SALT LAKE COUNTY

2001 So. State Street
Salt Lake City, UT 84114
(385) 468-7500 TTY 711

SALT LAKE COUNTY

Meeting Minutes

Tuesday, January 10, 2023

4:00 PM

The meeting will commence at the conclusion of the Council Meeting.

Council Chambers, N1-110

Redevelopment Agency

1. Call to Order

Present: Board Member Jim Bradley
Board Member Ann Granato
Board Member Laurie Stringham
Vice Chair Dea Theodore
Board Member Suzanne Harrison
Chair Arlyn Bradshaw
Board Member Aimee Winder Newton
Board Member Sheldon Stewart

Excused: Board Member Dave Alvord

2. Public Comment

3. Approval of Minutes

3.1 Approval of the November 22, 2022, RDA Minutes 22-1260

Attachments: 112222 RDA Minutes.pdf

A motion was made by Director Winder Newton, seconded by Director Granato, that this agenda item be approved. The motion carried by a unanimous vote.

3.2 Approval of the December 6, 2022 Minutes 22-1267

Attachments: 120622 RDA Minutes.pdf

A motion was made by Director Winder Newton, seconded by Director Granato, that this agenda item be approved. The motion carried by a unanimous vote.

4. Discussion Items

4.1 Discussion on Election of RDA Board Officers 22-1268

A motion was made by Director Stringham, seconded by Director Granato, that Arlyn Bradshaw continue serving as chair, and Dea Theodore continue as vice-chair. The motion carried by a unanimous vote.

4.2 Resolution of the Governing Board of the Redevelopment Agency of Salt Lake County authorizing the purchase of 9017 W Magna Main. 22-1258

Attachments: Staff Report
2022-12-19 - 9017 W Magna Main - SLCo - Purchase Agreement (updated closing).pdf
2022-12-19 - 9017 W Magna Main - SLCo - RDA Resolution.pdf

Presenter: Jevon Gibb, Executive Director of Salt Lake County Redevelopment Agency
Discussion/Direction

Mr. Jevon Gibb, Director, Economic Development Division, stated he had previously discussed the acquisition of properties on Magna Main Street, including the properties on the agenda today. He reviewed the following three resolutions authorizing the contracts to close the transactions on these properties.

Director Stewart asked if the County was trying to acquire the properties for a specific project

Mr. Gibb stated the County wanted to do a mixed-use development there, with ground floor retail and upper floor residential. It would be a catalytic project for the rest of the neighborhood to demonstrate the kind of product that should go in there. It is a concept the long-range and short-range planners with the Greater Salt Lake Municipal Services District's (MSD) envisioned for the area. He would continue to work with the owners holding out on selling their property to try to acquire those properties.

RESOLUTION NO. 133

RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY AUTHORIZING THE PURCHASE OF A PARCEL OF LAND

R E C I T A L S

WHEREAS, the Redevelopment Agency of Salt Lake County (the "RDA") desires to purchase a parcel of real property located at 9017 West Magna Main Street in Magna, Utah, identified as Parcel No. 14-30-209-006-0000 (the "Property"); and

WHEREAS, the owners of the Property have agreed to sell it to the RDA for

$80,000; and

WHEREAS, the terms and conditions for the acquisition of the Property are contained in the Real Estate Purchase Contract ("Purchase Agreement"), attached hereto as Exhibit "A"; and

WHEREAS, it has been determined that the best interests of the RDA will be served by paying the owners $80,000 for the Property under the terms and conditions of the attached Purchase Agreement. The execution of the Purchase Agreement will be in compliance with all applicable state statutes and county ordinances.

RESOLUTION

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Governing Board of the Redevelopment Agency of Salt Lake County that the attached Purchase Agreement is accepted and approved, that the RDA's Executive Director is authorized to execute the Purchase Agreement and to perform all other actions and sign all other documents reasonably necessary to comply with the RDA's obligations contained in that document and close the purchase on behalf of the RDA.

APPROVED and ADOPTED this 10th day of January, 2023.

GOVERNING BOARD OF THE
REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

By /s/ ARLYN BRADSHAW
Chairperson

A motion was made by Director Winder Newton, seconded by Director Stewart, that this agenda item be approved. The motion carried by a unanimous vote.

4.3 Resolution of the Governing Board of the Redevelopment Agency of Salt Lake County authorizing the purchase of 9011 W Magna Main. 22-1263

Attachments: Staff Report
2022-12-19 - 9011 W Magna Main - SLCo - Purchase Agreement (updated closing).pdf
2022-12-19 - 9011 W Magna Main - SLCo - RDA Resolution.pdf

Presenter: Jevon Gibb, Executive Director of Salt Lake County Redevelopment Agency
Discussion/Direction

RESOLUTION NO. 134

RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY AUTHORIZING THE PURCHASE OF A PARCEL OF LAND

R E C I T A L S

WHEREAS, the Redevelopment Agency of Salt Lake County (the "RDA") desires to purchase a parcel of real property located at 9011 West Magna Main Street in Magna, Utah, identified as Parcel No. 14-30-209-007-0000 (the "Property"); and

WHEREAS, the owner of the Property has agreed to sell it to the RDA for $125,000; and

WHEREAS, the terms and conditions for the acquisition of the Property are contained in the Real Estate Purchase Contract ("Purchase Agreement"), attached hereto as Exhibit "A"; and

WHEREAS, it has been determined that the best interests of the RDA will be served by paying the owner $125,000 for the Property under the terms and conditions of the attached Purchase Agreement. The execution of the Purchase Agreement will be in compliance with all applicable state statutes and county ordinances.

