

DATE: February 14, 2011

ITEM: 7.C.

RE: CONSIDERATION AND ADOPTION OF A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY AUTHORIZING THE AGENCY TO ENTER INTO A FOUR-MONTH EXCLUSIVE NEGOTIATION WITH VCBO BUILD, LLC FOR THE ACQUISITION OF AGENCY-OWNED PROPERTY LOCATED AT 868 SOUTH JEFFERSON STREET.

PROJECT AREA: West Temple Gateway Project Area

PREPARED BY: Kort Utley

EXECUTIVE SUMMARY: The Redevelopment Agency (“RDA”) issued a request for proposals (RFP) in November 2011 for the development of the RDA-owned property located at 868 South Jefferson Street (the “Property”). The RDA received eight proposals and formed a selection committee to review them. The Selection Committee convened January 27, 2012, to interview the top five candidates. The Selection Committee selected VCBO Build, LLC as the first-ranked developer and Tyler Blaine as the second-ranked developer for the Property. RDA staff presented the Selection Committee’s recommendations to the Redevelopment Advisory Committee on February 1, 2012. Per the terms of the RFP for this Property, the RDA’s Board of Directors will make the final selection of the developer.

ALTERNATIVES: 1) Adopt the resolution.
2) Adopt the resolution with changes.
2) Do not adopt the resolution.

SELECTION COMMITTEE REPORT: The Selection Committee was comprised of representatives from the Redevelopment Advisory Committee, the City’s Planning Division, RDA staff, and the West Temple Gateway Redevelopment Area. Utilizing the RFP’s Scope of Development and the West Temple Gateway and Granary District Design Guidelines, the Selection Committee members individually ranked the eight proposals prior to the Selection Committee meeting. RDA staff compiled the rankings from each Selection Committee member to create a short list of five developers to interview. The top five developers were VCBO Build, LLC; Tyler Blaine; Josh Newton; Aldo & Alisa Littig; and Joe & Emily Evans.

The Selection Committee convened January 27, 2012 to interview the top-ranked developers and formulate the committee’s recommendations to the Board. Following the interviews, the Selection Committee discussed how each proposed development might impact the neighborhood and help implement the recently adopted West Temple Gateway & Granary District Redevelopment Strategy (June 2011). The representatives on the Selection Committee from the West Temple

Gateway Redevelopment Area gave insightful comments on the developers' proposals and how they might complement the neighborhood.

The Selection Committee was impressed by the number and quality of the proposals received. All of the submittals proposed an owner-occupied development scenario, and articulated a thoughtful, creative redevelopment plan for the Property. While seven proposals opted to demolish the existing structure and construct a new home on the Property, one proposal was made for renovating the existing structure.

Following careful deliberation, the Selection Committee selected VCBO Build, LLC as the first-ranked developer, and Tyler Blaine as the second-ranked developer.

The Selection Committee provided the following comments about the first-ranked proposal from VCBO Build, LLC:

- Submitted a very thorough and compelling proposal
- Proposed an architectural design that is compatible with the neighborhood
- Demonstrated the financial capacity to complete the project
- Expressed flexibility to work with the RDA and neighbors to get the best project

The Selection Committee provided the following comments about the second-ranked proposal from Tyler Blaine:

- Submitted an attractive architectural design
- Proposed using interesting and durable materials, i.e. board-formed concrete
- Proposed home and garage may be too large for the small lot and neighborhood

SELECTION COMMITTEE MEMBERS: The committee was comprised of the following individuals:

Brian Wilkinson, Redevelopment Advisory Committee member

Rob Cottle, Redevelopment Advisory Committee member

Patty Brown, resident, West Temple Gateway Redevelopment Area

Alfredo Meneses, property & business owner, West Temple Gateway Redevelopment Area

Michaela Oktay, Principal Planner, Salt Lake City Planning Division

D.J. Baxter, Executive Director, Redevelopment Agency of Salt Lake City

Matt Dahl, Senior Project Manager, Redevelopment Agency of Salt Lake City

PROCESS: If approved by the Board, the RDA will enter into exclusive negotiations with VCBO Build, LLC for a period of four months, as defined by the terms of the RFP the Board approved on September 20, 2011 ("Exclusive Negotiation Period"). During the Exclusive Negotiation Period, RDA staff will work with VCBO Build, LLC throughout the schematic design, design development, and construction document phases of the Project to ensure the RDA's goals are met. The RDA will form a Design Review Committee ("DRC") to review the developer's schematic design documents. VCBO Build, LLC must obtain approval from the Board for the final construction documents. During the Exclusive Negotiation Period, staff will

also negotiate terms for the Purchase & Sale and Development Agreements. The Board will retain approval authority over these agreements.

BACKGROUND: The Property consists of a vacant and deteriorating, single-family home sited on a 0.10-acre lot. The neighboring parcels on the north and south are both single-family homes.

