1. Roll Call.

Present:
Brian Wilkinson, Chairperson
Robert Cottle, Vice-Chairperson
Rosemary Beless, Member
Chris Gamvroulas, Member
Brett Johnson, Member
Michael Mahaffey, Member
Brenda Sheer, Member

Absent:
Sanford Barrett, Member
Lance Dunkley, Member

Also Present:
DJ Baxter, Executive Director
Justin Belliveau, Deputy Director
Matt Dahl-Senior Project Manager
Crayola Berger, Office Manager
Edward Butterfield, Project Manager
Benjamin Davis, Project Coordinator
Angie Dunn, Senior Secretary
Ashlie Easterling, Project Area Specialist
Breanne McConkie, Project Coordinator
Travis Pearce, Property Manager
Nick Rupp, RDA Communications/Marketing
Jill Wilkerson-Smith, Project Manager
Jolynn Snider, Administrative Secretary
Kort Utley, Project Coordinator
Kyle La Malfa, RDA Board Chairperson
Damon Georgelas, RDA Attorney
David Everett, Mayor’s Office
Mary DeLaMare-Schaefer, Community and Economic Development
2. **Briefing by the Staff**
   
   A. **RDA Updates.**

   Mr. Baxter introduced Nicholas Rupp as the Agency’s Communications and Marketing Coordinator.

   B. **Loan Updates.**

   Mr. Butterfield explained that last month the Loan Committee and the RDA Board reviewed a $175,000 property acquisition loan for Nathan Anderson in West Capitol Hill and a $1.5 million Building Renovation Loan for Sugarhouse Development LLC. Both Loans were approved by the RDA Board.

3. **Approval of the minutes.**

   No Minutes were reviewed.

4. **Business.**

   A. **Review and Recommendation for the Second Amendment to the 2011/2012 Annual Implementation Budget.**

   Mr. Baxter explained and highlighted the changes to the Second Amendment to the 2011/2012 Annual Implementation Budget.

   Ms. Scheer asked if there were any changes that do not reflect the priorities that the RDA Board set back on the original budget. Mr. Baxter said no.
Ms. Beless made a motion to approve the Second Amendment to the 2011/2012 Annual Implementation Budget. Mr. Gamvroulas seconded the motion. Upon roll call, the motion passed unanimously.

B. 2012/2013 Budget
   1. Funding Interviews

The following notes on the interviews have been written in the order they appear in the funding application book rather than the order in which they were presented.

**CBD**

**#1-Downtown Parking District Business and Implementation Plan-$50,000**
Robin Hutcheson, Salt Lake City Transportation Division

Project Description: The funding being requested from the RDA would be used to develop a business and implementation plan for a Downtown Parking District based on the recommendations in the Parking Management Study. This study is needed to define the boundaries of the district, prepare a business case, work together with public and private entities who currently provide parking, set policies, project future revenue, and identify projects. This plan will also prepare the paperwork and groundwork for the establishment of a separate parking district entity. Downtown Parking District specifically addresses the RDA goal of encouraging parking to be housed in structures or underground. The development of a Parking District will consolidate revenues that could be used to fund consolidated parking structures in the downtown. A Parking District will also contribute to policy development that encourages competitive pricing among existing structures which will enhance the appeal of future downtown development.

Mr. Gamvroulas asked why this request is coming to the RDA and not being paid for out of the City’s general fund. Ms. Hutcheson said that the very first place to start on a parking district is the downtown area of Salt Lake City, which includes some or part of five RDA Districts. She added that promoting good redevelopment is often tied to the ability to park it and price it accordingly to make it both appealing to developers as well as working with City zoning and code.

**#2-Salt Lake City Bike Share- $300,000**
Colin Quin-Hurst, Salt Lake City Transportation Division
Dan Bergenthal, Salt Lake City Transportation Division
Ben Bolte, Salt Lake Chamber of Commerce

Project Description: This request is to fund a bike sharing program throughout downtown Salt Lake City. The program is a partnership between the Downtown Alliance and Salt Lake City Transportation Division. The bike share program will promote sustainable, healthy lifestyle choices, and create a viable, convenient, and realistic transportation option for the average person. One of the primary goals of the program is to reduce the high number of short distance
trips made by automotive vehicles. This program also addresses the “last mile” problem of the public transit by creating a way to navigate a city’s urban core in an economical and accessible manner. The overall cost for the project is $935,000 with the RDA covering $300,000 with $263,000 from CBD and $37,000 from Depot District. The funds would be used to install a network of fully automated solar panel stations that provide bicycles for short-term checkout.

Ms. Scheer asked for a breakdown of the capital cost and operating cost. Mr. Bolte answered that the capital cost is $500,000 and operating costs would be $250,000-$300,000.