R E S O L U T I O N

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Governing Board of the Redevelopment Agency of Salt Lake County that the attached Purchase Agreement is accepted and approved, that the RDA's Executive

Director is authorized to execute the Purchase Agreement and to perform all other actions and sign all other documents reasonably necessary to comply with the RDA's obligations contained in that document and close the purchase on behalf of the RDA.

APPROVED and ADOPTED this 10th day of January, 2023.

GOVERNING BOARD OF THE
REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

By /s/ ARLYN BRADSHAW
Chairperson

A motion was made by Director Stewart, seconded by Director Winder Newton, that this agenda item be approved. The motion carried by a unanimous vote.

4.4 Resolution of the Governing Board of the Redevelopment Agency of Salt Lake County (RDA) to Ratify the Execution of the Purchase Agreement between the RDA and Prokopis, et al. for the Acquisition of 9039 W Magna Main and Addendum Extending the Closing Date of Said Acquisition 22-1259

Attachments: Staff Report
2022-12-14 - 9039 W Magna Main - SLCo - Purchase Agreement (executed).pdf
2022-12-14 - 9039 W Magna Main - SLCo - RDA Resolution.pdf
2022-12-19 - 9030 W Magna Main - SLCo - Addendum 1.pdf

Presenter: Jevon Gibb, Executive Director of Salt Lake County Redevelopment Agency
Discussion/Direction

RESOLUTION NO. 135

RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY AUTHORIZING THE PURCHASE OF A PARCEL OF LAND

RECITALS

WHEREAS, the Redevelopment Agency of Salt Lake County (the "RDA") desires to purchase a parcel of real property located at 9039 West Magna Main Street in Magna, Utah, identified as Parcel No. 14-30-209-002-0000 (the "Property"); and

WHEREAS, the owners of the Property have agreed to sell it to the RDA for $50,000; and

WHEREAS, the terms and conditions for the acquisition of the Property are contained in the Real Estate Purchase Contract ("Purchase Agreement"), attached hereto as Exhibit "A"; and

WHEREAS, it has been determined that the best interests of the RDA will be served by paying the owners $50,000 for the Property under the terms and conditions of the attached Purchase Agreement. The execution of the Purchase Agreement will be in compliance with all applicable state statutes and county ordinances.

RESOLUTION

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Governing Board of the Redevelopment Agency of Salt Lake County that the attached Purchase Agreement is accepted and approved, and the Board ratifies the signature of the RDA's Executive Director executing the Purchase Agreement and authorizes him to perform all other actions and sign all other documents reasonably necessary to comply with the RDA's obligations contained in that document and close the purchase on behalf of the RDA.

APPROVED and ADOPTED this 10th day of January, 2023.

GOVERNING BOARD OF THE
REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

By /s/ ARLYN BRADSHAW
Chairperson

A motion was made by Director Granato, seconded by Director Stewart, that this agenda item be approved. The motion carried by a unanimous vote.

4.5 Resolution of the Governing Board of the Redevelopment Agency of Salt Lake County Approving a Participation Agreement with MWIC Magna, LLC 22-1261

Attachments: Staff Report
230105 Participation Agreement_FINAL_RATF.pdf
230105 Resolution.Participation Agreement_RATF.pdf

Presenter: Jevon Gibb, Executive Director of Salt Lake County Redevelopment Agency
Discussion/Direction

Mr. Jevon Gibb, Director, Economic Development Division, reviewed the following participation agreement with MWIC Magna LLC for a large mixed-use residential project. This project was approved by the RDA Board in the previous year, and the participation agreement is in accordance with what the Council asked of the Redevelopment Agency. The Magna Metro Township Council also approves of it.

Director Stewart asked if there was a housing element requirement.

Director Bradshaw stated the countywide policy requiring a housing element does not apply in this case because the County is the municipal body, deferring to the Magna Metro Township on what it wants done with its tax increment.

Mr. Gibb stated there was an allocation for housing with this project area that would remain in place, but it was not going to be part of this specific development.

RESOLUTION NO. 136

RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY APPROVING A PARTICIPATION AGREEMENT WITH MWIC MAGNA, LLC

RECITALS

WHEREAS, the Redevelopment Agency of Salt Lake County (the "RDA") adopted a project area plan on June 16, 2009, which plan is known as the "Magna/Arbor Park Project Area Urban Renewal Plan."

WHEREAS, the RDA receives tax increment from local taxing entities that is generated from the Magna/Arbor Park Project Area.

WHEREAS, MWIC Magna, LLC, is the owner of the real property within the project area, which it desires to redevelop.

WHEREAS, pursuant to Utah Code § 17C-1-409(1)(a)(iii)(C), the RDA desires to use a portion of its tax increment to assist in the redevelopment of MWIC Magna, LLC's property.

WHEREAS, the Participation Agreement, attached hereto as Attachment "A," sets forth the terms and conditions under which MWIC Magna, LLC, may receive project area funds.

RESOLUTION

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Governing Board of the Redevelopment Agency of Salt Lake County that the Participation Agreement is approved.

APPROVED and ADOPTED this 10th day of January, 2023.

GOVERNING BOARD OF THE
REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY

By /s/ ARLYN BRADSHAW
Chairperson

A motion was made by Director Granato, seconded by Director Stewart, that this agenda item be approved. The motion carried by a unanimous vote.

5. **Other Committee Business**

6. **Adjournment**

The meeting was adjourned at 4:30 PM.

LANNIE CHAPMAN, COUNTY CLERK

By _____
DEPUTY CLERK

By _____
CHAIR, REDEVELOPMENT AGENCY