

MINUTES OF THE 764th  
MEETING OF THE  
BOARD OF DIRECTORS OF THE  
REDEVELOPMENT AGENCY OF SALT LAKE CITY  
Tuesday, December 8, 2015  
451 South State Street, Room 326  
Salt Lake City, Utah  
1:00 pm

1. [1:13:47 PM](#) Roll Call. The following members of the Board of Directors of the Redevelopment Agency of Salt Lake City were present:

Stan Penfold, Chairperson  
Lisa Adams, Vice-Chairperson  
Kyle LaMalfa, Director  
Luke Garrott, Director  
Charlie Luke, Director  
James Rogers, Director  
Erin Mendenhall, Director

Also Present:

David Everitt, Chief of Staff  
D.J. Baxter, Executive Director

Others Attending:

Justin Belliveau, Deputy Director  
Ed Butterfield, Senior Project Manager  
Jill Wilkerson-Smith, Project Manager  
Kort Utley, Project Manager  
David Arteaga, Project Coordinator  
Cara Lindsley, Project Coordinator  
Susan Lundmark, Project Coordinator  
Tammy Hunsaker, Project Coordinator  
Amanda Holty, Marketing and Communications Coordinator  
Damon Georgelas, Agency Legal Counsel  
Crayola Berger, Accountant II  
Jolynn Walz, Office Manager  
Kalli Ruiz, Office Facilitator  
Eric Osth, Urban Design Associates  
Elizabeth Bradley-Wilson, Utah Heritage Foundation  
Joel LaSalle, The LaSalle Group

Some items were considered in an order different from that listed on the agenda, the time stamps shown indicate when items were considered.

2. [1:22:34 PM Briefing by the Staff.](#)

There was no briefing by the Staff.

3. [1:22:38 PM Approval of the Minutes from the Meeting held November 10, 2015.](#)

Director Rogers made a motion to approve the minutes from the meeting held November 10, 2015. Vice-Chairperson Adams seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved. Director Luke was not present for the vote.

4. [1:23:00 PM Report of the Chief Administrative Officer.](#)

Mr. Everitt congratulated Director Garrott and Director LaMalfa on their success during their terms in service on the RDA Board of Directors and as City Councilmen.

5. [2:15:15 PM Public Comments.](#)

George Chapman expressed concern for the homeless population and asked that the RDA to find a warehouse for the homeless to use during the winter months.

Derek Kitchen said he is concerned that too much focus is being placed on State Street in the proposed State Street Project Area and that he believes the focus should be directed to include Main Street. He expressed interest in opportunities to promote historic renovation, housing, and pedestrian walkways. Mr. Kitchen stated that specifically the area from 1100 South to 1200 South has potential for residential and mixed use. He noted that he would prefer to see State Street stay a transportation corridor.

Kevin Claunch said he would like to see the RDA expand focus of the State Street Project Area to West Temple and expressed his desire to have the boundaries extended six blocks west between 1700 South and 2100 South to 200 West rather than stopping at State Street. He explained that the area is in need of infrastructure improvements such as sidewalks and lighting.

Charlotte Mates expressed her concern with the homeless community. She acknowledged the City and the County for their diligent work with the homeless, but asked that the RDA also do what they could to help the homeless survive another difficult Utah winter.

6. [Redevelopment Business/ Routine Matters.](#)

A. [1:23:38 PM Provide Policy Direction Regarding the 900 South Streetscape Project.](#)

*Staff requests that the Board provide policy direction regarding the community goals identified during the 900 South Streetscape Charette.*

Mr. Utley explained that on Tuesday, November 10<sup>th</sup> the RDA hosted a three-day Charette

regarding the 900 South Streetscape Project. He said the Charette involved an internal stakeholders meeting, an idea exchange workshop, and a drop-in working session. He added RDA staff gathered input from multiple city departments and the local community to determine what the streetscape plans would be. Mr. Utley said RDA staff is seeking feedback from the RDA Board regarding policy direction and the primary goals identified by the community.

Mr. Utley introduced Eric Osth with Urban Design Associates who provided a presentation of the 900 South Streetscape Design and the feedback gathered at the Charette.

Mr. Utley explained that while the Board has allocated funding for the project, the actual cost still needs to be determined. Chairperson Penfold suggested exploring ways to phase the project so that it could commence without delay if additional funding is required.

Director Mendenhall asked if the Transportation Division would be contributing funds to this project. Mr. Utley said that currently all the money designated to the project will be funded by the RDA. Director Mendenhall said that due to this project being transportation oriented, some of the funding should be contributed from the City's Transportation Division.

