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THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

SICRDA



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THE REDEVELOPMENT AGENCY OF SALT LAKE CITY 2015 - 2016 ANNUAL REPORT

Working with communities to implement Salt Lake City's master plans to create vital housing opportunities, improve infrastructure, and participate in the economic development of the City.

Map Legend

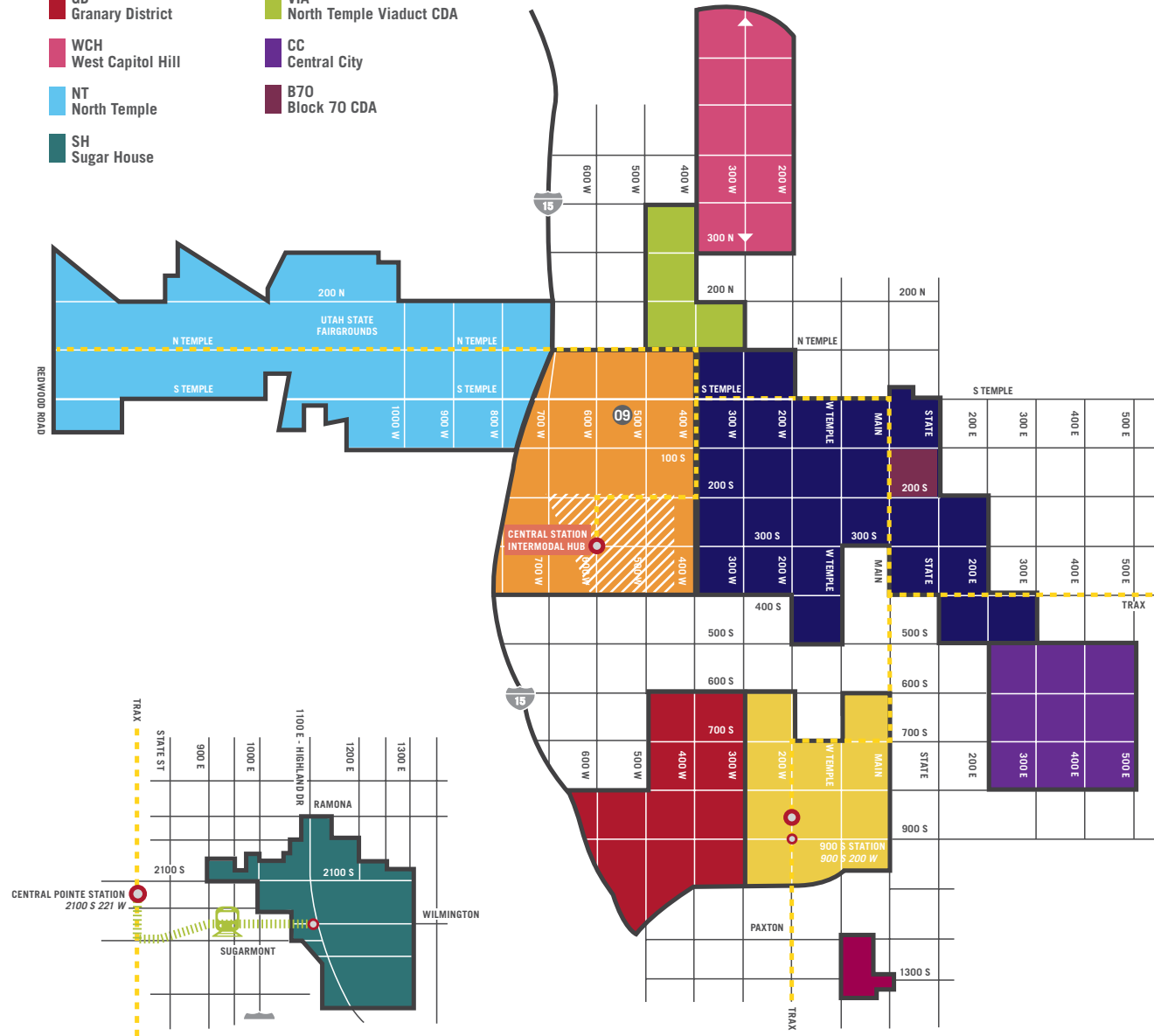
- CBD
Central Business District
- DD
Depot District
- WTG
West Temple Gateway
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Baseball Stadium
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- VIA
North Temple Viaduct CDA
- WCH
West Capitol Hill
- CC
Central City
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- B70
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- SH
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- Existing TRAX
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PROJECT AREAS

The Redevelopment Agency of Salt Lake City (RDA) maintains eleven project areas throughout the City; nine of which are actively collecting tax increment.



CENTRAL BUSINESS DISTRICT

The Central Business District (CBD) includes much of downtown Salt Lake City, the commercial heart of not only the city, but the state of Utah. The guiding plans for the CBD call for strengthening the City's tax base through economic development and growth. These efforts should provide for new commercial and housing development, as well as rehabilitation of existing downtown buildings. The CBD Project Area Plan also recommends installation of public improvements, including transportation enhancements and cultural facilities. Within the area's 266 acres that are bounded by North Temple and 500 South, and by 400 West and 200 East, the RDA generates tax increment from a selected 100 acres. The remaining 166 non-tax increment generating acres are still eligible for RDA programs and funding.

ECONOMIC SUMMARY

THE CENTRAL BUSINESS DISTRICT EXPERIENCED A 4% YEAR-OVER-YEAR INCREASE OF ASSESSED VALUE AS THE LOCAL ECONOMY EXPERIENCED SUSTAINED GROWTH.

Prior year's assessed value:

\$1,980,775,528

Estimated current assessed value:

\$2,064,646,752

Base taxable value:

\$136,894,100

Taxing entities:

Salt Lake City School District, Salt Lake County, Salt Lake City, Salt Lake City Public Library System, Metro Water District of Salt Lake, Salt Lake City Mosquito Abatement, Central Utah Water Conservancy

Allocation arrangement:

RDA collects 100% of tax increment from listed entities, then reimburses 60%.

Funds collection period:

2009-2040

Number of collection years remaining:

25 years

Total amount of project area funds the Agency is authorized to receive from the project area:

N/A

Remaining amount of project area funds the Agency is authorized to receive from the project area:

N/A

Estimated amount of project area funds the Agency is authorized to receive for this calendar year (2016):

\$26,430,856

Estimated amount of project area funds to be paid to the Agency for the next calendar year (2017):

\$26,959,473

CBD

GALLIVAN AVENUE'S FAÇADE TRANSFORMATION

DRIVES INCREASED CUSTOMER
TRAFFIC TO LOCAL TENANTS

Located directly south of the Gallivan Center's main amphitheater, the RDA owns and manages approximately 10,000 square feet of retail space fronting the mid-block Gallivan Avenue. Historically, the retail spaces had experienced vacancy and turnover, but in 2015, the RDA proactively marketed the spaces to innovative, local tenants who signed long-term leases and were incentivized with RDA-funded repairs and improvements to the facades, which began mid-year. These enhanced storefront systems included awnings, planters, decorative panels, and new street furniture to increase marketability of the properties and create a more visible connection and interaction between the interior of each retail space and the street. The spaces also underwent significant exterior repairs to address chronic moisture infiltration issues throughout. Design and construction of repairs and improvements was funded through approved allocations of approximately \$1.2 million. The spaces are now 100% leased, and the locally-owned food establishments therein are reporting that the transformation has been instrumental in promoting new and repeat customers to the restaurants, and ultimately provide new energy and vibrancy to the entire street, creating an inviting and connected food destination enjoyed by the Monday through Friday workforce crowd and weekend and night-time patrons alike.



CBD

VIVINT SMART HOME ARENA RENOVATION AND UPDATE

MADE POSSIBLE BY RDA TAX INCREMENT
REIMBURSEMENT PROGRAM

In June 2016, the RDA agreed to a Participation and Reimbursement Agreement with Vivint Smart Home Arena Corporation to fund up to \$22,700,000 to support the renovation of the Vivint Smart Home Arena, which is located on RDA-owned property at 301 West South Temple. The Arena is a significant generator of economic activity and investment to Salt Lake City, Salt Lake County, and the State of Utah. The \$125,000,000 renovation will update the Arena to today's market standards for sports and entertainment arenas and will enable Arena to thrive for decades to come. The proposed improvements will include: updating and reorganizing the public plaza space, enhancing safety and security measures, bringing mechanical systems up to date for increased energy efficiency and environmental sustainability, and revamping interior amenities to enhance the patron experience. The Arena renovation will occur during the National Basketball Association offseason between the 2016-2017 and 2017-2018 seasons.



