space network. Provide storm water control to protect improvements and neighboring property, to convey surface and ground water off the site for appropriate discharge in a way that minimizes flooding and complies with water quality objectives. Create a pedestrian friendly streetscape that will establish a sense of neighborhood.	F. Work with Salt Lake City Divisions to design and construction the City Creek Daylight Project. G. Revisit the landscaping improvements on 500 West between 200 and 400 South.	F.1. Work with Salt Lake City Engineering and Public Utilities to daylight City Creek between 500 West Park Blocks and I-15. G.1. Discuss revisiting landscaping efforts with RDA Board.	F.1. December 31, 2010 G.1. Winter/Spring 2009-2010
Public Transit: Reinforce downtown as the regional transportation hub with light rail, commuter rail, inter-city and local bus service. Provide access with an emphasis on a friendly and safe environment for bicycles and pedestrians.	H. Provide more walkable and cycling-oriented amenities in RDA developments	H.1. Participate in development of the remainder of the intermodal hub site. H.2. Participate in the planning and development of the streetcar system. H.3. Address bicycling/pedestrian access in Intermodal Hub land use strategy.	H.1. Spring 2010 H.2. Spring 2010 H.3. Spring 2010

<p style="text-align: center;"><i>Goals</i> <i>Taken from Depot District Redevelopment Plan and Gateway Specific Plan</i></p>	<p style="text-align: center;"><i>Objective</i></p>	<p style="text-align: center;"><i>Opportunities</i></p>	<p style="text-align: center;"><i>Time Frame</i></p>
<p>Provide a broad mixture of small and medium commercial tenants representing a variety of uses. Promote commercial development on a neighborhood scale with an emphasis on specialty stores and neighborhood services.</p> <p>Organize the Gateway District in a pattern of streets, blocks and pedestrian ways that extend the original grid pattern.</p>	<p>I. Work with existing property owners to promote redevelopment activities on assembled parcels.</p> <p>J. Market 300 South 500 West properties (“Serta”).</p> <p>K. Pursue opportunities for a public market in Depot District.</p>	<p>I.1. Pursue redevelopment opportunities on the Cohen Property</p> <p>J.1. RFP respondent may include retail in development to attract nearby future residents and commuters.</p> <p>J.2. Work with developers to construct mid-block walkways and streets as part of developments.</p> <p>K.1. Work with Downtown Alliance to build a public market near the Intermodal Hub.</p>	<p>I.1. Ongoing</p> <p>J.1. Spring/Summer 2010</p> <p>J.2. Ongoing</p> <p>K.1. Ongoing</p>

GRANARY DISTRICT REDEVELOPMENT PROJECT AREA

<p align="center"><i>Goals</i> <i>(Originated in the Gateway Specific Plan and the Granary District Project Area Plan)</i></p>	<p align="center"><i>Objective</i></p>	<p align="center"><i>Opportunities</i></p>	<p align="center"><i>Time Frame</i></p>
<p>Provide for the continuation of existing uses as specified in the Gateway Specific Plan.</p>	<p>A. Market loan programs throughout the Granary District Project Area.</p>	<p>A.1. Provide at least two loans within the Granary District.</p>	<p>A.1. June 30, 2011</p>
<p>Provide for the development of a diverse mixture of uses that complement downtown, encourage a variety of housing opportunities, and facilitate the enhancement and revitalization of the Gateway District as specified in the Gateway Specific Plan.</p>	<p>B. Develop the Fleet Block and surrounding areas.</p>	<p>B.1. Encourage development-compatible zoning changes through participation in the Gateway District rezoning process.</p> <p>B.2. Negotiate Option Agreement with the City for the Development of the Fleet Block.</p> <p>B.3. Market the Fleet Block Site for development.</p> <p>B.4. Update property acquisition priority list.</p> <p>B.5. Acquire property from the property acquisition priority list.</p> <p>B.6. Identify project area infrastructure needs.</p>	<p>B.1. December 31, 2010</p> <p>B.2. December 31, 2010</p> <p>B.3. June 30, 2010</p> <p>B.4. December 31, 2009</p> <p>B.5. June 30, 2010</p> <p>B.6. January 2010</p>
	<p>C. Work with Granary District residents and business owners to address health, safety, and appearance issues within the project area.</p>	<p>C.1. Work with property owners to address issues that propagate or perpetuate blight conditions.</p>	<p>C.1. June 30, 2010</p>