Ms. Scheer asked for the long-term business plan for paying for the operating costs each year. Mr. Bolte stated that 1/3 would be generated from memberships and user fees. The remaining amount would come from sponsorships.

Ms. Scheer asked if this project will be owned and operated by the downtown alliance. Mr. Bolte said that the program would be owned by the City and operated by the Downtown Alliance and Salt Lake Chamber.

**#3-Convention Headquarters Hotel Consultant-up to $100,000**

Bob Farrington, Salt Lake City Economic Development

**Project Description:** The Salt Lake City Economic Development Director is requesting funds to partner with Salt Lake County in hiring a convention hotel consultant. The consultant would advise the City & County regarding the financing and development of an 800-1000 room headquarters hotel, and would prepare an RFP to solicit development teams for the project.

Mr. Gamvroulas asked how much money the County would be putting towards the project. Mr. Farrington said he was unsure what their contribution would be, but they are the ones driving this process and without their support and engagement the project won’t happen.

Ms. Beless asked after the consultant makes his proposal would this be a private hotel developer who would be taking on this project. Mr. Farrington answered that it would be lead by a private developer with the expectation that there would be some public participation through the general tools that the public sector has, such as property tax increment and transient room tax.

Chairperson Wilkinson stated that the City typically benefits from activity generated from convention centers and sales tax and asked if the City’s general fund could help in paying for this project and what is the role of the Convention and Visitors Bureau in this project. Mr. Farrington said the Convention and Visitors Bureau has been very involved in helping to identify why there is a need for a convention hotel and at the present time will not be contributing any funds. In terms of the City’s role and funding, that would be a question we have to further discuss have with the City’s Administration.

Chairperson Wilkinson asked if the County would continue with the project if the City wasn’t involved. Mr. Farrington said they may, but we are looking at this as a partnership since this project would take place in the heart of downtown we would want to be at the table.
Chairperson Wilkinson asked if the hotel community supported this project. Mr. Farrington said there are some concerns of how other hotels would be impacted by this project.

#4-New Wayfinding Signage Fabrication and Installation-$1,500,000
Dan Bergenthal, Salt Lake City Transportation Division

Project Description: In the next four years, Salt Lake City’s Transportation Division will be upgrading the City’s existing wayfinding sign system. This request has been submitted for funding from the Central Business District, Depot District, and West Temple Gateway project areas.

Chairperson Wilkinson asked how the costs for each project area were selected. Mr. Bergenthal stated that the $2 million figure is what the consultant estimated it would cost and then after looking at the current wayfinding signs in each of the project area and came up with proportional costs out of the $2 million. He added that the original sign installation was paid entirely by RDA funds.

Mr. Gamvroulas asked what the cost would be if the wayfinding signs weren’t completely replaced, but to just enhance or add to what is currently there. Mr. Bergenthal said that the consultant presented that option to the City Council in 2011 and the Council determined that they wanted to refurbish the signs enough to last another 3 – 5 years, but after that they wanted the signs completely replaced. The reason for replacing the signs is because they want a new modern look for the City.

#5-Downtown Arts District Planning & Implementation-$500,000
Justin Belliveau, Redevelopment Agency of Salt Lake City

Project Description: The allocation of substantial funds in previous years has enabled RDA to lead the effort to expand and reinforce the downtown cultural district. RDA has advanced the effort through the acquisition of the Utah Theater and extensive pre-development analysis and community involvement for the Utah Performing Arts Center. Additional project funds will be needed for property acquisition, design/construction of the UPAC, and cost estimating work for the restoration of the Utah Theater.

There were no questions concerning this item.

#6-Gallivan Branding Funds-$100,000
Jill Wilkerson-Smith, Redevelopment Agency of Salt Lake City

Project Description: Now that the renovation of the Gallivan Center is nearly complete, the RDA is considering other construction tasks that will revitalize the center, particularly along Gallivan Avenue where retail space requires additional improvements to ensure its success. The RDA intends to install less expensive features, such as lighting, outdoor dining fixtures, and signage, that will help activate restaurant uses moving into the retail
area this spring. Future improvements may include wayfinding signage, a monument sign at the State Street entrance, and the Gallivan Art Tower.

There were no questions concerning this item.

#7-Gallivan Post-Renovation Funds-$300,000  
Jill Wilkerson-Smith, Redevelopment Agency of Salt Lake City

Project Description: The RDA will explore the feasibility of raising the existing amphitheater stage to complement the new, enlarged amphitheater seating area. Now that the renovation of the Gallivan Center is complete, the RDA may want to explore additional art projects to complement the new improvements. Funds can be utilized to pay for design and new construction of art that will have a comprehensive theme, such as the “Natural Utah” theme incorporated in the original plaza construction.