ATTACHMENTS:

- Resolution
- Map of Property and Surrounding Neighborhood
- 868 Jefferson Street Proposal Summaries
 - o VCBO Build, LLC
 - o Tyler Blaine
 - o Josh Newton
 - o Aldo & Alisa Littig
 - o Joe & Emily Evans
 - o SNT Enterprises
 - o Dana Deuter
 - o Dave Brach & Cari Pinowski
- Proposal from first-ranked developer: VCBO Build, LLC
- Proposal from second-ranked developer: Tyler Blaine

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY AUTHORIZING THE AGENCY TO ENTER INTO A FOUR-MONTH EXCLUSIVE NEGOTIATION WITH VCBO BUILD, LLC FOR THE ACQUISITION OF AGENCY-OWNED PROPERTY LOCATED AT 868 SOUTH JEFFERSON STREET

WHEREAS, the Redevelopment Agency of Salt Lake City (“Agency”) was created to transact the business and exercise the powers provided for in the Utah Community Development and Renewal Agencies Act; and

WHEREAS, the Agency adopted the “West Temple Gateway Neighborhood Development Plan” on August 1, 1987; and

WHEREAS, the Salt Lake City Council adopted the Central Community Master Plan on November 1, 2005; and

WHEREAS, the Agency adopted the West Temple Gateway and Granary District Redevelopment Strategy on June 7, 2011; and

WHEREAS, the Agency adopted Resolution 700.03 approving the terms for a Request for Proposals for the development of the Agency-owned property located at 868 South Jefferson Street (the “Property”); and

WHEREAS, a Request for Proposals for the development of the Property was issued on November 16, 2011; and

WHEREAS, responses to the Request for Proposals were due on January 17, 2012; and

WHEREAS, VCBO Build, LLC submitted a response to the Request for Proposals on January 17, 2012; and

WHEREAS, a Selection Committee recommended VCBO Build, LLC as the first-ranked developer; and

WHEREAS, the Agency concurs with the recommendations of the Selection Committee; and

WHEREAS, VCBO Build, LLC has responded with a proposal that meets the requirements to develop the Property; and

WHEREAS, the Agency desires to select a developer with whom to exclusively negotiate the sale and development of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY, that we do hereby grant to VCBO Build, LLC a four-month Exclusive Right to Negotiate for the acquisition of Agency-owned property at 868 South Jefferson Street, which right shall expire on June 14, 2012 (“Exclusive Negotiation Period”).

BE IT FURTHER RESOLVED, that the Purchase and Sale Agreement terms negotiated during the Exclusive Negotiation Period must be considered and approved by the Agency’s Board prior to execution of the Purchase & Sale Agreement by the Agency.

Passed by the Board of Directors of the Redevelopment Agency of Salt Lake City, this 14th day of February, 2012.

Kyle LaMalfa, Chairperson

ATTEST:

D.J. Baxter, Executive Director

Transmitted to the Chief Administrative Officer on _____. The Chief Administrative Officer

___ does not request reconsideration

___ requests reconsideration at the next regular Agency meeting.

Ralph Becker, Chief Administrative Officer

ATTEST:

D.J. Baxter, Executive Director

Approved as to legal form: _____
Damon Georgelas, RDA Counsel

Map of Property and Surrounding Neighborhood



868 Jefferson Street Proposal Summary



Developer: VCBO Build, LLC

Proposed Residents: Brian Peterson & Family

Project Architect: VCBO

Project Description: Demo existing structure and build new, two-story home with live-work space at front of main floor
Four bedrooms + four bathrooms
Detached garage
Home: 2286 sq. ft.
Garage: 463 sq. ft.

Cladding: Gray EIFS with stained wood trim

868 Jefferson Street Proposal Summary



Developer: Tyler Blaine

Proposed Residents: Tyler Blaine & family

Project Architect: Method Studio

Project Description: Demo existing structure and build new, two-story home
Two bedrooms + 2 bathrooms
Semi-attached garage
Home: 2,400 sq. ft.
Garage: 1050 sq. ft.