WEST CAPITOL HILL REDEVELOPMENT PROJECT AREA GOALS

<i>Goals (from West Capitol Hill Redevelopment Plan and Capitol Hill Master Plan)</i>	<i>Objective</i>	<i>Opportunities</i>	<i>Time Frame</i>
<p>Improve streetscape environment with landscaping, curb/gutter and sidewalks, street center island medians, boulevard street and pedestrian-scale street lighting and designed gateway images.</p>	<p>A. Install landscaping and infrastructure improvements along 300 West in West Capitol Hill Project Area.</p>	<p>A.1. Discuss 300 West Street median with UDOT, along with transportation alternatives.</p>	<p>A.1. Fall 2010</p>
	<p>B. Improve lighting throughout project area to improve safety for pedestrians.</p>	<p>A.2. Work with UDOT to designate mass transit on 400 West from 400 North to 800 North.</p> <p>B.1. Establish attractive and consistent street lighting along 300 West and 400 West.</p>	<p>A.2. Ongoing</p> <p>B.1. Fall 2010-Spring 2011</p>
<p>Preserve the mixed use character that has historically developed within areas of the neighborhood while encouraging a mix of neighborhood commercial and medium density residential.</p>	<p>C. Removal of or renovation of boarded and abandoned structures along 300 West.</p>	<p>C.1. Contact owners of boarded and abandoned structures along 300 West to determine future use and potential for redevelopment using Agency incentives.</p>	<p>C.1. Ongoing</p>
	<p>D. Finalize negotiations and development agreements for Marmalade project.</p>	<p>D.1. Close on east side property</p>	<p>D.1. March 2010</p>
<p>Support and enhance existing residential development and provide more housing opportunities.</p>	<p>E. Acquire and sell land for housing development.</p>	<p>E.1. Create another Pugsley or extend existing Pugsley Street in an effort to promote additional single-family housing.</p>	<p>E.1. Fall 2010</p>
		<p>E.2. Consider new housing opportunities on Ardmore Place.</p>	<p>E.2. Ongoing</p>
<p>Maintain existing and encourage new neighborhood commercial uses in the area.</p>	<p>F. Market Loan Programs.</p>	<p>F.1. Provide two loans for neighborhood business owners.</p>	<p>F.1. Ongoing</p>
	<p><i>Currently, it is estimated that the project area will reach its original Project Area Budget goal of \$5,270,000 of Tax Increment spent in a couple of years, which will trigger the expiration of the West Capitol Hill Project Area. (2012)</i></p>	<p>Staff will begin the research needed to consider increasing the Project Area Budget.</p>	<p>Ongoing.</p>

WEST TEMPLE GATEWAY REDEVELOPMENT PROJECT AREA

<i>Goals (Central City Community Master Plan)</i>	<i>Objective</i>	<i>Opportunities</i>	<i>Time Frame</i>
Promote the development of mixed-use projects near the light rail station to create a livable and walkable urban environment.	A. Strategically acquire properties for redevelopment pursuant to Agency acquisition policies established by the Board of Directors.	A.1. Acquire Green Warehouse site to complete Agency assemblage along 900 South 200 West for a mixed-use project which is to include retail, housing and office uses.	A.1. June 30, 2010
		A.2. Acquire properties along the 200 West, 300 West, 700 South, 800 South, and 900 South corridors for medium-to-high density development.	A.2. June 30, 2010
Support new and existing commercial businesses and improve commercial development opportunities.	B. Market Loan Programs.	B.1. Implement new promotional strategies.	B.1. June 30, 2010
		B.2. Provide at least two renovation loans to business property owners. Focus should be on business renovations on 900 South.	B.2. December 31, 2010
		B.3. Work with at least one private developer to begin construction of a new mixed-use structure.	B.3. December 31, 2010
Identify properties for new residential construction or rehabilitation and work with local community development corporations to develop new projects.	C. Work with West Temple Gateway residents and business owners to address health, safety, and appearance issues within the project area.	C.1. Work with property owners to improve the safety of the West Temple Gateway Alleyways.	C.1. December 31, 2010
		C.2. Work with property owners to address issues that propagate or perpetuate blight conditions.	C.2. December 31, 2010
Improve vehicle and pedestrian circulation throughout the Central Community through coordination of transportation and land use planning.	D. Plan for future infrastructure projects and use infrastructure to encourage new development.	D.1. Meet with relevant city departments to identify potential infrastructure needs when considering future development.	D.1. January 31, 2010
Support establishment of guidelines, and regulations for urban design to improve the quality of living in the Central Community.	E. Encourage zoning changes that promote high density residential and mixed use developments.	E.1. Encourage Planning to modify the Downtown Support District (D-2) Zone in order to guide and promote land use and urban design that is appropriate for the West Temple Gateway Project Area.	E.1. March 1, 2010
		E.2. Support Planning's efforts to modify the D-2 Zone by providing policy recommendations, data, and other appropriate assistance.	E.2. August 31, 2010
Support new and existing commercial businesses and improve commercial development opportunities in the Central Community.	F. Promote Salt Lake City as a viable business community through improved business/city administration communication and relationships, business recruitment and incentives for new and existing business.	F.1. Work with Economic Development to plan for the development of a business incubator-	F.1. December 31, 2010
Ensure commercial land uses are compatible with neighboring properties.	G. Ensure that all Agency-owned property is compatible with neighboring properties.	G.1. Provide utilitarian, economically viable, community compatible interim uses of temporarily vacant Agency-owned property.	G.1. June 30, 2011