Chairperson Wilkinson asked if staff was unaware that the stage needed to be raised when the initial improvements were done. Ms. Wilkinson-Smith said this concern came up after construction was completed.

#8-Public Art-$100,000  
BreAnne McConkie, Redevelopment Agency of Salt Lake City

Project Description: The RDA has traditionally provided funds for the installation of public art. Several plans and studies, including the Salt Lake City Master Plan, Towards a Walkable Downtown, and the Downtown and Main Street Retail Strategy encourage public art to enhance downtown and bring enjoyment to the community.

There were no questions concerning this item.

#9-Downtown Streetcar Planning, Design and Construction-$100,000  
Matt Dahl, Redevelopment Agency of Salt Lake City

Project Description: The RDA and CED have begun planning for a new streetcar line that will serve the Central Business District, Granary District, Depot District, and West Temple Gateway Project Areas. As part of the planning process, a Feasibility Study was completed by HDR Engineering and Fehr and Peers that identified an optimal first alignment and assessed the possible sources of financing for the project. The report indicated that local sources of funding, such as tax increment from the RDA, would need to be augmented by Federal funding to cover the estimated $60-80 million necessary for the design and construction of the Downtown Streetcar. This request is part of a series of multi-year requests that have been, and will be, used to fund a portion of the project. Funds allocated for the streetcar will go towards grant match, consulting, planning, design, and construction costs. Central Business District Project Area funds would only pay a portion of the overall costs.
There were no questions concerning this item.

#10-Utah Theater Renovation & Reuse Plan-$250,000
Edward Butterfield, Redevelopment Agency of Salt Lake City

Project Description: The project is to seek the best use and restoration of the Utah Theater. The Project steps include:
- Define appropriate use for the Utah Theater facility by assessing renovation scenarios that include the costs to fully renovate the Theater to its historic condition or various degrees of renovation with modifications to the historic use.
- Conduct upfront work in preparation for eventual issuance of an RFP for redevelopment and permanent occupancy, including a structural and cost assessment of the Theater space, and a cost assessment of renovating the front-of-house building space to vanilla shell, mid-level, and complete renovation status.
- Identify funding sources for renovation.
- Coordinate with Salt Lake County in identifying potential reuses.
- The funds will be used to hire an architectural team to provide detailed information on the renovation costs for the Utah Theater. In addition, the information will include potential reuses of the space.

Ms. Scheer said she thought this type of study was already completed. Mr. Butterfield stated that a seismic upgrade study was done on the building. We have not done a study that goes back and looks at restoring the historic elements.

SUGARHOUSE

#11-Installation of HAWK Light Project-$110,000
Amy Barry, Sugar House Community Council

Project Description: The project involves the installation of a HAWK light at the pedestrian crosswalk located at 1200 East 2100 South. The Salt Lake City Transportation Division will design, install and maintain the HAWK light.

Chairperson Wilkinson asked if the Transportation Division has been approached to install a traffic light at this location. Ms. Barry said yes and two years ago it was added to a funding request to get a pedestrian activated crossing light to be installed, but nothing has been done. She added that a HAWK light would be better suited for the crossing, instead of the smaller pedestrian activated light due to the street having five lanes of traffic.

Ms. Barry stated that the Transportation Division agrees that there is a problem, but there is no funding for the project.

#12-Hidden Hollow Revitalization Project-$195,000
Leslie Chan and Emy Malotas, Salt Lake City Parks and Public Lands and Salt Lake City Open Space Program
Project Description: This project entails plant restoration (seeding and small container plants), placement of boulders in key areas throughout the park and the upgrade of lighting within the park.

Chairperson Wilkinson asked if there were other funding sources involved in the project. Ms. Maloutas said that CIP funds were received that will be specifically used for signage within Hidden Hollow.

Chairperson Wilkinson asked why the City General fund is not being used to fund this project. Ms. Maloutas stated there is pressure to do this project immediately due to the development happening on the south end of the property as well as the Parley’s trail coming through the area. There are a lot of needs throughout the City’s parks and typically open space has been underfunded and right now we are working to facilitate for the open space program in the general operating budget. So we have to be strategic with what we can request and being able to maintain our existing lands is our primary focus.

Ms. Scheer asked if there would be any cost sharing with the City and the Wilmington Gardens Group. Ms. Maloutas said yes, there is a section of Hidden Hollow for which the Wilimington Gardens Group has done a detailed design and they will cover the cost for the vegetation and installation. As part of the ranking discussion, RAC members stated that RDA funds for this request would need to be fully matched by private contributions.

