

December 1, 2015

ITEM#: 9.A.

RE: CONSIDERATION AND ADOPTION OF A "RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY APPROVING THE REAPPOINTMENT OF LANCE DUNKLEY TO A SECOND FOUR-YEAR TERM ON THE REDEVELOPMENT ADVISORY COMMITTEE."

PREPARED BY: D.J. Baxter

EXECUTIVE SUMMARY: The Redevelopment Advisory Committee consists of seven to nine volunteers who are appointed to provide advice and recommendations to the RDA Board of Directors. According to the bylaws, members on the committee may include, but are not limited to, the following vocational classifications: finance, construction, law, architecture, and planning. Community representatives fill the remaining positions. Mr. Dunkley currently fills a community representative role, but brings the benefit of his experience in real estate law and finance.

ALTERNATIVES:

- 1) Pass the resolution.
- 2) Do not pass the resolution.

FUNDING: Not applicable. Members of the Redevelopment Advisory Committee serve without pay.

ANALYSIS AND ISSUES: Mr. Dunkley was recommended by Chief Administrative Officer Becker to be reappointed to the Advisory Committee. Mr. Dunkley has served on the Advisory Committee for the past four years. Mr. Dunkley's experience with real estate law and finance has been a valuable resource to staff and the committee.

A letter from the Chief Administrative Officer recommending his reappointment is attached to this memorandum.

ATTACHMENTS:

- (1) Draft Resolution
- (2) CAO's Recommendation Letter
- (3) Lance Dunkley Resumé

RESOLUTION NO. 764. __

DECEMBER 8, 2015

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY APPROVING THE REAPPOINTMENT LANCE DUNKLEY TO A SECOND FOUR-YEAR TERM ON THE REDEVELOPMENT ADVISORY COMMITTEE

WHEREAS, the Redevelopment Agency of Salt Lake City was created to transact the business and exercise the powers provided for in the Community Development and Renewal Agencies Act; and

WHEREAS, the Bylaws of the Agency have established a Redevelopment Advisory Committee whose members shall be appointed by the Chief Administrative Officer with the advice and consent of the Board of Directors of the Agency; and

WHEREAS, the Board of Directors of the Redevelopment Agency of Salt Lake City appointed Lance Dunkley to serve a four-year term on the Redevelopment Advisory Committee; and

WHEREAS, the first term of Lance Dunkley's membership on the Redevelopment Advisory Committee will expire January 2016; and

WHEREAS, the Chief Administrative Officer has recommended the reappointment of Lance Dunkley to serve on the Redevelopment Advisory Committee who in and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY, that the Board does hereby approve the reappointment of Lance Dunkley to fill a second four-year term filling a community representative position on the Redevelopment Advisory Committee.

Passed by the Board of Directors of the Redevelopment Agency of Salt Lake City, Utah, this 8th day of December, 2015.

Stan Penfold, Chairperson

ATTEST:

D.J. Baxter, Executive Director

Transmitted to the Chief Administrative Officer on _____. The Chief

Administrative Officer

___ does not request reconsideration

___ requests reconsideration at the next regular Agency meeting.

Ralph Becker
Chief Administrative Officer

ATTEST:

D.J. Baxter, Executive Director

Approved as to form: Damon Georgelas

RALPH BECKER
Mayor



November 23, 2015

Redevelopment Agency Board of Directors
Stan Penfold, Chair
451 South State Street, Room 418
PO Box 145518

Dear Board Member Penfold,

This letter is to recommend the reappointment of Lance Dunkley to the Redevelopment Advisory Committee. His term will extend through January of 2020.

I respectfully submit this name for the advice and consent of the Redevelopment Agency Board of Directors. I appreciate your support and consideration of this appointment.

With warmest regard,

A handwritten signature in dark ink, appearing to read "Ralph Becker".

Ralph Becker, Mayor

LANCE A. DUNKLEY

EXPERIENCE:

Maverik, Inc., North Salt Lake, Utah

Vice President of Real Estate, 2014-Present

Member of the Maverik executive team reporting to the board with direct leadership over the real estate, entitlements, construction and licensing divisions of Maverik, consisting of approximately 27 people and an approximate annual budget of \$200,000,000. Mr. Dunkley oversees the acquisition, entitlement and development of retail convenience stores and other retail and mixed use operations 10 western states.

Kirton | McConkie, Salt Lake City, Utah

Attorney, 2006 – 2014

Shareholder in the Kirton McConkie real estate section representing local, national and international clients in real estate leasing, acquisition and disposition, development, and financing transactions.

Representative transactions include:

- representing the landlord in all leasing transactions at office buildings located in California, Florida and Minnesota, totaling approximately 836,243 rentable square feet;
- representing the landlord in all leasing transactions at industrial parks located in Texas and California, totaling approximately 1,143,723 square feet;
- representing a major multi-national company in acquisition, disposition and leasing transactions in Canada;
- representing a retailer in the acquisition, development and leasing of real estate throughout the Western United States;
- representing a landlord in leasing retail and office space at City Creek Center.
- representing the purchaser of a 354,000 rentable square foot office building located in California;
- representing the purchaser of 32 agricultural properties located in 13 states; and
- representing a tenant in leasing approximately 100,000 square feet of industrial space.

Jones Waldo, Salt Lake City, Utah

Attorney, 2006

Associate in the real estate section of Jones Waldo, representing local and national lenders in financing transactions.

Shearman & Sterling, LLP, New York, New York

Attorney, 2004 – 2006

Associate in the Shearman & Sterling real property section representing national and international clients in leasing, sales and acquisition and financing transactions involving real estate predominately located in New York City. Transactions included the purchase of a residential apartment building and the condominium conversion thereof, the purchase of New York City office buildings, representation of the fee owner of land underlying a major New York City office building in the acquisition of the ground tenant interest and the subsequent redevelopment of the office building, leasing office space and representing lenders in financing transactions.

EDUCATION:

Hofstra University School of Law, Hempstead, New York

J.D. May 2004, Cum Laude

Law Review, Associate Editor; Dean's List

Hofstra University, Hempstead, New York

B.S. in Economics, December 1998

Full Basketball Scholarship

Awarded: Hofstra Varsity Basketball Letterman, Hofstra Basketball Award 1997-98, and Mayor's Trophy for Sportsmanship 1997-98

PUBLICATIONS AND PRESENTATIONS:

"What In-House Counsel Should Know About The New Lease Accounting Standards," *The Corporate Counselor*, June 2011

"The Impact on Lessees of the New Approach to Lease Accounting," *International Council of Shopping Centers (ICSC) 2011 Mountain States Idea Exchange*

"Leasing in a Distressed Market—What Tenants Need to Know to Negotiate Lease Workouts and Lessons Learned from the Great Recession," *International Council of Shopping Centers (ICSC) 2012 Mountain States Idea Exchange*

ADDITIONAL INFORMATION:

Selected by peers as one of Utah's "Legal Elite" in the Real Estate category, 2010 and 2011

Proficient in spoken and written Spanish and Italian

Eagle Scout, Boy Scouts of America

Redevelopment Advisory Committee of Salt Lake City

Board Member, Volunteers of America

Board Member, Casa Quetzalcoatl

Member of the International Council of Shopping Centers

CCIM Member, completing CCIM certification

Enjoys spending time with my wife and children