CBD

FORMER UTAH PAPERBOX PROPERTY

PLANNED FOR AFFORDABLE HOUSING DEVELOPMENT

In February 2016, the RDA entered into an Exclusive Negotiations Agreement with the joint venture of PEG Development and Clearwater Homes to develop the former Utah Paperbox property located at 340 West 200 South. The project will include 183 residential units, 36 units of which will be rented at 60% of the Area Median Income for a minimum of 30 years. In exchange for this investment in affordable housing, the RDA agreed to discount the purchase price of the property from \$3,220,000 to \$0. To ensure that the project remains in compliance with the affordable housing requirement, the Developer will sign a deed of trust amortizing the value of the purchase price discount over the full 30-year term and will be subject to an annual audit by Salt Lake City's Housing and Neighborhood Development Division. The affordable units, which will also include ground floor live-work units, will be distributed between two buildings. Unique site features benefiting the public include a north-south, one-way shared-use street; a shared-use mid-block connection into the property from 200 South; a shared plaza space with the Hyatt House to the north; and a centrally located pocket park that will be open to the public. The project is planned to commence construction in fall 2017 and be complete by fall 2019.





HOSTED “MISSING MIDDLE HOUSING” EDUCATION SESSION

ON AFFORDABLE AND DENSE HOUSING OPPORTUNITIES

In April 2016, the RDA invited the public to a free educational event focusing on the need for more diverse housing options in Salt Lake City. At the educational session, “Missing Middle Housing: Responding to the Demand for Walkable Urban Living,” urban architect Dan Parolek spoke about the ways duplexes, fourplexes, and bungalow courts support walkable communities, locally-serving retail, and public transportation options. Session attendees learned about multi-unit and clustered housing types that are compatible in scale with single-family homes, and how this type of housing can foster more walkable urban living, both nationally and within Salt Lake City, specifically. “One of the main functions of the RDA is to create housing opportunities within Salt Lake City, thus we were pleased to provide a forum where the housing gap issue was examined and discussed,” said RDA Board Chair and Salt Lake City Councilwoman Lisa Adams. Held at Salt Lake City’s Main Library, the event was well-attended by City residents, members of the development community, public officials, and housing experts.



B L O C K

S E V E N T Y

Consisting of the 14.44 acres located south of 100 South, north of 200 South, east of Main Street, and west of State Street, the Block 70 Community Development Area (CDA) Project Area was established in 2011 for the purpose of creating a public benefit through community development. Salt Lake City School District, Salt Lake City, and Salt Lake County agreed to contribute tax increment from development on this block and the Central Business District to the development of the Eccles Theater and revitalization of Regent Street. The RDA administers this funding.

ECONOMIC SUMMARY

THIS SUBSTANTIAL 49% GROWTH IN ASSESSED VALUES CAN BE ATTRIBUTED TO THE DIFFERENCE IN VALUE BETWEEN THE EMPTY PARCEL ON THE CORNER OF 100 SOUTH AND MAIN STREET, FORMER HOME TO THE BENNION JEWELERS BUILDING, AND THE CONSTRUCTION OF THE NEW 111 MAIN OFFICE TOWER IN ITS PLACE.

Prior year's assessed value:
\$51,890,872

Estimated current assessed value:
\$77,099,405

Base taxable value:
\$58,757,937 (in 2011)

Taxing entities:
Salt Lake City School District, Salt Lake City, Salt Lake County

Allocation arrangement:
70% to RDA from Salt Lake County; 100% to RDA from Salt Lake City School District and Salt Lake City, 30% of which is reimbursed back to those entities.

Funds collection period:
25 years, the first year RDA will receive increment is 2016

Number of collection years remaining:
25 years

Total amount of project area funds the Agency is authorized to receive from the project area:
N/A

Remaining amount of project area funds the Agency is authorized to receive from the project area:
N/A

Estimated amount of project area funds the Agency is authorized to receive for this calendar year (2016):
\$876,893

Estimated amount of project area funds to be paid to the Agency for the next calendar year (2017):
\$894,431

B70

NEW MID-BLOCK WALKWAY

OPENS BLOCK TO MAIN STREET

The changes on Block 70 represent a visionary transformation of a pivotal part of Salt Lake City’s downtown into a vibrant entertainment district. The addition of a secure, lighted, art-lined mid-block walkway from Regent Street to Main Street allows for easy transit access and inviting sightlines into the center of the block. This pedestrian walkway replaced a narrow, run-down building.



B70

REIMAGINED REGENT STREET MAKES VITAL CONNECTIONS

Running parallel to Main Street, just east of the new Eccles Theater is historic Regent Street, one of the City's first mid-block streets, and home to The Salt Lake Tribune for more than 80 years. The RDA is leading its reconstruction and engaged a skilled design team to implement improvements through a process driven by significant input and involvement from property owners and Block 70 stakeholders. By June 2016, this formerly narrow and neglected secondary road had been 75% overhauled, making way for:

- » *“Festival street” improvements such as covered walkways and pedestrian amenities.*
- » *A public multi-use urban plaza that will host community events and concerts, house public art, and provide a walkable connection between City Creek Center, the new theater, and Gallivan Plaza.*
- » *New ground-floor retail spaces for small businesses and full-service restaurants.*
- » *A mid-block walkway connecting to Main Street.*

Regent Street is expected to be completed by December 2016, with plans for a grand re-opening celebration in spring 2017.



B70

NEW ECCLES THEATER TO ANCHOR DOWNTOWN BLOCK

During the 2015-2016 fiscal year, substantial progress was made on The George S. and Dolores Doré Eccles Theater at 131 South Main Street. Scheduled to open October 21, 2016, this state-of-the-art theater features a 2,500-seat main performance hall, an intimate black box theater, event and rehearsal spaces, a five-story grand lobby, patron and donor lounges, an upper outdoor terrace overlooking Main Street, and a galleria connecting the theater to the adjacent 111 Main office tower. Designed by world-renowned architect Cesar Pelli of Pelli Clarke Pelli Architects and local firm HKS Architects, the Eccles Theater is the lynchpin of Block 70's transformation.

The RDA played a vital role in securing and administering the funding of the theater, which was a combination of private funding and support from The Salt Lake City School District, Salt Lake City, and Salt Lake County, who all agreed to contribute tax increment from development on Block 70 and the RDA's Central Business District to the development of the theater and revitalization of Regent Street. The RDA was also responsible for finding the theater's site on Block 70, taking the project from the early feasibility studies to site selection to acquisition, and securing funding, engaging the Garfield Traub Swisher development team, and overseeing the project's completion and launch of the theater.



“ Life without industry is
guilt, industry without
art is brutality.

- John Ruskin

DEPOT DISTRICT

The Depot District Project Area (DD) is located just west of Downtown, covering the area from North Temple to 400 South Street and 400 West Street to Interstate 15. Historically, the area has been part of the City's industrial and railroad corridor. With the reconstruction of I-15 off-ramps and the consolidation of rail lines along 700 West Street, the improved accessibility of the area has made investment more desirable. The newest Depot District project is the aptly named Station Center, envisioned to be Salt Lake City's premier transit-oriented, mixed-use development.

ECONOMIC SUMMARY

IN ADDITION TO THE RDA PROJECTS MENTIONED HERE, THE ASSESSED VALUE IN THE DEPOT DISTRICT PROJECT AREA INCREASED 5% DUE TO A NEW 277-UNIT APARTMENT DEVELOPMENT PROJECT BREAKING GROUND AT 100 SOUTH AND 500 WEST.