#13-Incentives for Historic Buildings-$100,000
Edward Butterfield, Redevelopment Agency of Salt Lake City

Project Description: The Board identified the need to encourage the preservation of historic buildings in Sugar House. The RDA will develop tools and work with Salt Lake City Planning Division to incentivize the renovation of historic buildings. If the program is successful, the RDA may submit funding requests on an annual basis.

There were no questions concerning this item.

#14-Loan Programs-$250,000
Edward Butterfield, Redevelopment Agency of Salt Lake City

Project Description: Since 1993, the RDA has provided loan programs to assist property owners within its project areas. The loan programs include New Construction, Building Renovation, Environmental Assessment & Remediation, High Performance Building Renovation, High Performance Building Construction, and Housing Property Acquisition. These programs recognize the need for the renovation and preservation of existing buildings, as well as the benefits of new construction, affordable housing, and environmental remediation. By offering low interest rates to property owners, the Agency loans are designed to act as a catalyst for private and public development within Sugar House.
There were no questions concerning this item.

#15-Public Art-$200,000
BreAnne McConkie, Redevelopment Agency of Salt Lake City

Project Description: The Sugar House Master Plan calls for the promotion of public art within the commercial area such as sculpture, infrastructure design and murals on existing blank walls. The purpose of this funding request is to install public art features that will contribute to the unique image and character of Sugar House while enhancing the overall pedestrian experience throughout the business district.

The RDA would contribute these funds towards public art installations at the Sugar House Monument Plaza and the midblock walkway that will be constructed south of the Plaza.

There were no questions concerning this item.

#16-Sugar House Monument Plaza and Mid-Block Walkways-$1,500,000
Edward Butterfield, Redevelopment Agency of Salt Lake City

Project Description: Examples of projects that would accomplish the RDA’s goals include assisting with improvements to the Sugar House Monument Plaza, and constructing a mid-block walkway through the Granite block. No definite plans have been formalized for these projects.

Chairperson Wilkinson asked if private developers would be participating. Mr. Butterfield said yes.

#17-SH Streetcar Planning, Design and Construction
Edward Butterfield, Redevelopment Agency of Salt Lake City

Project Description: Planning for the Sugar House Streetcar began in 2006 with the study of alternatives for transit through South Salt Lake City and Salt Lake City, terminating in Sugar House at Highland Drive. The results of this first study determined that a streetcar within the existing Utah Transit Authority right of way (approximately 2230 South between the Central Pointe TRAX station and McClelland Street) would best serve the community goals of mobility and economic development. A financial feasibility study was completed in the fall of 2009, and an Environmental Assessment was approved by the U.S. Department of Transportation in 2011. The project is a high priority for South Salt Lake City, Salt Lake City, and the Utah Transit Authority, who have collaborated on submittals for federal funding. On October 20, 2010, $26 million in federal funds were awarded to the project through the USDOT. The agreement with the USDOT for the funds has been finalized, and construction will commence in March 2012. The funding package approved by the City Council in December 2011 contemplates a $500,000 annual RDA allocation for each of the last 3 years of the SH Project Area.

The project envisions a modern streetcar line that will connect a thriving regional commercial center (Sugar House Business District) to the highly successful regional TRAX light rail system.
The project has features that meet both community and mobility goals. These include seven stops approximately 0.3 miles apart with service every 15 minutes during peak hours and every 30 minutes during off-peak hours. When the project opens, daily ridership is estimated to be approximately 3,000, rising to over 4,000 by 2030.

There were no questions concerning this item.

**#18-Implementation of Streetscape Amenities Plan-$500,000**
Edward Butterfield, Redevelopment Agency of Salt Lake City

**Project Description:** The RDA is the process of completing a street amenities plan. The requested funds will be used to implement components of the plan once completed.

The plan will identify:
- Pedestrian crossing enhancements with traffic calming measures.
- Pedestrian amenities that encourage walkability as well as streetscape and urban design enhancements such as transit shelters, a corridor lighting theme, and benches and trees.

There were no questions concerning this item.

**WEST TEMPLE GATEWAY**

**#19- Application was Withdrawn**

**#20-People’s Portable Garden-$21,856**
Brit Merrell, Wasatch Community Gardens

**Project Description:** The People’s Portable Garden is in its fourth season and continues to be a community-supported and sustainable temporary use of RDA property while awaiting redevelopment. The People’s Portable Garden is located on RDA-owned property located at 873-877 South 200 West and is managed and maintained by WCG. The requested funds would cover garden improvements and operating expenses from July 2011 to June 2012, as well as funds that could be utilized for moving the garden if a suitable location is found during this fiscal year.

There were no questions concerning this item.