Director Mendenhall suggested working with the Department of Urban Forestry to maximize the number of trees throughout the project. Chairperson Penfold suggested staff discuss with Urban Forestry about how to accommodate trees and root structures that would not interfere with the right of way.

Director Garrott complimented staff on the design of the project. He suggested that RDA staff contact the City's Parks Division to get feedback on ways to implement children's facilities and/or park space into the neighborhood.

Director Mendenhall suggested that RDA staff consider how to integrate midblock walkways to surrounding areas of the streetscape project.

Director Penfold thanked staff for the direction they have taken with this design. He suggested that RDA staff be aware of other areas in the City where this type of design could be replicated.

**B. 2015-2016 Budget:**

**1. [1:48:20 PM](#) Public Hearing for Adoption of the First Amendment to the 2015-2016 Annual Implementation Budget.**

*The RDA Board will hold a Public Hearing to accept comments from the public regarding the proposed First Amendment to the 2015-2016 RDA Budget*

Chairperson Penfold opened the public hearing for the first amendment to the 2014-2015 Annual Implementation Budget and called for public comments. There were no public comments.

[1:48:59 PM](#) Director LaMalfa made a motion to close the public hearing. Director Garrott seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved.

2. **1:49:02 PM Consideration and Adoption of a 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, 2015 and Ending June 30, 2016.**

*Staff has proposed, and RAC has recommended, several amendments to the 2015-2016 Budget to reallocate funds received from various sources and amend the current staffing document.*

1:49:16 PM Vice-Chairperson Adams made a motion to adopt the resolution. Director LaMalfa seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved and the resolution was adopted.

7. Redevelopment Business/ Old Business

A. **2:21:14 PM Resolutions of the Board of Directors of The Redevelopment Agency of Salt Lake City Authorizing the Preparation of Draft Community Development Project Area Plans for the State Street and 9 Line Project Areas.**

*Staff is requesting authorization to prepare Draft Community Development Project Area Plans for the 9 Line and State Street Project Areas.*

Ms. Lindsley presented the current boundaries for the proposed new project areas and requested authorization for RDA Staff to begin drafting the project area plans. She explained that Staff would need six months to develop the two plans. During the six months Staff will collect feedback from the community, stakeholders and Taxing Entities, and will negotiate the terms of interlocal agreements with the Taxing Entities. Ms. Lindsley stated that Staff plans to return to the Board in January 2016 to present more information about the process and schedule.

Director LaMalfa expressed his appreciation for all of the time and effort the RDA Board and Staff has put toward the project area creation process. He requested that the boundaries of the 9-Line Project Area include a group of historic homes formally owned by George Q. Cannon and his family. These homes are located along the west side of 1000 West between California Avenue and Cannon Avenue. After some discussion the Board members agreed to expand the boundaries for the 9-Line Project Area.

Director Garrott made a motion to authorize the preparation of a Draft Community Development Plan for the 9-Line Project Area with the modifications of adjusted boundaries. Director Rogers seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved and the resolution was adopted.

Chairperson Penfold asked what the timeline is for meeting with the Taxing Entities. Ms. Lindsley said Staff will return at the January 2016 meeting with the upcoming process and timelines.

Director Mendenhall requested that Staff expand the boundaries of the State Street/Ball Park Project Area. She requested that the boundaries be adjusted by six blocks on 200 West with a north border at 1700 South and a south border at 2100 South.

[2:35:49 PM](#) Director Mendenhall made a motion to authorize the preparation of a Draft Community Development Plan for the State Street Project Area with the modifications of adjusted boundaries. Director Luke seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved and the resolution was adopted.

B. [2:38:08 PM](#) **Consideration and Approval of Modifications to Redevelopment Agency Loan Programs.**

*The Board will consider the approval of changes to loan programs concerning the adjustment of standard loan terms to incentivize projects that advance the RDA's goals and objectives.*

Deputy Director Belliveau said that Staff is seeking the approval of proposed evaluation criteria to the RDA loan programs. He referred to the discussions and feedback of past meetings and explained that these modifications aligned with the requests and suggestions of the Board. Deputy Director Belliveau stated that the changes would primarily focus on criteria for adjusting interest rates and/or amortization terms. He provided the suggestions for eight evaluation criteria:

1. **Sustainability-** Does the project involve a commitment to implement sustainable building practices through any of the industry's recognized certification programs, including but not limited to Passive House, Enterprise Green, Energy Star, LEED, or participation in Salt Lake City's Project Skyline initiative?
2. **Public Amenities-** Does the project include open space or other publicly accessible amenity?
3. **Adaptive Reuse-** Does the project preserve or repurpose a building that contributes positively to its surrounding neighborhood?
4. **Permanent Job Creation-** Will the project attract employers as permanent occupants that provide jobs at or above living wage?
5. **Urban Design-** In addition to the initial screening for compliance with RDA design guidelines, will the borrower voluntarily participate in a more thorough design review allowing the further refinement of design?
6. **Supporting Transit Alternatives-** Does the project provide amenities, such as car sharing, bicycle facilities, employee showers or lockers that expand transit options for its users?
7. **Economic Impact-** Will the project catalyze additional positive economic activity and investment in the Project Area?
8. **Other proposed characteristics as determined by RDA Board**

The fulfillment of any one of these criteria would provide a 50 basis point (one half of

one percent) reduction in the interest rate, with a maximum overall reduction of 300 basis points (three percent) for a project that achieves six or more of these criteria.

Deputy Director Belliveau added that, based on input from the Board on previous items in the Agenda, we would include support for local business as an additional criteria.

Deputy Director Belliveau stated that Staff proposes to further incentivize the development of affordable housing through offering either- or both- a reduction in the standard interest rate and an extension of the amortization period to as long as 30 years in order to facilitate the project's achievement of stabilized valuation. The extent of these adjustments would be determined on a case-by-case basis as needed based on the projected cash flow of the project.

Director Mendenhall expressed her appreciation for the evaluation criteria and the opportunities it will open up. She suggested that staff create a way that would alert or trigger when an applicant meets six of the seven criteria and then possibly allow a full funding option, she also requested consideration to increase the maximum \$500,000 loan amount to such an applicant.

Director Mendenhall and Chairperson Penfold asked that Staff come back with specific ideas on (1) conditions under which we would be a sole lender, (2) a risk assessment measurement, and (3) adjustments for affordable housing.

Director LaMalfa asked if requirements could be added to the loan program to mandate that borrowers participate in some form of management entity. Deputy Director Belliveau stated that it would be difficult to apply across the board, but it may be an option on a particular project or within a specific area.

Chairperson Penfold suggested that Staff look at options of property participation in a management entity.

Director Garrott requested that the word "Significant" be added to the Public Amenities section of the evaluation criteria.

[2:55:52 PM](#) Director Garrott made a motion to approve modifications to the Redevelopment Agency Loan Programs. Director Rogers seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved. Director Mendenhall was not present for the vote.

- C. [2:56:22 PM](#) **Consideration of a Motion to Amend a Development Agreement between The Redevelopment Agency of Salt Lake City and Garfield Traub Swisher Development, LLC Related to the Eccles Theater Project.**  
*The Board will consider an amendment to the development agreement with Garfield Traub Swisher Development, LLC extending its services and compensation for its work on the Eccles Theater through November 2016.*

Deputy Director Belliveau stated that is requesting an extension to the Development Agreement with Garfield Traub Swisher Development, LLC for services provided in construction of the Eccles Theater.

[2:58:00 PM](#) Director LaMalfa made a motion to amend the Development Agreement between the Redevelopment Agency of Salt Lake City and Garfield Traub Swisher Development, LLC related to the Eccles Theater Project. Director Rogers seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved. Director Mendenhall was not present for the vote.

8. Redevelopment Business/ New Business

A. [1:49:40 PM](#) **Consideration and Adoption of a Resolution of the Board of Directors of The Redevelopment Agency of Salt Lake City Approving the Terms for a Design Contest and New Infill Construction for the Property Located at 524 North Arctic Court, Salt Lake City, Utah.**

*Staff is requesting approval for a Design Competition and subsequent new construction for the vacant parcel located at 524 Arctic Court.*

Ms. Lundmark said Staff has identified a unique opportunity for a design contest for an infill development on RDA-owned property located at 524 North Arctic Court and explained that the RDA was proposing a \$5,000 cash prize to be split evenly between the two contest winners, including a jury award and a people's choice award.

Director LaMalfa asked that the Staff make the rules and regulations very clear and that the Agency is not bound to use the design of the winning entry on the final development of the property.

Elizabeth Bradley-Wilson of the Utah Heritage Foundation expressed excitement to do this infill project with the RDA. She said she believed there is a lot to learn from this opportunity and that there will be involvement with both Utah Heritage Foundation constituents and City resources throughout the project.