Prior year's assessed value:

\$406,425,373

Estimated current assessed value:

\$427,531,304

Base taxable value:

\$27,478,709

Taxing entities:

Salt Lake City School District, Salt Lake County, Salt Lake City, Salt Lake City Public Library System, Metro Water District of Salt Lake, Salt Lake City Mosquito Abatement, Central Utah Water Conservancy

Allocation arrangement:

75% to RDA from participating entities

Funds collection period:

1999-2022

Number of collection years remaining:

7 years

Total amount of project area funds the Agency is authorized to receive from the project area:

\$125,000,000

Remaining amount of project area funds the Agency is authorized to receive from the project area:

\$74,006,796

Estimated amount of project area funds the Agency is authorized to receive for this calendar year (2016):

\$4,059,199

Estimated amount of project area funds to be paid to the Agency for the next calendar year (2017):

\$4,140,383

DD

APPROVED STATION CENTER STREETScape

DESIGN/DEVELOPMENT PLANS TO IMPROVE GRID WITH MID-BLOCK STREET NETWORK

The RDA's plans for creating developable parcels in the two blocks between 200 and 400 South, and between 500 and 600 West, were approved by the Board of Directors in March 2016, shortly after the preliminary plat application was submitted to the Planning Division that January. The plat establishes the narrowed right-of-way for 300 South, and new rights-of-way for Pierpont Avenue and Market Street. It also establishes property boundaries for the parcels owned by Artspace, the State of Utah, Nicholas and Company, and the RDA. Along with the plat, preliminary improvement plans for utility upgrades and streetscape design were circulated to City departments for review and comment. Construction of the streetscape improvements is anticipated to begin with Market Street and the southern portion of Woodbine Court in spring 2017 to establish access, parking, and utility connections for the renovated Serta Mattress Building.



DD

GREEN TEAM GARDEN COMES TO LIFE WITH EXCAVATION OF VACANT PROPERTY

In mid-2016, the RDA provided the startup funding and lease of the property at approximately 624 West 100 South to the GREEN TEAM program, a collaboration among Downtown Alliance, Wasatch Community Gardens, and Advantage Services. The GREEN TEAM is a sister program to the CLEAN TEAM, which employs individuals facing homelessness to clean up the streets and sidewalks outside of and around the Road Home Shelter. The GREEN TEAM will employ eight women who are either currently homeless or who are at high risk for becoming homeless in an active, production garden setting. Fruit and vegetable crops raised in the garden will be sold to Head Start for use in their culinary kitchens, providing local foods to the children and student populations their catering program serves. The women who participate in the GREEN TEAM program will receive valuable instruction and experience in organic gardening, as well as other job training skills, including the opportunity to learn culinary and restaurant skills through the Head Start Sauté program. The goal is for each participant to gain employment and financial self-sufficiency after finishing the program. The RDA provides the garden space at a reduced lease rate (\$1 per year), and also provided \$57,209 in startup funding to pay for garden infrastructure, including excavation and grading, imported topsoil for raised garden beds, irrigation, and gravel for garden pathways. The program participants will be selected during summer 2016, with a garden kick-off and ribbon-cutting planned for early fall 2016.



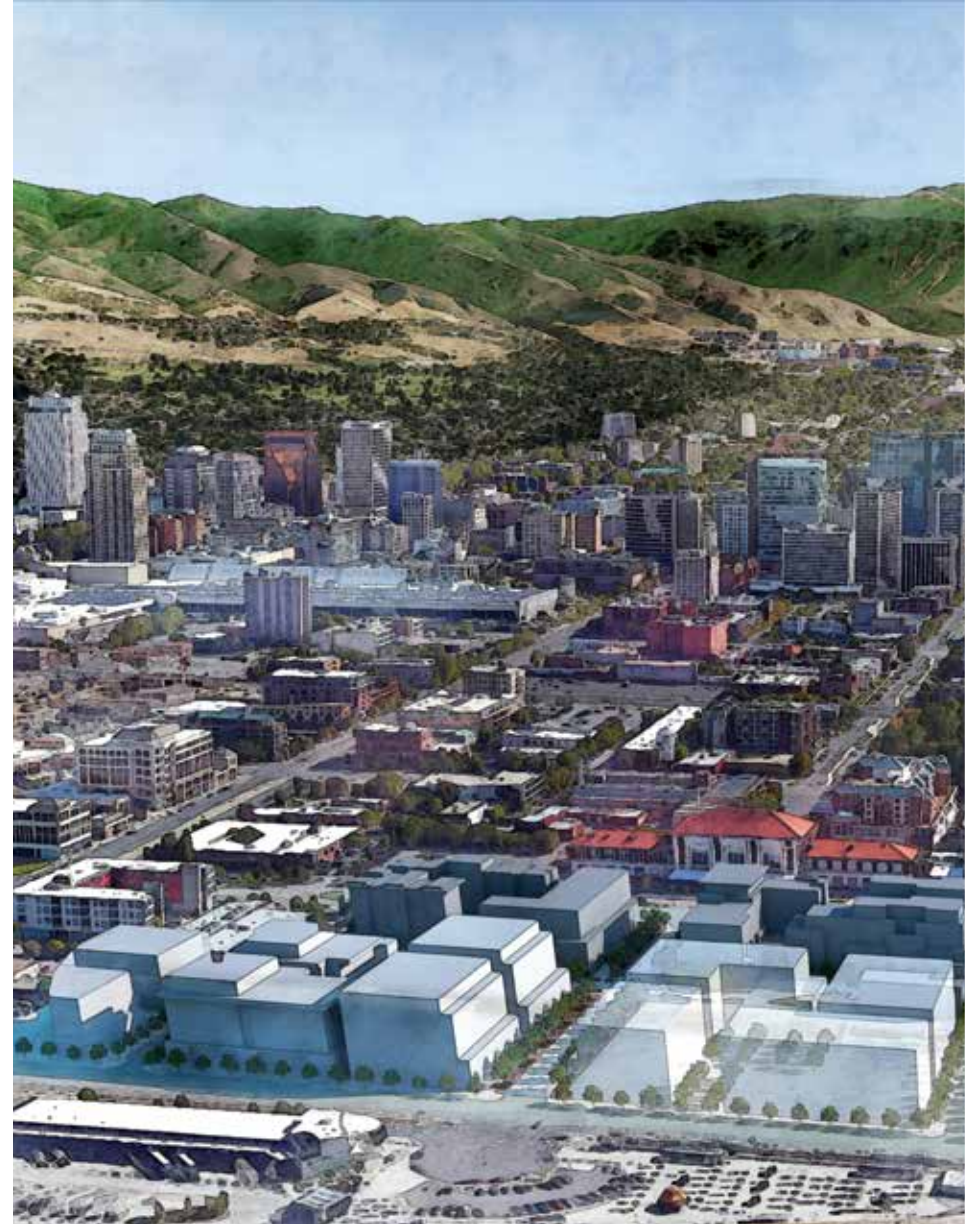
DD

SUBSTANTIAL STRIDES ON STATION CENTER

FIRST PHASE: PARCELS 1 AND 2

In Spring 2016, the RDA Board approved terms for the disposition of two RDA-owned sites in the Station Center development. The RDA subsequently executed option to purchase agreements for Parcel 1, a two-acre mixed-use site, and Parcel 2, a 15,000-square-foot renovation project.

