

MINUTES OF THE
688th MEETING OF THE
BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, January 11, 2011
451 South State Street, Room 326
Salt Lake City, Utah
2:00 pm

1. Roll Call. 2:09:59 PM The following members of the Board of Directors of the Redevelopment Agency of Salt Lake City were present:

Luke Garrott, Chairperson
Carlton Christensen, Vice Chairperson
Søren Simonsen, Director
JT Martin, Director
Van Blair Turner, Director
Jill Remington Love, Director
Stan Penfold, Director

Also Present:

David Everitt, Chief of Staff
Frank Gray, Director Salt Lake City Community and Economic Development
D.J. Baxter, Executive Director
Justin Belliveau, Deputy Director
Valda Tarbet, Deputy Director

Others Attending:

Matt Dahl, Project Manager
Jill Wilkerson-Smith, Project Manager
Travis Pearce, Property Manager
Ed Butterfield, Project Coordinator
Alisia Wixom, Project Coordinator
Ashlie Taylor, Project Area Specialist
Brian Roberts, Agency Legal Counsel
Crayola Berger, Office Manager
Jennifer Bruno, Salt Lake City Council Office
Diane Banks, Agency Legal Counsel
Jeff Woodbury, Wilmington Gardens Group
John Dahlstrom, Wasatch Properties
Peter Giles, The Leonardo
Alexandra Hesse, The Leonardo

Some agenda items were considered in an order different than listed on the agenda. Time stamps listed indicate the time items were discussed.

2. [2:11:02 PM](#) Briefing by the Staff.

Executive Director Baxter said that the Board requested a second retreat be held, the suggested date is March 29. Board members agreed to this date, and to the same venue as the last retreat.

Executive Director Baxter said the RDA recently completed a new construction loan for a single family home designed and built by Mr. Seth Striefel. He invited Board members to a tour of the completed project on Friday, January 21 at 2:00.

Executive Director Baxter said that the reconstruction of Ardmore Place has been completed. This is a project that was partially funded by the Board several years ago, with the balance of the funding allocated last year. He supplied Board members a copy of a letter received by the Salt Lake City Engineering Department (copy attached) from residents in the area expressing their thanks for the thoughtful way the project was handled and for the improvements that were made to the street.

Executive Director Baxter stated that the RDA will hold a Taxing Entity Committee (TEC) meeting on Tuesday, January 18, at which TEC will be asked to consider the approval of the blight finding in the North Temple survey area.

3. [2:14:15 PM](#) Approval of the Minutes from the Previous Meetings held October 26, November 16, and December 7, 2010.

Vice Chairperson Christensen made a motion to approve the minutes. Director Love seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved. Directors Simonsen and Martin were not present for the vote.

4. [2:14:34 PM](#) Report of the Chief Administrative Officer.

There was no report of the Chief Administrative Officer.

5. [2:15:41 PM](#) Public Comments.

Chairperson Garrott called for public comments. Ms. Lynne Olsen asked to address the Board.

[2:16:08 PM](#) Ms. Lynne Olsen thanked the Board and the RDA staff for their efforts and the dramatic changes made in the Sugar House project area. She expressed her support for the proposed Sugar House goals before the Board this evening.

6. Redevelopment Business/Routine Matters.

A. [3:06:26 PM](#) Election of Vice-Chairperson.

Executive Director Baxter stated that the Chair of the Redevelopment Agency of Salt Lake City serves a two year term and the Vice Chair serves a one year term. He asked Board members to mark the ballots provided for Vice Chair.

Executive Director Baxter read the ballots with Director Christensen receiving six votes and Director Simonsen receiving one vote.

Director Simonsen made a motion to ratify the results of the election as read. Director Turner seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved.

B. [2:18:37 PM](#) Distribution of RDA Disclosure forms.

Executive Director Baxter said that annually, all elected officials are asked to review and sign disclosure forms. The disclosures include a listing of all the RDA's financial relationships. He asked that Board members complete the forms and return to staff as soon as possible.

C. [2:19:20 PM](#) Status Report on RDA Loan Portfolio.

Executive Director Baxter said that semiannually, staff reviews the status of the RDA's loans with the Board. No new loans were closed in the past six months, although some are currently in process. There are no delinquencies.