Director Rogers suggested that the entries for of the design competition be put on display at the Marmalade Library instead of at the Utah Heritage Foundation office, Memorial House. Chairperson Penfold agreed.

[2:01:50 PM](#) Director Mendenhall made a motion to adopt the resolution. Director Rogers seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved and the resolution was adopted.

B. [2:02:03 PM](#) **Consideration and Adoption of a Resolution of the Board of Directors of The Redevelopment Agency of Salt Lake City Authorizing The Agency to Enter into an Agreement with the Utah Heritage Foundation Regarding a Scope of Work and Budget to Renovate an Existing Single-Family Home Located at 528 North Arctic Court, Salt Lake City, Utah.**

*Staff is requesting approval to enter into a joint venture agreement with Utah*

*Heritage Foundation to renovate, then re-sell, an historic single-family home on Arctic Court that is currently owned by the RDA.*

Ms. Lundmark explained that the RDA hopes to enter into a joint venture agreement with Utah Heritage Foundation (UHF) to renovate and sell the property located at 528 North Arctic Court. The RDA and UHF would equally share both the renovation costs and the proceeds of the sale. UHF will oversee and monitor the construction of the project. Total estimated cost of the renovation is \$180,000.

Ms. Lundmark explained that Staff would like to donate up to \$90,000 of the Agency's proceeds from the resale of the home to the Michael Mahaffey Legacy Loan Fund.

Director Garrott shared his appreciation for the RDA's efforts toward Historic Preservation.

[2:03:50 PM](#) Director LaMalfa made a motion to adopt the resolution. Director Garrott seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved and the resolution was adopted.

- C. [2:06:28 PM](#) **Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City acknowledging the life and service of Michael Mahaffey and authorizing the partial funding of the loan fund being created in his name.**

*Staff is requesting approval to partially fund the Michael Mahaffey Legacy Fund in honor of Michael's life and his service to the RDA and Salt Lake City.*

Executive Director Baxter recognized Michael Mahaffey's family and friends that were present. He explained that Mr. Mahaffey served on the Redevelopment Advisory Committee and the RDA Loan Committee for many years. Executive Director Baxter said that the RDA Staff would like to provide partial funding of a loan fund created in his name by the Utah Heritage Foundation. He read the proposed resolution aloud.

[2:08:32 PM](#) Vice-Chairperson Adams made a motion to adopt the resolution. Director Mendenhall seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved and the resolution was adopted.

- D. [2:58:48 PM](#) **Consideration and Adoption of a Resolution of the Board of Directors of The Redevelopment Agency of Salt Lake City Approving an Exclusive Negotiation Agreement with The LaSalle Group Regarding the Development of RDA-owned Property Located at 144 and 156 South Main Street.**

*Staff is seeking approval to enter into an Exclusive Negotiation Agreement with The LaSalle Group regarding the development of the Utah Theater property.*

Executive Director Baxter introduced Joel LaSalle of The LaSalle Group to answer questions regarding a new proposed development for the Utah Theater.

Mr. LaSalle expressed great interest in the old Utah Theater location. He stated that his company has a vision of offering more to downtown and is eager to help renovate this area of Main Street. Mr. LaSalle said that he believes this venue could host events such as the Sundance Film Festival, dinner theater, and possible small venue concerts or comedy shows. He added that the proposed development could also be utilized for corporate and private events.

Executive Director Baxter said Staff was requesting the Board approve an exclusive negotiation agreement with the LaSalle Group. He stated that this agreement would set aside a two year period to work on the due diligence of the property and different financing options for the project. RDA staff would come back before the Board for approval of a proposal. If approved the second year would be used for the Developer to design the project and put financing into place.

Executive Director Baxter added that the LaSalle Group has offered to fund half of the financial obligation in the amount of \$35,000 for a feasibility study to show their interest in this project. This amount is refundable after the first year if the LaSalle Group decides they are unable to move forward with the project. If the Developer proceeds with the project the funds become nonrefundable earnest money deposit on the property.

Executive Director Baxter stated that upon the completion of the project, Mr. LaSalle would like to see the preservation easement conveyed to the Utah Heritage Foundation to ensure the Theater is maintained as a public asset.

Directors Garrott and Rogers and Vice Chairperson Adams voiced support for the agreement and possible development proposal and thanked Mr. LaSalle for his interest partnering with the RDA.

[3:11:47 PM](#) Director Luke made a motion to adopt the resolution. Director Rogers seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved and the resolution was adopted.