- » *Parcel 1: Station Center Associates, LLC (“SCA”), comprised of a partnership between The Boyer Company and Cowboy Partners, propose building a three-phase project located on the northeast corner of 300 South and 600 West. The project will include a five-story parking structure with approximately 85-residential units, 72,500 square feet of office space, 10,000 square feet of commercial-flex space, and a 120-room hotel. SCA is required to complete its schematic design and receive financial commitments for the project by May 2017.*
- » *Parcel 2: Station Center Village, LLC (“SCV”) will renovate the historic Serta Mattress Building to be occupied by a tenant that will build an active ground floor use. SCV will perform structural and seismic upgrades to the building, and incorporate modern electrical, mechanical, plumbing, and communication services. The RDA will provide temporary improvements and upgraded utility lines prior to project commencement.*



DD

SALE AND RESTORATION OF BEEHIVE BRICK BUILDING

LEADING WAY IN WEST RIO GRANDE ACTIVITY

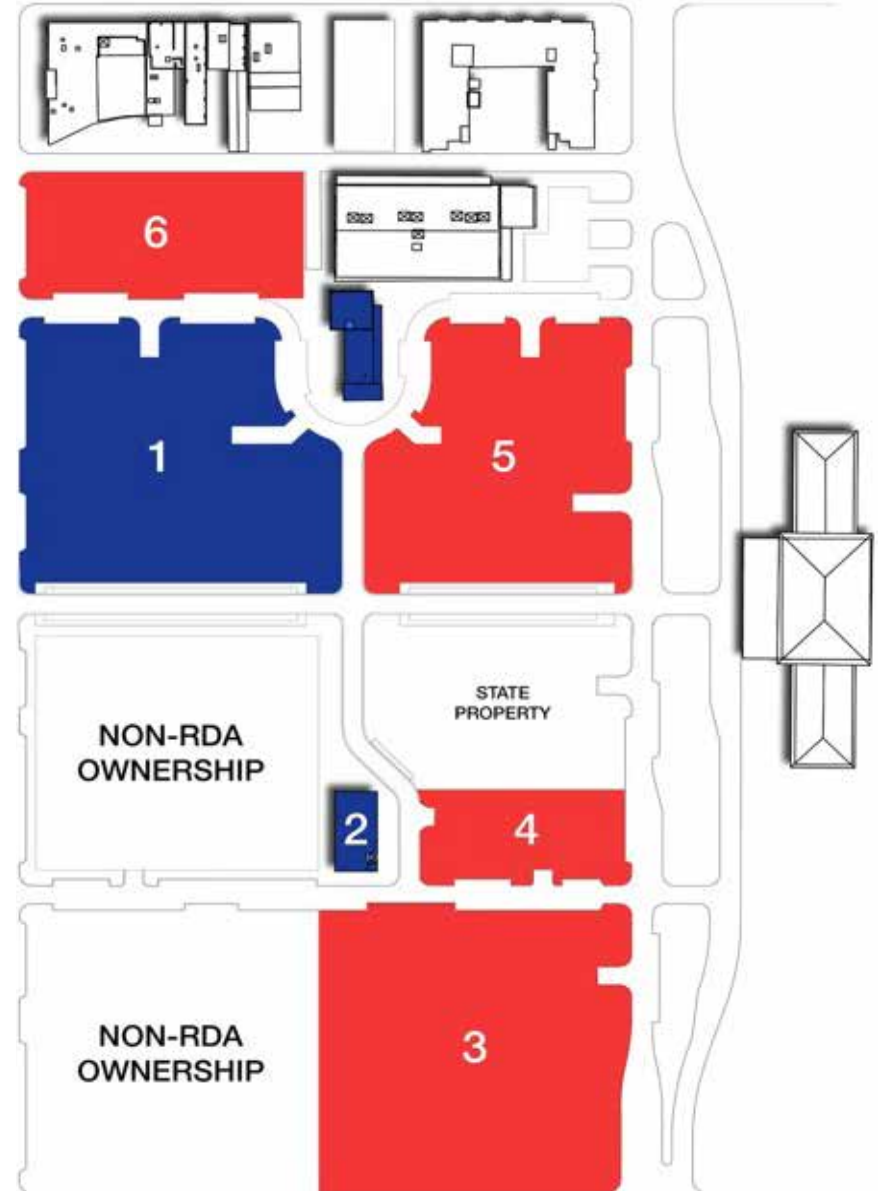
In October 2015, the RDA closed on the sale of the Beehive Brick Building, located at 244 South 500 West. The building, which was officially listed on the National Register of Historic Places in April 2015, will be converted to accommodate 13 residential units affordable for households under 80% of area medium income and eight affordable ground floor commercial spaces for local artists, nonprofits, and small businesses. The project—called “Artspace Macaroni Flats”—resulted in the creation of 30 construction jobs and 12 permanent jobs. Completion is expected in December 2016.



DD

DOWNTOWN PUBLIC MARKET ANALYSIS UNDERWAY

The RDA, in collaboration with the Downtown Alliance, proposed Site 5 of the Station Center project at the corner of 300 South and 500 West as the final location to build a permanent year-round public market. The development of a Public Market as a signature project would further elevate the status of the City as a world-class urban center and tourism destination. The RDA commenced a public market feasibility study with GSBS and Market Ventures as the next step in the development of the permanent public market. The study will include public engagement, demand analysis, supply analysis, merchandising concept, development program, design of the public market, financial analysis, and recommendations concerning ownership, management, and marketing. A sub-study will define the potential project's spatial needs and layouts on the designated parcel on Site 5, which was approved in March 2016 by the RDA's Board of Directors as the market's final location. The study will also integrate the findings of the economic analysis to identify several possible development mixes that complement and support the public market. In addition, it will examine the feasibility of retaining the existing warehouse at the corner of 500 West and 300 South as a conceptual design option. Study results are expected in December 2016.



DD

RDA FINANCES CICERO GROUP HQ RELOCATION AND RENOVATION TO SUPPORT GATEWAY REVIVAL

In March 2016, the RDA approved a \$2,010,000 Building Renovation Loan for Cicero Group, a global data-driven strategy consulting firm. In addition, the RDA agreed to a \$100,000 tax increment reimbursement to further incentivize Cicero's purchase of the Gateway North building (35 North Rio Grande Street) for the firm's new corporate headquarters. The RDA-provided financing will be used to transform a vacant retail store space in the building into updated office space. Improvements will include additional windows on the ground floor, HVAC upgrades, façade improvements, a built-out patio on the roof, and new bathroom/shower facilities. These improvements will add to the activation of 500 West and qualify for the RDA's tax reimbursement program by achieving the priority outlined in the Depot District Project Area Strategic Plan to foster transit-oriented development by incentivizing building renovations near transit facilities, by virtue of its proximity within 1/10 of a mile from the Front Runner and TRAX interchange located at North Temple.



GRANARY

DISTRICT

The Granary District Project Area (GD) was historically utilized as an industrial and railroad corridor serving Salt Lake City. More recently, additional housing and service-oriented commercial developments have been added to the project area's mix of land uses. Plans for GD aim to create mixed-use neighborhoods that support commercial businesses and services by improving public infrastructure, removing blight, preserving historic structures, financially supporting adaptive reuse development, and creating open space.

ECONOMIC SUMMARY

THE GRANARY DISTRICT EXPERIENCED A 3% YEAR-OVER-YEAR INCREASE OF ASSESSED VALUE AS THE LOCAL ECONOMY EXPERIENCED SUSTAINED GROWTH.

Prior year's assessed value:

\$78,851,617

Estimated current assessed value:

\$81,156,942

Base taxable value:

\$48,813,397

Taxing entities:

Salt Lake City School District, Salt Lake County, Salt Lake City, Salt Lake City Public Library System, Metro Water District of Salt Lake, Salt Lake City Mosquito Abatement, Central Utah Water Conservancy

Allocation arrangement:

75% to RDA from participating entities.

Funds collection period:

1999-2023

Number of collection years remaining:

8 years

Total amount of project area funds the Agency is authorized to receive from the project area:

\$50,000,000

Remaining amount of project area funds the Agency is authorized to receive from the project area:

\$47,228,358

Estimated amount of project area funds the Agency is authorized to receive for this calendar year (2016):

\$333,663

Estimated amount of project area funds to be paid to the Agency for the next calendar year (2017):

\$340,336



ATMOSPHERE STUDIOS COMPLETES ADAPTIVE REUSE RENOVATION PROJECT

In January 2014, the RDA established the Granary Adaptive Reuse Grant Program to ease the cost of the necessary building code updates to renovate Granary District buildings. In 2015, the RDA provided a \$448,929 renovation loan to Atmosphere Studios to update a 66,000-square-foot warehouse and office building located at 326 West 700 South (Wells Fargo also provided a loan for the \$1.1-million renovation). In addition to the loan, the RDA provided Atmosphere Studios with a \$75,000 Granary Adaptive Reuse Grant to help offset the costs of bringing the renovated building into compliance with seismic and fire codes. Atmosphere Studios completed the project in April 2016. The company employs more than 30 people and specializes in the design and construction of branded environments, including large-scale trade show exhibits.