Vice Chairperson Christensen commented that last month, the Board discussed a loan for the Walker Center that, because of the uneasiness of lenders in the current market, included a change in the collateral from a second position to a mezzanine loan. He questioned whether the RDA should formalize this type of loan as an option in its loan programs.

Chairperson Garrott asked if staff felt RDA is seeing fewer loan requests because lenders are less interested in being involved in loans with second lien holders, and whether there is a need for the RDA to consider different types of programs that will better address the needs of the current lending marketplace.

Deputy Director Belliveau said he felt the RDA's loan terms are attractive, and that it seemed curious to him that the RDA is not seeing more loan applications in this market. He felt considering different collateral structures than the second lien position was a good option for the RDA, because structures like the mezzanine position put the RDA in a better risk position.

Director Martin arrives to the meeting.

The Board asked that more information on mezzanine loans be brought back for further discussion after completion of the Walker Center loan.

D. [2:26:26 PM](#) Consideration and Adoption of a "Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Reappointment of Brenda Scheer and Sanford Barrett to Four-Year Terms on the Redevelopment Advisory Committee."

Vice Chairperson Christensen made a motion to adopt the resolution approving the reappointments of Brenda Scheer and Sanford Barrett to four-year terms on the Redevelopment Advisory Committee. Director Love seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved and the resolution was adopted. Director Simonsen was not present for the vote.

E. Goals and Budget

- 1) [2:27:29 PM](#) Discussion and Approval of Annual Goals Related to Housing and General RDA Issues, and for the Central Business District, West Temple Gateway, Sugar House, West Capitol Hill, Depot District and Granary District Project Areas.
- 2) Review and Discussion of Revisions to the Redevelopment Agency Procedure Concerning the Receipt and Prioritization of Funding Requests.

Chairperson Garrott said the changes made to the goal format were originally discussed at the Board retreat in October. Board members reviewed and approved the new format at the last meeting. Proposed goals for each project area were included in the briefing materials. He asked Executive Director Baxter to review the timing for the budget process.

Executive Director Baxter said the goals are the basis for the budget, and that if the Board chooses to retain the current budget process, which will be discussed in the next agenda item, staff will need to distribute the goals to the community and City Departments as soon as possible to allow time for them to submit funding requests in concert with the goals.

Chairperson Garrott said that at the retreat, Vice Chairperson Christensen presented the concept of having a rolling application process for budget items, which he felt would save staff time. In the last several years, the majority of funding requests have been from RDA staff.

RAC reviewed the proposed changes, and recommended that the existing procedure be retained. Vice Chairperson Christensen said he had no issues with retaining the existing process, but asked that, should the new goal format fail to increase the number of outside requests, the new procedure be reconsidered.

Director Turner commented on the goals for the Central Business District. He asked about temporary uses for the retail space at Utah Theater. Executive Director Baxter said the spaces are currently being improved, and leasing agents have been selected through an RFP process to assist staff in locating tenants for these spaces and other RDA properties.

Vice Chairperson Christensen said he felt the goals for the West Temple Gateway (WTG) project area seem lacking and focus mainly on the downtown streetcar. Executive Director Baxter said staff proposed goals with a focus on the key projects in each area that could make a difference in the community. He said the development of the RDA owned properties around the TRAX station in WTG was chosen for the highest focus.

Vice Chairperson Christensen asked if there is one property in particular this focus is based upon. Executive Director Baxter said the redevelopment strategy will consider all RDA owned property around the 900 South 200 West TRAX station, which includes properties on three of the four corners, as well as on the interior of the block. The interior properties were acquired with the direction from the Board to complete a mid-block walkway from Jefferson Street to 200 West. The development strategy will consider timing, uses and market absorption to provide a deliberate approach to marketing and redeveloping these properties. There are about six individual projects in this area, but they show as only one item on the goals list. Vice Chairperson Christensen felt this focus should be more clearly defined in the goals to allow property owners or developers who are interesting in working in the area to see this is the main focus. He asked if the RDA owned other properties within WTG in addition to the properties around the TRAX station. Executive Director Baxter answered that the RDA also owns several properties on 300 West in WTG. Vice Chairperson Christensen suggested clarifying that the RDA's main focus for the next year will be the properties around the 900 South TRAX station.

