

MINTUES
OF THE 237th
MEETING OF THE
REDEVELOPMENT ADVISORY COMMITTEE
Wednesday, February 2, 2011
451 South State Street, **Room 326**
City & County Building
Salt Lake City, Utah
4:00 p.m.

1. Roll Call.

Present:

Chris Gamvroulas, Chairperson
Brett Johnson, Member
Brian Wilkinson, Member
Michael Mahaffey, Member
Robert Cottle, Member
Robert Dodge, Member
Rosemary Beless, Member
Sanford Barrett, Member

Absent:

Brenda Scheer, Vice-Chairperson

Also Present:

Justin Belliveau, Deputy Director
Jill Wilkerson-Smith, Project Manager
Matt Dahl, Project Manager
Alisia Wixom, Project Coordinator
Edward Butterfield, Project Coordinator
Jolynn Snider, Administrative Secretary
Travis Pearce, Property Manager
Ashlie Taylor, RDA Project Area Specialist
Coty Shelton, Office Tech. I
Laura Kirwan, RDA Attorney
Ben Logue, Tannach

2. Briefing by the Staff

A. RDA Updates.

Sugar House RFP

Mr. Belliveau stated that last week the Agency issued a Request for Proposals (RFP) for the

Sugar House streetcar line. He said the Agency is looking for consultants to conduct an alternatives analysis study, land use analysis, circulation, street amenities, and affordable housing strategy. The deadline for proposal submission is February 22, 2011.

Legislative Update

Mr. Dahl briefed the RAC on the following proposed changes to the Community Development and Urban Renewal Agency's Act.

List of Significant Legislative Changes Proposed for this Year:

- 1) Central Business Development Districts (CBDD): The legislation would allow every redevelopment agency to designate one CBDD in their community. The CBDD is intended to be an established area (i.e., no green fields) that coincides with their central business district or another commercial node. The new legislation would allow for the creation of any URA, EDA, or CDA with only a simple majority vote, as opposed to the super majority that is required in other areas.
- 2) Business Resource Centers: At the request of rural communities, the new legislation would allow communities that create new EDAs to allocate tax increment to the construction and operation of business resource centers. The allocation of tax increment to business resource centers would not be required.
- 3) Project Area Extension: The Community Development and Urban Renewal Agencies Act is currently silent on how to extend the life of project areas. At the request of several communities, the proposed legislation specifies the means by which an RDA can obtain an extension. As proposed, an RDA would be able to go to TEC and seek a super majority vote for approval of an extension plan or the RDA could negotiate individual deals with taxing entities for their portion of the tax increment.

North Temple Update

Ms. Wilkerson-Smith stated that TEC approved the Blight Survey for the North Temple Project area and staff is now moving on to the next steps of the project area plan and budget approval process.

Budget Process & Goals Update

Mr. Belliveau stated that the RDA Board agreed with RAC to retain the existing procedure for processing funding requests for the upcoming fiscal year. He added that the goals were adopted by the Board with a clarifying statement added to the goals for the West Temple Gateway Project Area which would articulate that the Agency will focus its redevelopment efforts on Agency owned properties adjacent to or within the vicinity of the Trax Station on 200 West.

B. Loan Updates.

There were no new updates.

3. Approval of the minutes of the January 5, 2011 meeting.

Mr. Mahaffey made a motion to approve the minutes from the January 5, 2011 RAC meeting. Mr. Cottle seconded the motion. Upon roll call, the motion passed unanimously.

4. Business

A. Disclosure Forms

Mr. Belliveau stated that enclosed are the 2011 disclosure forms. The Utah Code requires that RAC members conform to the Municipal Officers and Employees Ethics Act. These forms need to be turned in before or at the March 2, 2011 meeting.