GD

FISHER BREWING COMPANY

KICKS-OFF BUILDING AND BRAND REVIVAL

In April 2016, the RDA awarded a \$75,000 Granary Adaptive Reuse Grant to Fisher Brewing Company to facilitate the transformation of a pair of adjacent auto garages located at 320 West 800 South into a brewery and taproom. Fisher Brewing Company is a revival of the historic A. Fisher Brewing brand that originated in Salt Lake City in 1884. The project aligns with the RDA's strategy to combine the adaptive reuse of contributing structures with new infill development in a manner that supports commercial, residential, and light industrial uses in the Granary District. Fisher Brewing Company will open its doors for business in December 2016.



NORTH TEMPLE

The North Temple Project Area (NT) is a major entryway to Salt Lake City. Served by the TRAX airport light rail line, or “Green Line,” the North Temple Corridor connects Downtown to the Salt Lake City International Airport, making the area an opportune site for new transit-oriented development. The RDA is working to attract catalytic and infill development to the area by promoting and utilizing its construction loan programs, environmental assessment grants, and community outreach partnerships. The area’s form-based zoning and significant street improvements are transforming it into a vibrant, walkable, transit-oriented corridor.

ECONOMIC SUMMARY

THE NORTH TEMPLE PROJECT AREA EXPERIENCED A 5% YEAR-OVER-YEAR INCREASE OF ASSESSED VALUE AS THE LOCAL ECONOMY EXPERIENCED SUSTAINED GROWTH.

Prior year's assessed value:

\$94,771,045

Estimated current assessed value:

\$99,989,346

Base taxable value:

\$84,073,572

Taxing entities:

Salt Lake City School District, Salt Lake County, Salt Lake City, Salt Lake City Public Library System, Metro Water District of Salt Lake, Salt Lake City Mosquito Abatement, Central Utah Water Conservancy

Allocation arrangement:

75% to RDA from participating entities.

Funds collection period:

2011-2036

Number of collection years remaining:

21 years

Total amount of project area funds the Agency is authorized to receive from the project area:

\$56,310,587

Remaining amount of project area funds the Agency is authorized to receive from the project area:

\$ 55,974,703

Estimated amount of project area funds the Agency is authorized to receive for this calendar year (2016):

\$120,000

Estimated amount of project area funds to be paid to the Agency for the next calendar year (2017):

\$122,400

NT

RED IGUANA 2 RENOVATES, EXPANDS INTO ADJACENT WAREHOUSE

After successfully operating the Red Iguana 2 restaurant location, increasing customer demand gave rise to the need for added capacity and its owners decided to expand and enhance the building with the renovation and remodeling of an adjacent warehouse. Funded in part by a \$500,000 renovation loan from the RDA and a \$2.2M loan from the Grow America Fund from the Greater Salt Lake Development Corporation, this expansion opened in June 2016 with new dining space for an additional 70 people, an inviting street-side patio, a large kitchen, and catering support space. The new addition also includes corporate and administrative offices, an employee break room, bathrooms, a new lobby, a conference room, several other amenities and even additional onsite parking that include two electric vehicle charging stations. The new construction made use of repurposed materials such as river rocks, bricks, and 1960's ceramic tile crafted by a local artist and salvaged from adjacent demolished house. One of the most significant achievements of the expansion is that the project now employs an additional 30-inner-city staff from local neighborhoods.



NT

DEVELOPMENT COMMUNITY MEETS TO DISCUSS NORTH TEMPLE

In April 2016, the RDA and Economic Development (ED) hosted the developer forum event, “Invest in North Temple,” to engage members of the City’s development community in discussion on the opportunities and challenges of development and growth in the North Temple Project Area. Held at the Red Iguana 2 restaurant the forum gave the Agency the opportunity to update attendees on the creation process for the RDA’s proposed State Street and 9 Line Community Reinvestment Areas, and City financial incentives, including the RDA Loan and Tax Increment Reimbursement Programs, and the Economic Development Loan Fund. The event also connected developers with important North Temple stakeholders, including select Salt Lake City Council members and directors of the River Business District Alliance and Neighborworks. Attendees were shown a tangible example of a North Temple project jointly funded by RDA and National Development Council with a site tour of the Red Iguana 2 renovation and expansion. After a review of the RDA’s strategic plan and project prioritization for the North Temple Project Area, the event shifted to a small group format, which facilitated successful two-way discussions among RDA staff and members of the development community, including builders, financiers, architects, engineers, and select City stakeholders.



SLCRDA

Join the Redevelopment Agency of Salt Lake City and Salt Lake City Economic Development for breakfast and a community discussion.

DEVELOPER ADVISORY FORUM: INVEST IN NORTH TEMPLE

WEDNESDAY, APRIL 27, 2016, 8 -10 A.M.
RED IGUANA 2, RED TREE ROOM, 28 NORTH 900 WEST

***Tell us** what possibilities/challenges you see for North Temple projects.*
***Learn about** City financial programs that facilitate North Temple development.*
***Hear from** North Temple stakeholders who are supporting local business.*
***Tour the** new Red Iguana 2 expansion, funded by an RDA loan.*

PLEASE RSVP BY APRIL 22 TO AMANDA.HOLTY@SLCGOV.COM
Questions? Call 801-535-7240

*People with disabilities who would like to request reasonable accommodation to attend this meeting should provide 48 hours advance notice. For questions or additional information, please contact Christine Passey, Coordinator for Disability Rights/Special Projects, at christine.passey@slcgov.com, 801-535-7110, or TDD 801-535-6021.

N O R T H

T E M P L E

V I A D U C T

The North Temple Viaduct Community Development Area (CDA) Project Area was created in January 2010 for the purpose of funding a percentage of the costs of rebuilding and shortening the North Temple viaduct, thereby stimulating economic development in the project area.

ECONOMIC SUMMARY

THE ASSESSED VALUE IN THE NORTH TEMPLE VIADUCT CDA INCREASED 8% DUE TO A NEW 487-UNIT APARTMENT DEVELOPMENT PROJECT BREAKING GROUND AT 255 NORTH 400 WEST.

Prior year's assessed value:

\$47,692,524

Estimated current assessed value:

\$51,495,722

Base taxable value:

\$36,499,680

Estimated current assessed value:

\$99,989,346

Taxing entities:

Salt Lake City School District, Salt Lake City, Salt Lake County

Allocation arrangement:

100% to RDA

Funds collection period:

2012-2036, or the collection of \$13 million, whichever comes first.

Number of collection years remaining:

21 years, or the collection of \$13 million, whichever comes first.

Total amount of project area funds the Agency is authorized to receive from the project area:

\$13,000,000

Remaining amount of project area funds the Agency is authorized to receive from the project area:

\$12,447,193

Estimated amount of project area funds the Agency is authorized to receive for this calendar year (2016):

\$150,000

Estimated amount of project area funds to be paid to the Agency for the next calendar year (2017):

\$153,000

S U G A R

H O U S E

Over its 28-year term, the Sugar House Project Area (SH) has wholly become what the RDA envisioned it could be: A thriving integrated residential and business district serviced by new public transit, benefiting from increased walkability, and enhanced by new areas of open space. Private development is booming, both new and adaptive, with the reuse of structurally sound buildings.

ECONOMIC SUMMARY

IN ADDITION TO THE RDA PROJECTS MENTIONED HERE, THE ASSESSED VALUE IN THE SUGAR HOUSE PROJECT AREA INCREASED 21% DUE TO THE COMPLETION OF THE SUGAR HOUSE CROSSING DEVELOPMENT AT THE CORNER OF 2100 SOUTH AND HIGHLAND DRIVE THAT INCLUDES 210 RESIDENTIAL UNITS AND 45,000 SQUARE FEET OF RETAIL SPACE.