Director Turner commented that since the WTG and Granary project areas have a common boundary, the development of Granary may direct the development of WTG because of the Fleet Block, and that this project should be considered a catalyst for growth in both project areas. He asked if there was any timeline on the Fleet Block development. Executive Director Baxter said he did not have a timeline as of yet, but felt the RDA could move forward with some of the work. He said that in the next few months, staff expects to bring a term sheet before the Board to begin the process for redevelopment of the Fleet Block, which will include changes to the zoning.

Chairperson Garrott said the goals are now formatted to be more project oriented. He felt through this format, some other ancillary items may not be given consideration. He said one of his main focuses is green space, and questioned if a policy should be added to assure that, in all its project areas, the RDA inventories the green space to see if it is up to national standards, and add more if it is needed. Executive Director Baxter said he felt the goals in either the new or old format reflect the RDA's policies.

Director Simonsen arrives to the meeting.

The Board discussed the new goal formats and task list, the RDA's position in incentivizing development, and possible policy changes. Director Penfold suggested additional discussion of policy changes at the Board retreat.

Vice Chairperson Christensen made a motion to adopt the goals with the revision to the West Temple Gateway project area as discussed. Director Penfold seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved and the resolution was adopted.

7. Redevelopment Business/Old Business.

A. Sugar House: Wilmington Avenue Property.

- (1) [3:08:55 PM](#) Consideration and Adoption of a "Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Terms for the Purchase and Sale Agreement, Development Agreement, Special Warranty Deed, and Guaranty of Completion and Performance

with Wilmington Gardens Group L.L.C. for the Development of Agency-Owned Property located at 1193-1233 East Wilmington Avenue.”

Deputy Director Tarbet provided the Board an e-mail from a member of the Sugar House Community Council (copy attached) expressing support for the Wilmington Gardens Group project. The e-mail also addresses the need for affordable housing products in the Sugar House district and expresses support for the set aside of affordable housing in this project. The Community Council expressed their hope that in the future, other housing projects in Sugar House will include similar affordable housing products.

Deputy Director Tarbet said the resolution before the Board is to approve the terms of the Development and Purchase and Sale Agreements for this property. She referred to the term sheet outlining the developer improvements, which she said are very similar to the schematic designs reviewed at the last meeting, with some additions as requested by the Board. She introduced Jeff Woodbury with Wilmington Gardens Group who was present to answer questions.

Director Simonsen made a motion to adopt the resolution. Director Penfold seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved and the resolution was adopted.

- (2) [3:12:04 PM](#) Consideration and Adoption of a “Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving a Maintenance and Pedestrian Easement Between Salt Lake City Corporation and the Redevelopment Agency of Salt Lake City Located on Agency-Owned Property Located at 1193-1233 East Wilmington Avenue.”

Deputy Director Tarbet said the approval of this resolution would allow the RDA to move an existing pedestrian and maintenance easement on the Wilmington site as far east as possible. This is a service corridor easement, and she felt that clarifying its location at this time will help maintain the priority of this easement on the title.

Deputy Director Tarbet said she has had some conversations with Public Services regarding the use of the easement for the Pratt Trail expansion, and felt this is a discussion that should take place with Mr. Woodbury as a part of the review of design development drawings that will be provided in the future.

Director Simonsen said he received some calls regarding the language of this resolution, referring to this as a “maintenance and pedestrian easement”. He said there is interest in the community in including language that mentions the Pratt Trail, specifically in the form of trail access or trail continuation as a part of this easement. Mr. Gray expressed concern with labeling this easement for use as a pedestrian trail. He felt an additional pedestrian and trail easement should be extended through the plaza area and Hidden Hollow. However, it will be necessary to consider changes to the restrictions currently in place in Hidden Hollow, which do not permit bicycles.

Ms. Banks expressed concern with labeling the Pratt Trail as a permitted use when the specific requirements are not known and that including this language may be considered a grant or permission. Mr. Woodbury expressed his long standing support for the Pratt Trail, and expressed concern with the restrictions on Hidden Hollow placed by Utah Open Lands. There is a limitation on bicycles as it currently exists. He said his intent is to make this an attractive multi-use easement and to cooperate with the Pratt Trail group and Utah Open Lands to assure their needs are met.

Chairperson Garrott asked if it would be appropriate to request that the next submission of the design development drawings include the Pratt Trail easements. Deputy Director Tarbet and Mr. Woodbury answered yes.

Vice Chairperson Christensen made a motion to approve the resolution with instruction to staff to return with Pratt Trail easements as a part of the final design drawings. Director Simonsen seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved and the resolution was adopted.