**#21-New Wayfinding Signage Fabrication and Installation-$50,000**
Dan Bergenthal, Salt Lake City Transportation Division

**Project Description:** In the next four years, Salt Lake City’s Transportation Division will be upgrading the City’s existing wayfinding sign system. This request has been submitted for funding from the Central Business District, Depot District, and West Temple Gateway project areas.
Chairperson Wilkinson asked how the costs for each project area were selected. Mr. Bergenthal stated that the $2 million figure is what the consultant estimated it would cost and then after looking at the current wayfinding signs in each of the project areas a proportional cost was created. He added that the original sign installation was paid entirely by RDA funds.

Mr. Gamvroulas asked what the cost would be if the wayfinding signs weren’t completely replaced, but to just enhance or add to what is currently there. Mr. Bergenthal said that the consultant presented that option to the City Council in 2011 and the Council determined that they wanted to refurbish the signs enough to last another 3 – 5 years, but after that they wanted the signs completely replaced. The reason for replacing the signs is because they want a new modern look for the City.

#22-Land Acquisition and Development-$150,000  
Matt Dahl, Redevelopment Agency of Salt Lake City

Project Description: In an effort to increase the rate of residential owner-occupancy, create neighborhood oriented commercial development, and construct mid-block walkways within the West Temple Gateway Project Area, the RDA staff would like to allocate funds for land acquisition and development. The 900 South TRAX Station and other public improvements provide infrastructure necessary to promoting standard and transit-oriented development opportunities. The RDA will utilize budgeted funds for marketing costs, legal services, demolition, site preparation, environmental remediation and temporary use improvements for RDA-owned properties. As per RDA guidelines, staff will present acquisition requests or reuse plans to the Board of Directors for consideration and approval.

In addition to the land development costs, funds can be used to make strategic purchases that allow the RDA to remove deteriorated properties, stimulate additional development, and increase future private investment in the area.

There were no questions concerning this item.

#23-Loans-$100,000  
Edward Butterfield, Redevelopment Agency of Salt Lake City

Project Description: Since 1993, the Agency has been providing loan programs to assist property owners within its project areas. The programs include the Building Renovation, New Construction, Housing Property Acquisition, and Environmental Remediation and Assessment loan programs. A few years ago, the Board added the High Performance Building Loan programs for new construction and renovation. These programs recognize the need for the renovation and preservation of existing buildings, as well as the benefits of new construction.

By offering low interest rates to property owners, the Agency loans are designed to act as a catalyst for private and public development within West Temple Gateway.

There were no questions concerning this item.
#24-Public Art-$50,000  
BreAnne McConkie, Redevelopment Agency of Salt Lake City  

Project Description: The RDA has traditionally provided funds for the installation of public art. Due to the success of the program in other project areas, the RDA would like to continue setting aside funds to be used for the creation of public art within the West Temple Gateway Project Area.

There were no questions concerning this item.

#25-Public Improvements, $500,000  
Kort Utley, Redevelopment Agency of Salt Lake City  

Project Description: The West Temple Gateway Project Area requires various improvements to accommodate current and future development. The Jefferson Street mid-block walkway will enhance pedestrian connectivity in the neighborhood while adding density and reinforcing Jefferson Street’s single-family character. Streetscape enhancements along 900 South will calm traffic, create a more inviting pedestrian experience, and improve the overall neighborhood curb appeal.

There were no questions concerning this item.

#26-Downtown Streetcar Planning, Design and Construction-$50,000  
Matt Dahl, Redevelopment Agency of Salt Lake City  

Project Description: The RDA and CED have begun planning for a new streetcar line that will serve the West Temple Gateway, Depot District, Central Business District, and Granary District Project Areas. As part of the planning process, a Feasibility Study was completed by HDR Engineering and Fehr and Peers that identified an optimal first alignment and assessed the possible sources of financing for the project. The report indicated that local sources of funding, such as tax increment from the RDA, would need to be augmented by Federal funding to cover the estimated $60-80 million necessary for the design and construction of the Downtown Streetcar. This request is part of a series of multi-year requests that have been, and will be, used to fund a portion of the project. Funds allocated for the streetcar will go towards grant match, consulting, planning, design, and construction costs. West Temple Gateway Project Area funds would only pay a portion of the overall costs.

There were no questions concerning this item.

WEST CAPITOL HILL  

#27-300 West Street Improvements-$600,000  
Edward Butterfield, Redevelopment Agency of Salt Lake City
Project Description: The RDA is in the process of developing conceptual designs and a preliminary project scope for landscaped medians, sidewalk bulb-outs, and other features on 300 West from 300 North to 800 North. The goal is to enhance the visual qualities of 300 West as a significant gateway into the city and lessen the divide that 300 West currently creates through the neighborhood.