C. Election of Chairperson and Vice-Chair Elections

Mr. Belliveau said that at the first RAC meeting of the calendar year, RAC members elect a Chairperson and Vice-Chairperson, each of whom will serve a one-year term. Mr. Dodge made a motion to nominate Mr. Wilkinson as the Chairperson. Mr. Johnson seconded the motion. Upon roll call, the motion passed unanimously. Mr. Johnson made a motion to nominate Mr. Cottle as the Vice-Chairperson. Mr. Mahaffey seconded the motion. Upon roll call, the motion passed unanimously.

D. Election of RAC Members To Serve On Loan Committee

Mr. Cottle made a motion to nominate the current Loan Committee, Mr. Mahaffey, Mr. Wilkinson, Ms. Scheer, and Mr. Johnson to serve as the Agency's Loan Committee. Ms. Beless seconded the motion. Upon roll call, the motion passed unanimously.

E. Open Meetings Training

Ms. Kirwan explained that every year there is a statutory requirement to provide open meetings training to all members of public bodies who are subject to the open meetings act. The main point of the act is to recognize that, as a public body, the business of the committee should be in view of the public, open, and transparent to the public.

F. Discussion and Recommendation of 2011/2012 Budget Meeting Schedule.

Mr. Belliveau stated that the Agency will proceed with the schedule for preparing the annual implementation budget for the 2011/2012. Included in the packet is a schedule of meetings that has been set aside for the preparation of our guest review of the funding applications.

Chairperson Gamvroulas made a recommendation to hold the funding proposal interviews and rankings on the same day as the April 6, 2011 RAC meeting, assuming that there is not a large number of proposals submitted.

<u>REDEVELOPMENT ADVISORY COMMITTEE</u>	<u>BOARD OF DIRECTORS</u>
January 14, 2011: Funding applications available.	
February 2, 2011: Review budget schedule	February 8, 2011: Review budget schedule
February 23, 2011: Funding applications due.	
March 2, 2011: Review 10-year budget projections.	March 8, 2011: Review 10-year budget projections.
March 22, 2011: Distribute funding proposals.	March 22, 2011: Distribute funding proposals.
March 30, 2011: Possible Funding Proposal Interviews	March 30, 2011: Possible Funding Proposal Interviews
April 6, 2011: Rank projects and review administrative budget.	April 12, 2011: Rank projects and review administrative budget.
May 4, 2011: Review draft budget with staffing document, reallocation and housing worksheets.	May 10, 2011: Review draft budget with staffing document, reallocation and housing worksheets.
June 1, 2011: Review and recommend final budget.	June 14, 2011: Hold budget hearing and approve final budget.

G. Biennial Discussion and Recommendation of RAC Assignments for Fiscal Year 2010/2011.

Mr. Belliveau stated that since the last discussion concerning RAC assignments there have been no changes. He then asked RAC if they had any changes they would like to make to the RAC assignment list.

RAC had no changes.

H. Status Report On RDA Loan Portfolio

Mr. Belliveau stated that semi-annually, the staff provides an update to the Board and RAC on the current status of the Agency's loan portfolio. This includes the period between July 1, 2010 and December 31, 2010. He said there was no new loan activity, and all of the RDA loans are in good standing.

I. Consideration and Recommendation of an Amendment to the Purchase and Sale Agreement with Tannach Properties L.L.C. For The Development Of Agency Owned Property Located At 237-255 South State Street And 241 And 247 Floral Street.

Mr. Dahl stated in November 2010, the RDA Board approved Tannach's request to amend the Purchase and Sale Agreement to modify the schedule for closing on the acquisition of the property. Since then there has been a delay in negotiating the financing for the project, and consequently Tannach is requesting an additional extension in order to complete its design and the requirements for closing and securing financing.

Chairperson Gamvroulas stated that he is concerned that this project may require continuous requests for extensions. He said he would speak in favor of the extension in hopes that this would be the last request for an extension.

Mr. Mahaffey made a motion to recommend approval of the amendment. Mr. Dodge seconded the motion. Upon roll call, the motion passed unanimously.

5. Adjournment.

There being no further business the meeting was adjourned.

Chris Gamvroulas, Chairperson