- B. [3:27:44 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 Loan With Woodmen Properties Parking Garage LLC for the Construction of a Mixed-Use Project on a Parcel Located at 2120 South 1300 East.”

Deputy Director Tarbet said the RDA has received a request to assist in the construction of a parking structure related to a project that will provide housing for Westminster College students. She said this type of request would normally be funded through the RDA’s parking structure reimbursement program. However, because the Sugar House project area will sunset in 2014, there will not be adequate time for a meaningful reimbursement to be made through that program.

Deputy Director Tarbet described the proposed terms of the loan. She said that after lengthy discussion regarding the debt coverage ratio and collateral for the loan, the Loan Committee felt that the public good of encouraging development of structured parking in this area, and consideration of the additional collateral that would guarantee the repayment of the loan were reasons to make a positive recommendation for approval.

Vice Chairperson Christensen asked if staff was prepared to provide this type of loan to other developers. Deputy Director Tarbet answered yes.

Vice Chairperson Christensen commented that the developer has agreed to initially charge transient parking at the rate of \$1 per hour. He asked how, and when, that rate may be changed. Deputy Director Tarbet clarified that this rate was chosen to equal the parking meter rate in Salt Lake’s downtown Central Business District. She felt any escalation of the fee could be tied to changes to the City’s parking meter rates, with a minimum of \$1 in place. Vice Chairperson Christensen suggested tying the rate to the City parking meter rate for the first five years of the loan.

Vice Chairperson Christensen made a motion to approve the resolution with the addition that the hourly parking rate be tied to the equivalent of \$1 per hour, or the current Salt Lake City parking

meter rate for the first five years of the loan. Director Simonsen seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved and the resolution was adopted.

- C. [3:38:10 PM](#) Consideration and Adoption of a “Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the First Amendment to the Amended and Restated Participation and Reimbursement Agreement with Gateway Associates.”

Director Martin recused himself from the discussion and leaves the meeting.

Deputy Director Tarbet said this resolution will allow the RDA to remove the legal description of property recently purchased by Salt Lake City as a part of the North Temple Viaduct reconstruction from the RDA’s Amended and Restated Participation and Reimbursement Agreement with Gateway Associates, as well as modify the necessary easement agreements. Additionally, there have been several discussions regarding the removal of the relocated retailer reduction provision in this agreement. Language is included in the resolution to remove this provision, should the Board wish to do so at this time.

Director Love made a motion to adopt the resolution. Director Simonsen seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved and the resolution was adopted. Director Martin was not present for the vote.

Director Martin returns to the meeting.

- D. [3:41:33 PM](#) Consideration and Adoption of a “Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Alley Reconfiguration Agreement between Block 70 Property Owners and the Redevelopment Agency of Salt Lake City.”

Executive Director Baxter provided a substitute resolution removing the statement that acceptable terms for an Alley Reconfiguration Agreement have been negotiated with all of the affected property owners. Deputy Director Tarbet stated that the agreement has been forwarded to all property owners, but two have not responded.

Deputy Director Tarbet said that in order to build the proposed performing arts center, it will be necessary to reconfigure the alleyway behind the properties. After several meetings with property owners, and with the assistance of legal counsel, a document has been drafted to allow the reconfiguration of the alleyway before the design of the performing arts center is finalized to assure that the services needed for each building can be maintained through this alleyway. She added that all fourteen property owners must be in agreement before this can be moved forward. Should there be any issues in reaching agreement the term sheet will be brought back to the Board for consideration.

Vice Chairperson Christensen made a motion to adopt the substitute resolution. Director Love seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved and the resolution was adopted.

- E. [3:52:05 PM](#) Consideration and Adoption of a “Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Public Walkway Criteria and Easement Granted by Metro Condominiums for the Mid-Block Walkways on Block 53, Plat “A.”

Deputy Director Tarbet said this resolution would further define the easements on Block 53. A revised memo was provided to the Board on Monday with a dimensioned site plan outlining the locations of the easements. She recognized Mr. John Dahlstrom with Wasatch Properties who was present to answer any questions. Mr. Dahlstrom thanked the RDA staff and Board for their efforts in developing the criteria.

Director Love made a motion to adopt the resolution. Director Turner seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved and the resolution was adopted.

