

MINUTES FROM THE MEETING OF THE
REDEVELOPMENT ADVISORY COMMITTEE
Wednesday, February 1st, 2017
451 South State Street, **Room 326**
City & County Building
Salt Lake City, Utah
4:00 p.m.

1. Roll Call.

Adrienne Bell, Chairperson
Claudia O'Grady, Vice-Chairperson
Bernardo Flores-Sahagun, Member
Dale Christiansen, Member
Lance Dunkley, Member

Also Present:

Lara Fritts, Director of Economic Development
Louise Garcia, Administrative Secretary
Jolynn Walz, Office Manager
Jill Wilkerson-Smith, Project Manager
Tammy Hunsaker, Project Coordinator
Ed Butterfield, Senior Project Manager
Susan Lundmark, Project Coordinator
David Arteaga, Project Manager
Cara Lindsley, Project Coordinator
Ben Davis, Project Manager
Kort Utley, Senior Project Manager
Kimberly Chytraus, RDA Attorney
Amanda Holty, Communications Specialist

2. Briefing by the Staff

A. RDA Updates.

Justin Belliveau

Ms. Fritts notified RAC members of Mr. Belliveau's resignation, she expressed that although he will be greatly missed, the RDA is very excited and supportive of his new endeavors. Ms. Fritts stated that she is very optimistic to have Justin's position filled by March 2017.

Macaroni Flats

Ms. Wilkerson-Smith stated that Artspace held its ribbon cutting for the Macaroni Flats project located at 244 South 500 West she explained that the RDA provided a land write down to Artspace to restore the existing historic structure into affordable housing and active commercial space. She added that this project has successfully achieved occupancy, and serves as a great addition to the neighborhood.

Life on State

Ms. Lundmark stated that Salt Lake City and South Salt Lake will be holding a joint public workshop for the Life on State project. The workshop will be held on February 9, 2017 from 6:00 p.m. – 8:00 p.m. at the Salt Lake Community College (South City Campus) in the Multi-Purpose Room. She advised that this is a joint venture between South Salt Lake and Salt Lake City, is open to the public, and encouraged RAC members to attend.

B. Loan Updates.

None.

3. Approval of the minutes of the November 2, 2016 meeting.

Ms. O’Grady was not present for the vote. Mr. Dunkley made a motion to approve the minutes for the November 2, 2016 meeting. Mr. Christiansen seconded that motion. Upon roll call, the motion passed unanimously.

4. Business.

A. Election Of Chairperson and Vice-Chairperson

Mr. Dunkley made a motion to nominate Claudia O’Grady to serve as Chairperson for the Redevelopment Advisory Committee. Mr. Flores-Sahagun seconded that motion. Upon roll call, the motion passed unanimously.

Mr. Dunkley made a motion to nominate Dale Christiansen to serve as Vice-Chairperson for the Redevelopment Advisory Committee. Mr. Flores-Sahagun seconded that motion. Upon roll call, the motion passed unanimously.

B. Project Area Creation

1. State Street & 9-Line Project Areas

Ms. Hunsaker and Ms. Lundmark stated that RDA staff is requesting input from RAC members regarding these project area plan components: project area boundary/map; statement of existing conditions – social, economic, and physical; reason for selecting the project area; and statement why the project area is subject to an interlocal agreement. They also provided a revised Project Area Creation timeline with specific points where RDA staff will bring information to RAC for feedback and comments that will then be forwarded to the Board.

Ms. Lundmark stated that RDA staff is proposing that Block 51 and Block 39 be added to the State Street project area. She added that those blocks were originally excluded from the project area due to their primary use as government lands and after conducting stakeholder outreach and receiving their feedback, it was noted that these blocks have potential for private business opportunities.

2. Northwest Quadrant Project Area

Mr. Butterfield and Ms. Hunsaker provided an overview of the Northwest Quadrant (NWQ) visioning process. They explained that Jones Lang Lasalle (JLL) was hired as the RDA's on-call consultant to engage key stakeholders in the economic visioning process and to evaluate the type, intensity, and phasing of development possible within the NWQ. They added that the RDA hosted an array of roundtable meetings that involved experts in economic development, infrastructure, industrial property development, property owners, and sustainability. JLL facilitated these roundtable meetings, which engaged over 100 stakeholders and focused on identifying opportunities and constraints, as well as defining benchmarks for success. In addition, as part of the economic visioning process, JLL has been conducting a market study on the NWQ to analyze market supply, demand, absorption rates, pricing, and unmet demand. (Northwest Quadrant Visioning Report presentation attached)

Mr. Butterfield added that RDA staff will get a better idea of what the area is comprised of once the Federal Emergency Management Agency (FEMA) flood plain analysis is completed.

Ms. O'Grady asked who is responsible for building the roads and if they will be owned by the State of Utah. Mr. Butterfield stated that the road that runs off of I-80 will be owned by the State and the road that leads to the International Center and any secondary roads will be owned by Salt Lake City.

Mr. Christiansen asked if UTA has been included in the stakeholder discussions. Mr. Butterfield stated that UTA has been included in the stakeholder discussion, however they currently have no plans for a light rail extension to the NWQ.

5. Adjournment.

There being no further business the meeting was adjourned.

Claudia O'Grady, Chairperson