There were no questions concerning this item.

#28-Loan Programs-$100,000
Edward Butterfield, Redevelopment Agency of Salt Lake City

Project Description: The RDA provides loan programs to assist property owners within its project areas. The loan programs include New Construction, Building Renovation, Environmental Assessment & Remediation, High Performance Building Renovation, High Performance Building Construction, and Housing Property Acquisition. These programs recognize the need for the renovation and preservation of existing buildings, as well as the benefits of new construction, affordable housing, and environmental remediation. By offering low interest rates to property owners, the Agency loans are designed to act as a catalyst for private and public development within WCH.

There were no questions concerning this item.

#29-Marmalade Site Improvements-$250,000
Edward Butterfield, Redevelopment Agency of Salt Lake City

Project Description: The Library Board approved the RDA’s 300 West site as the location for a new library branch. The RDA staff is moving forward with issuing an RFQ/RFP for engineering and design services in Spring of 2012 to determine the required site improvements for development.

Mr. Gamvroulas asked if a determination has been made as to where the library will go. Mr. Butterfield stated that the ideal location for the Library would be the south east corner near Washington Elementary School and Arctic Court. The benefits to this location include angled parking on 500 North, which is a very wide street.

Mr. Gamvroulas asked if there was a Master Plan done on the rest of the site that would show the layout for the rest of the site. Mr. Butterfield stated that there was a Conceptual Plan done by EDA Architects showing a 20,000 sq. ft. library, townhomes on Arctic Court and 2-3 large buildings on 300 West.

#30-Public Art, $50,000
BreAnne McConkie, Redevelopment Agency of Salt Lake City

Project Description: The RDA has traditionally provided funds for the installation of public art. Due to the success of the program in other project areas, the RDA would like to continue setting
aside funds to be used for the creation of public art within West Capitol Hill. The commissioned art pieces would play a contributing role in future planned mixed-use developments.

If funding is allocated, the RDA will work with the Salt Lake City Arts Council to determine suitable locations and facilitate the RFP selection process. A few possible locations for public art are the Marmalade project or a median project along 300 West.

There were no questions concerning this item.

#31-Public Market at Rio Grande Depot-$2,000,000  
Jason Mathis & Kim Angeli, Downtown Alliance

Project Description: The Downtown Alliance is seeking funds from the RDA to assist in renovating a portion of the Rio Grande Depot for a Public market.

Ms. Scheer stated she was concerned with the temporary use of the Depot, where it looks like a convention with booths. She would prefer for it to be used long-term and built out. Mr. Mathis said they do not want that either and we want to make sure it is consistent with the historic integrity of the building.

Ms. Scheer asked what kind of vendor would go into this public market. Ms. Angeli said we would keep it very food focused and use vendors that are not cooking food on site. The types of vendors that we'd like to see at the public market would sell items such as eggs, cheeses and organic produce. The public market would only be open 2-3 days a week, but open year-round.

Ms. Beless asked if there would be much of a draw during the winter months. Mr. Mathis said yes. There are vendors that have shown interest in participating during the winter months. However, during the winter the public market would probably function on a smaller scale.

Chairperson Wilkinson asked if there were other sources of funding. Mr. Mathis said the Downtown Alliance is currently looking into some Federal grants and also there are discussions about creating a capital campaign.

#32-New Wayfinding Signage Fabrication and Installation-$50,000  
Dan Bergenthal, Salt Lake City Transportation Division

Project Description: In the next four years, Salt Lake City’s Transportation Division will be upgrading the City’s existing wayfinding sign system. This request has been submitted for funding from the Central Business District, Depot District, and West Temple Gateway project areas.

Chairperson Wilkinson asked how the costs for each project areas were selected. Mr. Bergenthal stated that the $2 million figure is what the consultant estimated it would cost and then after looking at the current wayfinding signs in each of the project area and came up with proportional
costs out of the $2 million. He added that the original sign installation was paid entirely by RDA funds.

Mr. Gamvroulas asked why the wayfinding signs are being completely replaced and not just enhance or additional signs added. Mr. Bergenthal said that the consultant presented that option to the City Council in 2011 and the Council determined that they wanted to refurbish the signs enough to last another 3 – 5 years, but after that they wanted the signs completely replaced. The reason for replacing the signs is because they want a new modern look for the City.

#33-Incentives for Historic Buildings-$100,000
BreAnne McConkie, Redevelopment Agency of Salt Lake City

Project Description: The RDA Board identified a need to encourage the preservation of historic buildings to maintain the unique, historic warehouse character of the Depot District. The RDA will develop tools and work with Salt Lake City’s Planning Division to incentivize the renovation of historic buildings. If the program is successful, the RDA may submit funding requests on an annual basis.