- F. [3:55:18 PM](#) Consideration and Adoption of a “Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Agreement regarding the Utah Theater Easement between Kearns Building Joint Venture and the Redevelopment Agency of Salt Lake City.”

Deputy Director Tarbet said the RDA has been working with the owner of the Kearns building to find a workable solution to maintain the use of the easement as the redevelopment of the Utah Theater moves forward. This agreement would acknowledge that there is an easement that must be maintained before, during, and after the redevelopment of this property.

Vice Chairperson Christensen made a motion to adopt the resolution. Director Love seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved and the resolution was adopted.

- G. [4:41:10 PM](#) Discussion and Consideration of Amended Grant Agreement Terms for The Leonardo at Library Square.

Chairperson Garrott recognized Peter Giles and Alexandra Hesse with the Leonardo. Ms. Wilkerson-Smith said that in 2006, the Board of Directors approved the terms of a grant to The Leonardo to fund construction improvements to the old main library building at 209 East 500 South. The Leonardo has realized a benefit of the current economy in terms of construction costs, which are lower than anticipated.

The Leonardo would like the RDA Board reconsider the use of funds for a permanent art installation that will be placed in the public area of The Leonardo project. She asked Mr. Giles to review the proposal.

Mr. Giles said the piece being considered is by Philip Beesley and is a part of his “Hylozoic” series. The piece would occupy the west atrium area on the first floor, spanning three stories. The first floor atrium is a part of the free zone, so the piece can be seen by anyone entering The Leonardo at no cost. He felt by allowing the allocation of these funds for this purpose, the RDA would increase The

Leonardo's ability to draw visitors to the downtown, spur economic activity to the surrounding areas, and support strong hands-on education for our young people.

Director Simonsen asked how long the piece would be on display. Ms. Hesse answered that these details have not be finalized, but that she felt it should be displayed for a minimum of five years. Vice Chairperson Christensen asked where the piece would go after being displayed at The Leonardo. Ms. Hesse said it would likely be displayed elsewhere in the state.

Director Martin asked if the work was passive art. Ms. Hesse said it is a responsive piece, with motion sensors, and that it moves toward or away from viewers.

Director Simonsen asked who would own the piece. Ms. Hesse said it could be owned by either the City or by The Leonardo, which ever the Board chooses. Executive Director Baxter suggested specifying that The Leonardo is the owner of the work as long as it is displayed at their location. If that were to change, the City would have the option to assume ownership. Mr. Gray suggested that the piece be owned by the City Arts Council but on loan to The Leonardo, as long as they agree to maintain the piece. Vice Chairperson Christensen felt the ownership should remain within the public realm. Executive Director Baxter questioned if the grant should be made to the Arts Council for the acquisition of the piece. Director Simonsen felt the commission of the piece should be through The Leonardo to assure their needs are met. Mr. Gray felt that should the eventual ownership of the piece come to city, it is important that Ms. Boskoff of the Arts Council is included in these discussions to assure there is an understanding of what is needed to relocate and maintain the piece. Board members felt the piece should be owned by the city, with maintenance the responsibility of The Leonardo for the time it is exhibited there.

Board members asked that these negotiations be completed by staff and The Leonardo.

Director Love made a motion to approve a change in the RDA's grant fund allocation for the purpose of construction improvements to funding the art installation piece by Phillip Beesley and to direct staff to clarify that this art piece will be owned by the City and on loan to The Leonardo, and that staff and The Leonardo work with the Arts Council in the coordination of this piece, with the maintenance the responsibility of The Leonardo during the time it is displayed at their location. Director Simonsen seconded the motion. Upon roll call, Chairperson Garrott declared the motion unanimously approved.

8. Redevelopment Business/ New Business.

- A. [3:59:24 PM](#) 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).

Vice Chairperson Christensen made a motion to enter into a closed meeting for the purposes stated on the agenda. Director Simonsen seconded the motion. Upon roll call, Chairperson Garrott 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 the Council Chamber conference room at 4:05 p.m. on Tuesday, January 11, 2011.

The following members of the Board of Directors of the Redevelopment Agency of Salt Lake City were present: Luke Garrott, Chairperson; Carlton Christensen, Vice Chairperson; Stan Penfold, Director; Jill Love, Director; JT Martin, Director; Søren Simonsen, Director, and Van Turner, Director.