Prior year's assessed value:	Estimated current assessed value:
\$248,769,682	\$301,276,359

Estimated current assessed value:
\$301,276,359

Base taxable value:
\$53,401,199

Taxing entities:
Salt Lake City School District, Salt Lake County, Salt Lake City, Salt Lake City Public Library System, Metro Water District of Salt Lake, Salt Lake City Mosquito Abatement, Central Utah Water Conservancy

Allocation arrangement:
60% to RDA, which reimburses 95% to participating entities

Funds collection period:
1986-2014, extension from 2015-2016

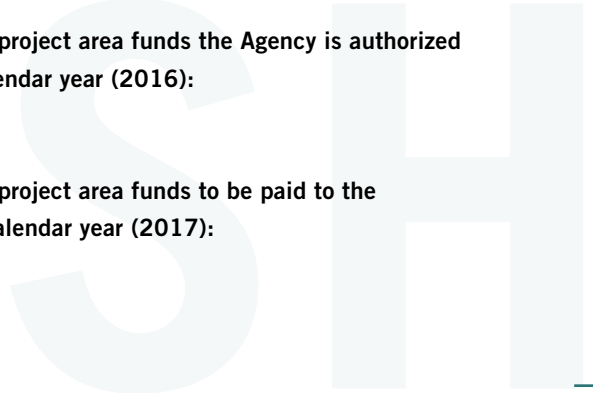
Number of collection years remaining:
1 year

Total amount of project area funds the Agency is authorized to receive from the project area cumulatively during extension period:
\$39,128

Remaining amount of project area funds the Agency is authorized to receive from the project area cumulatively:
\$40,000

Estimated amount of project area funds the Agency is authorized to receive for this calendar year (2016):
\$2,000,000

Estimated amount of project area funds to be paid to the Agency for the next calendar year (2017):
\$2,040,000



SH

S-LINE GETS INCREASED ADA ACCESS AT JUNCTION OF EVERY CROSS-STREET

In December 2015, the RDA completed construction of two Americans with Disabilities Act (ADA) accessible ramps to connect the Sugar House Streetcar (S-Line) Greenway to the street level at 1000 East and Lincoln Streets. In this area, both of these streets are residential streets whose southern extents terminate at the S-Line Greenway. Prior to construction of these two ramps, gates and stairs were used to connect the S-Line Greenway to the street level in these two areas, meaning that ADA access was not available over a stretch of approximately 1,045 linear feet of the S-Line Greenway near the Sugar House terminus of the streetcar. Now that the two ADA ramps have been constructed, ADA access to Greenway is now available at every junction where a street intersects the Greenway over the full length of the line. In addition to the installation of concrete ramps, the ends of these streets were beautified with grass landscaping and decorative trees.



SH

RDA HELPS PRESERVE HISTORIC SIGNS OF SUGAR HOUSE

In collaboration with the Sugar House Community Council and Saving Our Historic Signs Committee, the RDA matched grants of up to \$15,000 to business and property owners to preserve and restore vintage signs in the Sugar House Business District. In 2015, the RDA provided a grant to Hollywood Holdings, LLC for the renovation of the historic Stark Steering sign at 1075 East Hollywood Avenue. The sign was refurbished while keeping the aged exterior paint in its natural state and the unveiling was commemorated with a countdown to the lighting ceremony with community members. The sign is located outside a garage formally occupied by Stark Steering Shop until the '90s.



SH

LEGACY VILLAGE OF SUGAR HOUSE TO PROVIDE URBAN SENIOR LIVING AND CUSTOMER BASE FOR LOCAL BUSINESSES ON WILMINGTON AVENUE

In December 2015, developers of the successful Wilmington Gardens project broke ground on its second phase on the south side of Wilmington Avenue at approximately 1200 East. Legacy Village of Sugar House is a mixed use project that will consist of 268 living units, 532 off-street parking stalls, and 12,500 square feet of retail space on the ground floor. The living spaces will be urban senior housing units providing residents with access to local amenities including Sugar House Park, Fairmont Aquatics Center, a movie theater, shopping and dining, and the S-Line Streetcar with connections to the greater mass transit system, all within a short walking distance from the property.

In 2009, the RDA selected the developers of this project, Wilmington Gardens Group, to build a two-phase development on both the north and south side of Wilmington Avenue. Completed in May 2015, the first phase of the development on the north side—Wilmington Gardens—features seven two-story modern townhomes that face Hidden Hollow Natural Area, and two mixed-use buildings that include 80,000 square feet of retail and office space, student housing, and 105 affordable and market rate rental units. Every commercial tenant in the development is a local business or restaurant, many of which face on to a public plaza that serves as a community venue for concerts, farmer's markets, and other activities. This plaza provides a central point of connectivity for those coming through The Draw on Parley's Trail.



SH

SUGAR HOUSE PROJECT AREA SUNSETS

WITH MANY SUCCESSES

Since the Sugar House area was established in 1986, the RDA has:

- » *Invested more than \$26 million in Sugar House to facilitate 40+ residential, commercial, transit, open space, public art, and infrastructure projects.*
- » *Provided \$16 million in loans.*
- » *Worked with developer to restore iconic “Sputnik” sign on the redeveloped Sugar House Monument Plaza.*
- » *Facilitated the construction of more than 1,000 housing units.*
- » *Funded numerous public art projects.*

From 2007 to 2014, Salt Lake City’s assessed market value increased by 80%, while Sugar House’s value increased by 305% over those same seven years.



W E S T

C A P I T O L

H I L L

Located between 300 and 800 North, and between 200 and 400 West, the West Capitol Hill Project Area (WCH) includes portions of Salt Lake City's historic Marmalade neighborhood, and its many pockets of charming residential and commercial structures. The redevelopment plan for WCH seeks to stabilize the residential neighborhoods, while strengthening the commercial business corridor along 300 West.

ECONOMIC SUMMARY

THE WEST CAPITOL HILL PROJECT AREA CONTINUED TO EXPERIENCE A 5% YEAR-OVER-YEAR INCREASE OF ASSESSED VALUE AS THE LOCAL ECONOMY EXPERIENCED SUSTAINED GROWTH.

Prior year's assessed value:

\$69,278,998

Estimated current assessed value:

\$72,278,998

Base taxable value:

\$28,322,952

Taxing entities:

Salt Lake City School District, Salt Lake City

Allocation arrangement:

100% to RDA, 25% reimbursed to participating entities

Funds collection period:

2015-2022, or until Cap of \$2.3 million is reached, whichever comes first

Number of collection years remaining:

7 years, or until Cap of \$2.3 million is reached, whichever comes first

Total amount of project area funds the Agency is authorized to receive from the project area:

\$2,300,000

Remaining amount of project area funds the Agency is authorized to receive from the project area:

\$1,523,632

Estimated amount of project area funds the Agency is authorized to receive for this calendar year (2016):

\$480,001

Estimated amount of project area funds to be paid to the Agency for the next calendar year (2017):

\$489,601

WCH

DESIGN COMPETITION INVITES LOCAL COMMUNITY TALENT

TO CREATE INFILL HOME PLAN
FOR MARMALADE LOT

In December 2015, the RDA Board of Directors approved a resolution for the Utah Heritage Foundation (UHF) to conduct a design competition for designing a compatible infill home on the vacant lot at 524 Arctic Court, directly south of the home being renovated by UHF at 528 Arctic Court. The goal of the design competition was to solicit a wide range of architectural ideas for the home, and to involve the community in the process for the vacant lot. Ultimately, the RDA will oversee the final design and construction of the home, which will then be sold as an affordable housing unit.

The design competition materials included information about the competition as well as a statement that the winners of the design competition would receive, at a minimum, a cash prize, and also possibly a chance to work with the RDA as the architect for the construction project. The competition ran from March 7-21, 2016, and the entry boards were displayed on the second floor of West Capitol Hill's Marmalade Library during that timeframe. Award categories included a "Jury Award" winner judged by a panel compiled by UHF, and a "People's Choice Award" winner resulting from an online public voting platform. The winners of each category were announced at the UHF Annual Heritage Awards Celebration held on March 31, 2016. During summer 2016, the RDA plans to interview each of the competition winners as candidates for project architect, as well as on-call architecture consultants who specialize in residential infill projects. The goal is to have the infill home built and ready to be inhabited by fall 2017.