There were no questions concerning this item.

#34-Intermodal Hub Development-$1,000,000
Jill Wilkerson-Smith, Redevelopment Agency of Salt Lake City

Project Description: RDA staff is proceeding with implementation of the Intermodal Hub Development Strategy in 2012. This will involve preparing the RDA’s properties for disposition, designing and constructing surrounding streets, and building one to two shared parking structures for use by surrounding users. Funds from this allocation will go toward the construction phase of the project.

Chairperson Wilkinson asked if this funding would be used for the referenced parking structure. Ms. Wilkerson-Smith said no, that the funds would only be used for streets.

#35-Loan Program-$200,000
Jill Wilkerson-Smith, Redevelopment Agency of Salt Lake City

Project Description: Since 1993, the Agency has been providing loan programs to assist property owners within its project areas. The programs include the Building Renovation, New Construction, Housing Property Acquisition, and Environmental Remediation and Assessment loan programs. A few years ago, the Board added the High Performance Building Loan programs for new construction and renovation. These programs recognize the need for the renovation and preservation of existing buildings, as well as the benefits of new construction. By offering low interest rates to property owners, the Agency loans are designed to act as a catalyst for private and public development within Depot District Project Area.

There were no questions concerning this item.
#36- Public Art, $50,000  
BreAnne McConkie, Redevelopment Agency of Salt Lake City

**Project Description:** This request is intended to continue the public art program in the Depot District Project Area. The requested budget allocation is not intended to fund a specific public art project, but to accrue funds for a future project. If funding is allocated, the RDA will work with the Salt Lake City Arts Council to determine suitable locations and administer the art selection process.

There were no questions concerning this item.

#37-Rio Grande Hotel Maintenance Reserve-$50,000  
Matt Dahl, Redevelopment Agency of Salt Lake City

**Project Description:** In an effort to increase low income housing opportunities, the RDA purchased the Rio Grande Hotel. The RDA subsequently leased the Rio Grand Hotel to Home Inn Rio Grande LLC, for the purpose of operating the property as an SRO. In the lease agreement, the RDA agreed to fund a portion of necessary and appropriate capital improvements and repairs. The RDA’s obligation to fund the capital improvements and repairs decreases by 10% annually until 2015 when the RDA’s proportional obligation is 50%. In 2012, the RDA’s proportional obligation is 80%.

Home Inn Rio Grande LLC has not identified any imminent capital improvements or repairs. The funds being requested would be held as a reserve in anticipation of future needs.

Mr. Gamvroulas asked if this property is operating on its own. Mr. Dahl replied yes.

#38-Downtown Streetcar Planning, Design and Construction-$500,000  
Matt Dahl, Redevelopment Agency of Salt Lake City

**Project Description:** The RDA and CED have begun planning for a new streetcar line that will serve, among other areas, the Depot District, Granary District, and West Temple Gateway Project Areas. As part of the planning process, a Feasibility Study was completed by HDR Engineering and Fehr and Peers that identified an optimal first alignment and assessed the possible sources of financing for the project. The report indicated that local sources of funding, such as tax increment from the RDA, would need to be augmented by Federal funding to cover the estimated $60-80 million necessary for the design and construction of the Downtown Streetcar. This request is part of a series of multi-year requests that have been, and will be, used to fund a portion of the project. Funds allocated for the streetcar will go towards grant match, consulting, planning, design, and construction costs. Depot District Project Area funds would only pay a portion of the overall costs.

There were no questions concerning this item.
GRANARY DISTRICT

#39-Granary District Crowdsourced Redevelopment Charrette-$23,800
James Alfandre and Christian Harrison, Kentlands Initiative

Project Description: Kentlands Initiative (KI) is proposing and planning for a seven-day Crowdsourced community workshop (Charrette) during which a neighborhood redevelopment business plan will be developed for the Granary District. The “crowd,” who will drive the outcomes of the Charrette, will include Granary District property owners, residents, businesses, other Salt Lake citizens, the development community, investors, the Salt Lake City Planning Division, Envision Utah, and the University of Utah. Professional and nationally-experienced planners, and local nonprofits and architecture/design firms will volunteer over 1100 hours to provide the tools and skills needed to facilitate the Charrette. This Charrette is an innovative model that uses engaged collaboration to help each stakeholder have their needs met by other stakeholders through the combining of energies, resources, and ideas. KI and University of Utah Planning and Architecture students are now gathering extensive information about every aspect of the Granary District. The Charrette will educate, inform, gather, and host a series of discussions and workshops addressing economic and financial feasibility, design, neighborhood hubs and assets, sustainability, building reuse and infill, a business district, and tenant/landlord collaboration. It will bring all stakeholders to the same table to create a cohesive business plan and vision for implementing a sustainable urban neighborhood in the Granary District.