- E. [3:12:19 PM](#) **Consideration and Adoption of a Resolution Approving the Terms of a Real Estate Purchase Agreement for the Transaction of Properties between the Redevelopment Agency of Salt Lake City and Nicholas & Company, Located at approximately 550 West and 300 South, and 350 South 600 West in the Depot District Project Area.**  
*The RDA will consider entering into a Purchase and Sale Agreement with Nicholas & Company for a property exchange as part of the Station Center Project*

Ms. Wilkerson-Smith said Staff is proposing to enter into an agreement with Nicholas & Co. for a property exchange as part of the Station Center Project. The trade would consist of a portion of frontage the RDA will purchase from Salt Lake City on 300 South adjacent to the Nicholas parcel for a piece of property owned by Nicholas & Co. that will become a public street. She added that the RDA will lease back the warehouse to Nicholas until construction begins. No money will exchange hands for this transaction. The RDA will bear the cost of demolishing the

warehouse building and construction of the street, and in exchange Nicholas will conform the future development of its property to the Station Center Design Guidelines and Standards.

[3:17:36 PM](#) Director LaMalfa made a motion to adopt the resolution. Director Mendenhall seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved and the resolution was adopted.

9. Consent.

- A. [3:18:07 PM](#) **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 Four-Year Terms on the Redevelopment Advisory Committee.**

*The Board will vote on the re-appointment of a member of the Redevelopment Advisory Committee whose term will soon expire.*

Chairperson Penfold stated that Item 10.A. the 2016 Annual Meeting Schedule was listed in the Agenda incorrectly and should have been included as a consent item. He noted that in past years, the Board has opted to forego a July meeting. However, for 2016 it is proposed that there would be no meeting held in August.

[3:18:53 PM](#) Director Rogers made a motion to approve the consent items. Vice-Chairperson Adams seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved and the resolution adopted.

10. Written Briefing.

- A. **Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the 2016 Annual Meeting Schedule for the Redevelopment Agency Board of Directors**

*The Board will adopt the RDA Meeting Schedule for 2016.*

See above.

- B. [3:19:13 PM](#) **Feedback from Developer Input Forum Event.**

*Staff is providing a written summary of feedback gathered from a Developer Input Session for the Board to consider.*

Chairperson Penfold requested that the Board look over the written briefing of the feedback gathered from a Developer Input Session provided by the Redevelopment Agency Staff.

11. Closed Meeting.

- A. **Consider Adopting a Motion to Enter into a Closed Meeting in Keeping with Utah Code to Discuss Pending Litigation and/or the Acquisition/Disposition of Real Property and/or Attorney-Client Matters that are Privileged Pursuant to Utah Code Ann. § 78b-1-137(2).**

[3:19:30 PM](#) Director LaMalfa made a motion to enter into a closed meeting to discuss matters of

property acquisition/disposition; Director Garrott seconded the motion. Upon roll call, Chairperson Penfold declared the motion unanimously approved.

The closed meeting of the Board of Directors of the Redevelopment Agency of Salt Lake City was held at the City and County Building, 451 South State Street, in Room 326 at 3:20 PM on Tuesday, December 8, 2015.

The following members of the Board of Directors of the Redevelopment Agency of Salt Lake City were present: Stan Penfold, Chairperson; Lisa Adams, Vice Chairperson; Kyle LaMalfa, Director; Luke Garrott, Director; James Rogers, Director; Charlie Luke, Director; and David Everitt, Deputy Chief of Staff.

The following members of the staff of the Redevelopment Agency of Salt Lake City were present: D.J. Baxter, Executive Director; Justin Belliveau, Deputy Director; Damon Georgelas, Legal Counsel; Crayola Berger, Accountant; Kalli Ruiz, Office Facilitator.

Others present: None

The Board discussed the acquisition/disposition of real property.

There being no further business, Chairperson Penfold called for a motion to exit the closed meeting. Director Luke made a motion to exit the closed meeting and Director Garrott seconded the motion. Upon roll call Chairperson Penfold declared the motion unanimously approved and the closed meeting was adjourned at 3:29 PM.

12. [3:19:38 PM](#) Adjournment.

There being no further business, Chairperson Penfold declared the meeting adjourned.

Public comment items will be taken in writing by 12:00 the day of the meeting (deliver to RDA offices 451 South State Suite 418) or a two minute oral comment may be made at the meeting.

In accordance with State Statute, RDA Resolution and policy, one or more Board Members may

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Stan Penfold, Chairperson

This document along with the digital recording constitute the official minutes of the Redevelopment Agency of Salt Lake City Board of Directors meeting held December 08, 2015.