RDA FUNDS HISTORIC HOME REHABILITATION AND UTAH HERITAGE FOUNDATION LOAN AGREEMENT

In December 2015, the RDA entered into a Joint Development Agreement with the Utah Heritage Foundation (UHF) to restore the historic home owned by the RDA located at 528 Arctic Court. Each party (RDA and UHF) contributed \$90,000 toward the restoration, for a total project budget of \$180,000, and UHF contracted with Capitol Hill Construction for the demolition/construction work. In March 2016, UHF hosted a pre-renovation open house for the public to tour the interior and exterior of the home prior to the start of any restoration construction. A similar public open house will be held after the home restoration is complete. Since March 2015, Capitol Hill Construction completed the demolition work by gutting the existing structure, and they have started work on floor plans for the renovation. Once construction begins, UHF and Capitol Hill Construction plan to hold at least three public “Rehab it Right” workshops at the home where members of the community can learn the best methods and practices for restoring certain features of historic homes (e.g., windows, porches, electrical). When the home restoration is complete, the property will be marketed for resale and sold to a future homeowner. The anticipated timeline for completing the project is fall 2017.



LEGACY FUND ESTABLISHED TO HONOR MAHAFFEY’S CONTRIBUTIONS TO SALT LAKE CITY’S PRESERVATION AND REDEVELOPMENT

In early 2016, the RDA and the Utah Heritage Foundation (UHF) entered into an agreement for the RDA to donate at least \$90,000 of their proceeds from the resale of the home at 528 Arctic Court to the Michael Mahaffey Legacy Fund. This fund is a revolving loan fund operated by UHF in honor of their longtime Board member Michael Mahaffey, who passed away from cancer on November 11, 2015. Mr. Mahaffey was also a valued member of the Redevelopment Advisory Committee, and to commemorate his life and the enduring positive impact he has had and will continue to have in Salt Lake City, the RDA was pleased to make this contribution in his honor.

WCH

SALT LAKE CITY PUBLIC LIBRARY'S MARMALADE BRANCH EAST PLAZA, AND STUDENT ART FENCE UNVEILED

The cornerstone of the RDA's Marmalade Block project, the Marmalade Branch of the Salt Lake City Public Library was completed in November 2015, and opened to the public the following January. This two-story modern structure, located at 280 West and 500 North, offers more than 18,000 square feet of interior space for the community to utilize, including: a children's library, public access computer stations, a multipurpose room, café, and study rooms. The RDA managed the right-of-way and design process for the public plaza on the east side of the building, which includes a promenade to the middle of the block comprised of a double row of trees. The RDA also worked with art teachers at seven schools in the Salt Lake City School District to create an art wall separating the completed library plaza from the area on the Marmalade Block that is still under construction. The wall consists of 48 4' x 8' panels that were designed and painted by Salt Lake City elementary and high school students to celebrate the architectural styles and fruit trees that historically existed in the neighborhood. The RDA will be managing the development of the planned public urban park that is slated to be constructed directly northeast of the library in the middle of the larger block development. RDA and Salt Lake City Parks staff engaged community members in discussion about the proposed park's name, function, and layout at the Marmalade Library grand opening event. This public input will be considered as the park's design is finalized, which is slated to occur in conjunction with the construction of the residential, mixed-use, and town home developments on the block's other three parcels in late 2017.





WEST
TEMPLE
GATEWAY

Located on the southern periphery of Downtown Salt Lake City, the West Temple Gateway Project Area is a gateway to the City's business district by way of an attractive, urban residential environment. The area's rising neighborhood business district on 900 South, aptly branded Central Ninth, is surrounded by an eclectic mix of multi-family developments, single-family homes, a thriving community garden, and a growing number of commercial and office buildings. The centrally-located 900 South TRAX Station, which was built with RDA assistance in 2005, provides area residents and businesses with excellent transit connectivity to other commercial and residential nodes located throughout the Salt Lake Valley. West Temple Gateway is ideal for transit-oriented development.

ECONOMIC SUMMARY

IN ADDITION TO THE RDA PROJECTS MENTIONED HERE, THE ASSESSED VALUE IN THE WEST TEMPLE GATEWAY PROJECT AREA INCREASED 3% DUE TO A NEW 21-UNIT APARTMENT PROJECT CONSTRUCTED AT 255 WEST 800 SOUTH.

Prior year’s assessed value:	Estimated current assessed value:
\$115,311,312	\$118,716,681

Base taxable value:
\$50,234,090

Taxing entities:
Salt Lake City School District, Salt Lake County, Salt Lake City, Salt Lake City Public Library System, Metro Water District of Salt Lake, Salt Lake City Mosquito Abatement, Central Utah Water Conservancy

Allocation arrangement:
60% to RDA from participating entities.

Funds collection period:
1987-2018

Number of collection years remaining:
3 years

Total amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity:
N/A

Remaining amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity:
N/A

Estimated amount of project area funds the Agency is authorized to receive for this calendar year (2016):
\$561,980

Estimated amount of project area funds to be paid to the Agency for the next calendar year (2017):
\$573,220

WTG

SPY HOP PRODUCTIONS SELECTED FOR COMMUNITY-ORIENTED CENTRAL NINTH SITE

In May 2016, the RDA selected Spy Hop Productions to enter into an Exclusive Negotiations Agreement for the development of property located at 208 West 900 South in the heart of Salt Lake City's Central Ninth neighborhood. The Spy Hop Media Arts Center will be a multi-use facility, housing Spy Hop's youth media arts programs, production facilities, teaching and support staff, community event space, and Phase 2 Productions, Spy Hop's alumni run video production service. The facility will serve as a cultural hub for the neighborhood, spur economic development, and increase pedestrian activity. The project aligns with the West Temple Gateway strategy to create a transit-oriented neighborhood center that provides services for neighborhood residents and draws patrons from outside the neighborhood. Groundbreaking is tentatively planned for fall 2017.





RDA HOSTS COMMUNITY WORKSHOP FOR 900 SOUTH STREETScape

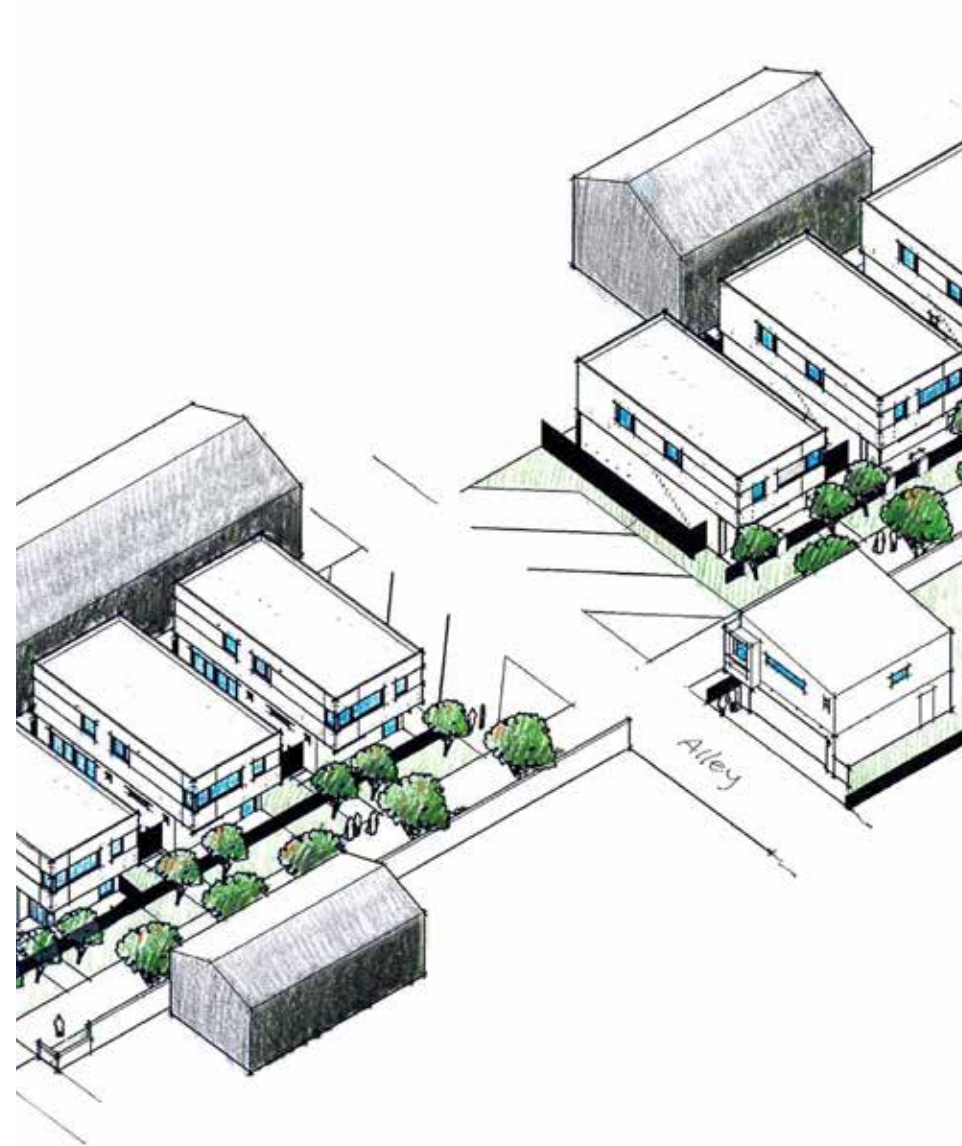
For three days in November 2015, the RDA met with residents, business owners, and community leaders in the Central Ninth neighborhood to get input on planned streetscape improvements for the two-block stretch of 900 South from West Temple to 300 West. During this three-part workshop, the RDA and its Design Team—comprised of urban planners and architects from Urban Design Associates and Alta Planning & Design—sought community and stakeholder input, with guidance from Salt Lake City's Transportation and Planning Divisions, to create a vision plan for 900 South streetscape beautification. Born of this workshop were detailed renderings shaped by community input, which were utilized during the design of the final streetscape plans. Construction is tentatively scheduled to begin in early 2017.