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; Brian Roberts, Legal Counsel; Edward Butterfield, Project Coordinator; Travis Pearce, Property Manager, and Crayola Berger, Office Manager.

Others present: Frank Gray, Director Salt Lake City Community and Economic Development; Jennifer Bruno, Salt Lake City Council Office.

The Board discussed pending litigation and/or the acquisition /disposition of real property and/or attorney-client matters that are privileged.

There being no further business, Chairperson Garrott asked for a motion to exit the closed meeting. Vice Chairperson Christensen made a motion to exit the closed meeting and Director Simonsen seconded the motion. Upon roll call Chairperson Garrott declared the motion unanimously approved and the closed meeting was adjourned at 4:35 p.m.

Chairperson Garrott reconvened the open meeting at 4:41 p.m.

[5:00:21 PM](#) The Board and Administration presented Deputy Director Tarbet a token of appreciation for her 40 year tenure with the RDA. Executive Director Baxter thanked Deputy Director Tarbet for her tireless dedication to the betterment of Salt Lake City.

Deputy Director Tarbet thanked the Board and Administration for the opportunities given her during her tenure, and said it has been an honor to work with the RDA.

9. [5:06:38 PM](#) Adjournment.

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

Luke Garrott, 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 January 11, 2011.

Tarbet, Valda

From: Amy Barry [imissizzy@yahoo.com]
Sent: Monday, January 10, 2011 3:48 PM
To: Tarbet, Valda; Belliveau, Justin
Cc: lbullen@colmenacapital.com; aabir@colmenacapital.com; dpayne@vcbo.com; lynneolson@msn.com; judi.short@gmail.com
Subject: Wilmington Gardens

January 10, 2011

Dear Valda:

RE: Wilmington Gardens

As a nearby Sugar House resident in the Westminster neighborhood and trustee on the Sugar House Community Council I would like to take this opportunity to voice my concern and support for the affordable housing provision outlined in the upcoming "adoption of resolution" for this RDA project.

The Sugar House Business District Master Plan identifies the inclusion of affordable housing as a goal for redevelopment projects. While the development of the business district in Sugar House has stalled in the last couple of years we have a handful of projects coming up that all involve apartment housing and with the exception of Wilmington Gardens none of them are slated to offer or set aside any affordable housing units. In fact, the community council will be hearing about another proposed apartment development in my neighborhood that demolishing existing low-income units.

As an advocate for offering more affordable housing in my community I lament the loss of these dwelling and my neighbors that will be displaced. Additionally I have found there is little in the way of advocating for affordable housing with private developers. This makes it even more imperative that a RDA based project be committed to promoting all parts of the SHBDMP vision and, especially those principles that do not seem attractive to private developers.

Providing affordable housing options in Sugar House is essential to keeping our community vital, diverse and strong. The current market rates are such that I find to be extraordinary in costs. Those who can afford those rents are few and far between and do not always provide the perceived stability of residents as often expressed by those who seek comfort in likeness. As a resident of the Westminster neighborhood I can emphatically state those low-income units that will soon be demolished were rarely up for rent and have tenants that have lived there for over 15 years. Hardly a transient population.

I strongly urge the RDA board and project leaders of Wilmington Gardens to remain committed to providing at least 20% of the proposed units as affordable units.

Sincerely,

Amy Barry
1178 Ramona Ave
SLC, UT 84105

28 December 2010

Dear Mayor Becker and many others,

The Ardmore Place (Street) reconstruction project is now a reality. The new street, lighting, and other amenities are outstanding. We the undersigned are very pleased with the final results. Thank you for the part you played in the successful conclusion of a much improved Ardmore Street.

The city engineers and the construction workers were especially thoughtful during every phase of the project. There were no serious disruptions or inconvenience that were not addressed or taken into account by the on site workers. The street reconstruction proceeded and concluded smoothly.

Thank you again for your efforts. We the residents of Ardmore Place like our new street very much.

Sincerely,
Alan E. Schulz
Alan E. Schulz

Forcellon

Ruth L Schulz

Christina Higgins

Mark Bell

John A. Aleman

Samuel Richardson

John [unclear]

J. C. Spencer

Pat & Jennifer Hunt

John P. [unclear]

Bobby & Jocelyn [unclear]

Lucenna C. [unclear]

Steven Carder

Miss [unclear]

ARNOLDO ALISTE

Rob A. M. Thompson

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