Cladding: Board-formed concrete, gray cement fiberboard lap siding

868 Jefferson Street Proposal Summary



Developer: Josh Newton

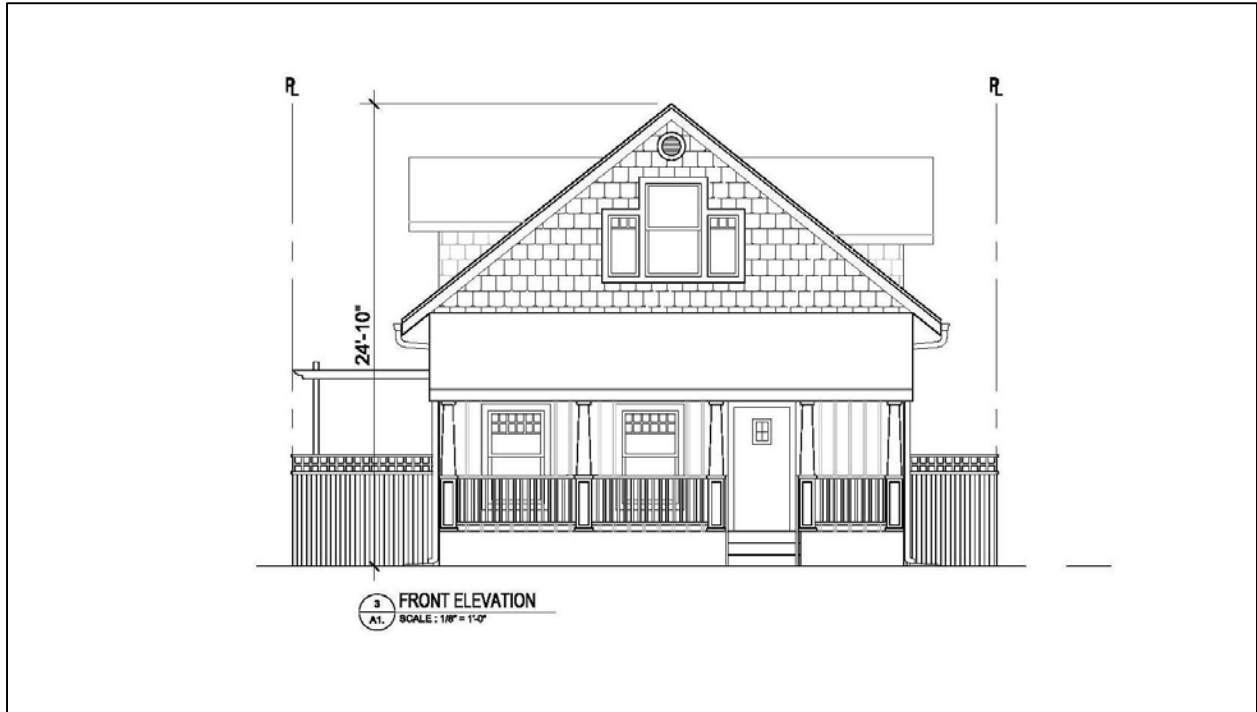
Proposed Resident: Josh Newton

Project Architect: Imbue Design

Project Description: Demo existing structure and build new, two-story home
Three bedrooms + 3.5 bathrooms
Detached garage
Home: 2050 sq. ft.
Garage: 550 sq. ft.

House Cladding: Off-white standing seam metal

868 Jefferson Street Proposal Summary



Developer: Aldo & Alisa Littig

Proposed Residents: Aldo & Alisa Littig

Project Architect: Flores-Sahagun + Associates

Project Description: Demo existing structure and build new, 1.5-story home

Two bedrooms + 1.5 bathrooms

Detached garage

Home: 1,341 sq. ft.

Garage: ~400 sq. ft.

House Cladding: Cement fiberboard, vinyl shake shingle

868 Jefferson Street Proposal Summary



Developer: Joe & Emily Evans

Proposed Residents: Joe & Emily Evans & Family

Project Architect: Atlas Architects

Project Description: Demo existing structure and build new, two-story home
Two bedrooms + 2.5 bathrooms
Detached garage
Home: 1,600 sq. ft.
Garage: ~400 sq. ft.

House Cladding: TBD in collaboration with architect & RDA

868 Jefferson Street Proposal Summary



Developer: SNT Enterprises

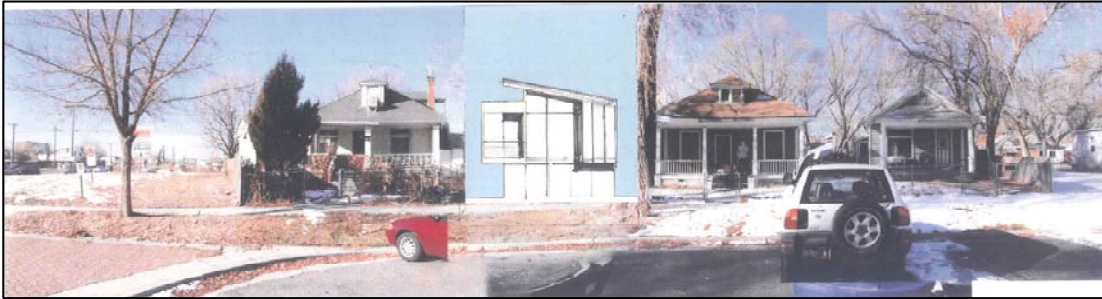
Proposed Residents: Brian McMullin

Project Architect:

Project Description: Renovate existing structure into a 1.5-story home
Three bedrooms + 2 bathrooms
Construct new, detached garage with potential accessory dwelling unit

House Cladding: Existing brick structure

868 Jefferson Street Proposal Summary



Developer: Dana Deuter

Proposed Resident: Dana Deuter

Project Architect: Steve Simmons

Project Description: Demo existing structure and build new, two-story home
Two bedrooms + 2.5 bathrooms
Detached garage with potential accessory dwelling unit above
Home: 1700 sq. ft.
Garage: 500 sq. ft.

House Cladding: Stucco and metal siding

868 Jefferson Street Proposal Summary



Developer:	Dave Brach & Cari Pinkowski
Proposed Residents:	Dave Brach, Cari Pinkowski, & Family
Project Architect:	Brach Design, LLC
Project Description:	Demo existing structure and build new, two-story home Three bedrooms + 1.5 bathrooms Detached garage with potential ADU above Home: 1900 sq. ft. Garage: 615 sq. ft.
House Cladding:	Stucco with painted wood front façade