WTG

JEFFERSON PROJECT MAKES WAY FOR CONNECTIONS, SUPPORTS HISTORICAL PRESERVATION

To support the long-standing Salt Lake City goal to make the City's neighborhoods more pedestrian-friendly and walkable, the RDA is continually working to break up the large 10-acre blocks in all its project areas with public mid-block walkways. In May 2016, the RDA approved a construction loan to Benchmark Modern to construct the Jefferson Street Mid-Block Walkway Project. The project consists of four parcels of RDA-owned property located at 830 and 836 South Jefferson Street, and 833 and 839 South 200 West. The Walkway will bisect the block east-to-west, connecting Jefferson Street to the TRAX station on 200 West. Breaking up this urban block will allow for six, new, neighborhood-scaled houses to be constructed adjacent to the Walkway, which will play a critical role in activating the walkway, providing a local presence to help keep this new neighborhood amenity active and safe. In addition, an older, historic home on the property will be relocated and renovated as part of the project. Benchmark Modern anticipates completing construction in late 2017.



WTG

CENTRAL NINTH MARKET GROUNDBREAKING

STARTS PROCESS OF ESTABLISHING
NEIGHBORHOOD'S COMMERCIAL CORE

In October 2015, City officials joined local business owners and community leaders to break ground on the Central Ninth Market, a 9,216-square-foot commercial building that will be occupied by six locally-owned small businesses. Being constructed by Central Ninth Development Partners, the energy-efficient building will anchor the Central Ninth Neighborhood with a strong commercial core. The masonry building will represent a unique “horizontal mixed use” design, which will preserve visibility from the street, yet leaves room behind the building for the project’s second phase: a taller townhome component. Construction of the Central Ninth Market is expected to be completed by November of 2016.





SELECTION OF LANDFORGE FOR OWNER-OCCUPIED HOUSING AND GROUND-FLOOR RETAIL SPEAKS TO CENTRAL NINTH RESIDENTS' PREFERENCES

In May 2016, the RDA approved the sale of the property located at 863-877 South 200 West to LandForge, Inc. Development plans for the property include 23 market rate, for-sale condominiums and 4,300 square feet of commercial space on the ground floor. The project helps implement the RDA's Strategic Plan for the West Temple Gateway Project Area by fostering the creation of a neighborhood business node at the 900 South TRAX Station and the intersection of 900 South 200 West. LandForge has carefully designed the project to complement the scale and character of the existing neighborhood, while simultaneously adding density near a light rail station. The project also aligns with the local residents' desire for more owner-occupied housing in the area and for opportunities for local small business to operate there. The RDA marketed the property through a competitive request for proposal process in late 2015.



“ By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities.

- *Socrates*

FINANCIAL

PROGRAMS

THE RDA ASSISTS PROPERTY OWNERS IN THE RENOVATION, REHABILITATION, AND NEW CONSTRUCTION OF BUILDINGS WITHIN PROJECT AREA BOUNDARIES THROUGH ITS LOAN AND TAX INCREMENT REIMBURSEMENT PROGRAMS.

LOAN PROGRAM

Provides critical gap financing for projects that advance the RDA's goals and objectives outlined in its project area plans. We work with project developers and lenders to bridge the funding gap between a project's economics and market realities. In support of the RDA's mission, we can assume a higher level of risk than traditional lenders to ensure that transformative projects get built. While our approach is flexible, we incentivize projects that achieve the RDA's goals for affordable housing, placemaking, sustainability, high quality urban design, and economic development.

TAX INCREMENT REIMBURSEMENT

This program helps achieve the RDA's project area goals by offering a tax increment reimbursement to developers for building eligible projects. The RDA will reimburse property owners or developers for construction costs associated with projects in RDA project areas that meet each RDA project area plan objectives. The amount of the tax increment reimbursement is determined by what the project generates, and the percentage of tax increment split between the RDA and developer.

FY 2015-2016 LOANS

ORGANIZATION: ATMOSPHERE STUDIOS

PURPOSE: ADAPTIVE REUSE

PROJECT AREA: GRANARY DISTRICT

ORGANIZATION: FAYETTE STREET LOAN

PURPOSE: PROPERTY

PROJECT AREA: GRANARY DISTRICT

ORGANIZATION: FISHER BREWING

PURPOSE: ADAPTIVE REUSE

PROJECT AREA: GRANARY DISTRICT

ORGANIZATION: MOLLIE + OLLIE

PURPOSE: RETAIL

PROJECT AREA: CENTRAL BUSINESS DISTRICT

ORGANIZATION: PARAGON LOFTS

PURPOSE: HOUSING

PROJECT AREA: CENTRAL BUSINESS DISTRICT

ORGANIZATION: RED IGUANA (4-10 LLC)

PURPOSE: RENOVATION/ADDITION

PROJECT AREA: NORTH TEMPLE

LEADERS

B O A R D

S T A F F

REDEVELOPMENT AGENCY OF SALT LAKE CITY

LEADERSHIP

MAYOR JACKIE BISKUPSKI, EXECUTIVE DIRECTOR

LARA FRITTS, CHIEF EXECUTIVE OFFICER

JUSTIN BELLIVEAU, CHIEF OPERATING OFFICER

BOARD OF DIRECTORS

LISA ADAMS, CHAIR

DEREK KITCHEN, VICE CHAIR

ANDREW JOHNSTON

CHARLIE LUKE

ERIN MENDENHALL

STAN PENFOLD

JAMES ROGERS

RDA STAFF

EDWARD BUTTERFIELD, SENIOR PROJECT MANAGER

KORT UTLEY, SENIOR PROJECT MANAGER

JILL WILKERSON-SMITH, PROJECT MANAGER

BEN DAVIS, PROJECT MANAGER

CARA LINDSLEY, PROJECT COORDINATOR

DAVID ARTEAGA, PROJECT COORDINATOR

SUSAN LUNDMARK, PROJECT COORDINATOR

TAMMY HUNSAKER, PROJECT COORDINATOR

AMANDA HOLTY, COMMUNICATIONS & MARKETING SPECIALIST

JIM SIRRINE, PROPERTY MANAGER

CRAYOLA BERGER, ACCOUNTING

JOLYNN WALZ, OFFICE MANAGER

LOUISE GONZALEZ, ADMINISTRATIVE SECRETARY

LS

P H O T O

C R E D I T S

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PPC

RDA

THE REDEVELOPMENT AGENCY OF SALT LAKE CITY OUR MISSION —

Improve areas of Salt Lake City, encourage economic development of Salt Lake City, encourage the development of housing for low and moderate income households within Salt Lake City and encourage compliance with and implementation of the Salt Lake City master plan. The RDA will participate with Salt Lake City, Salt Lake County, the State of Utah and other public entities, as appropriate, in implementing its mission.



SLCRDA