Ms. Scheer asked what the funds would be used for. Mr. Alfandre replied that $10k will go to basic architect and civil engineering as well as; venue rental, travel costs, refreshments, management/operating costs, Wi-Fi, chairs tables, and marketing.

Chairperson Wilkinson asked that given the timing of this project how would Kentland Initative be funded. Ms. Easterling replied that the Board could make a change in the budget amendment and not fund the project through the annual budget process.

Chairperson Wilkinson asked how the results of the charrette get integrated into existing planning documents. Mr. Alefandre stated that they want to leverage some of the schedules in the city and provide some outcome information to Planning Department for their rezoning efforts.

#40-400 W. Improvements-$300,000
Lynn Jarman, Salt Lake City Engineering

Project Description: The Engineering Division is requesting these funds to pay for the re-design and engineering of roadway improvements along a three-block stretch of 400 West (from 600 South to 900 South).
Ms. Scheer asked why the costs for this project are not being covered by the City. Mr. Jarman said there is a large need to fix many of the roads throughout Salt Lake City and unfortunately, not enough funds to fix them all.

Ms. Scheer asked if additional design work would need to be done if 400 West is the selected route for a streetcar. Mr. Jarman stated that the City’s Engineering division is planning on designing the street as if the streetcar’s route is along 400 West.

### #41-Loan Programs-$100,000
Ashlie Easterling, Redevelopment Agency of Salt Lake City

**Project Description:** Since 1993, the Agency has been providing loan programs to assist property owners within its project areas. The programs include the Building Renovation, New Construction, Housing Property Acquisition, and Environmental Remediation and Assessment loan programs. A few years ago, the Board added the High Performance Building Loan programs for new construction and renovation. These programs recognize the need for the renovation and preservation of existing buildings, as well as the benefits of new construction.

By offering low interest rates to property owners, the Agency loans are designed to act as a catalyst for private and public development within the Granary District.

There were no questions concerning this item.

### #42-Public Improvements-$400,000
Kort Utley, Redevelopment Agency of Salt Lake City

**Project Description:** The Granary District requires various improvements to accommodate current and future development including: 400 West street reconstruction, 300 West street reconstruction, curb and gutter installation, utility upgrades, street lighting installation, and fixed rail transportation construction.

There were no questions concerning this item.

### #43-Downtown Streetcar Planning, Design and Construction-$20,000
Matt Dahl, Redevelopment Agency of Salt Lake City

**Project Description:** The RDA and CED have begun planning for a new streetcar line that will serve the Granary District, Depot District, Central Business District, and West Temple Gateway Project Areas. As part of the planning process, a Feasibility Study was completed by HDR Engineering and Fehr and Peers that identified an optimal first alignment and assessed the possible sources of financing for the project. The report indicated that local sources of funding, such as tax increment from the RDA, would need to be augmented by Federal funding to cover the estimated $60-80 million necessary for the design and construction of the Downtown Streetcar. This request is part of a series of multi-year requests that have been, and will be, used to fund a portion of the project. Funds allocated for the streetcar will go towards grant match,
consulting, planning, design, and construction costs. Granary District Project Area funds would only pay a portion of the overall costs.

There were no questions concerning this item.

**HOUSING**

**#44-Salt Lake City Housing Trust Fund-$1,000,000**  
LuAnn Clark, SLC HAND

**Project Description:** Contribution to Salt Lake City’s Housing Trust Fund.

Chairperson Wilkinson asked if Ms. Clark had seen an increase in requests for funds. Ms. Clark said she has not only received an increase in requests, but the amounts being requested are higher.

**#45-200 South Railroad Quiet Zone Improvements-$500,000**  
Stephanie Tooms, Salt Lake City Engineering

**Project Description:** The project involves installation of railroad quiet zone improvements at the above listed location(s) to extend the existing quiet zone from 1000 West to 2500 West. The funding request is for a portion of UPRR and Salt Lake Garfield and Western Railway Company (SLGWRR) design, construction, and construction engineering costs. Future UPRR Design and Construction funding will be needed. The City portion of design of the project was funded from the existing RDA allocation.

There were no questions concerning this item.

**#46-North Temple Project Area: Housing Infill Funds-$250,000**  
Jill Wilkerson-Smith, Redevelopment Agency of Salt Lake City

**Project Description:** In the past, the RDA has participated in housing infill projects, such as the Pugsley Street project in West Capitol Hill. Staff will negotiate property acquisitions to assist with providing housing opportunities, as well as promoting revitalization efforts in the North Temple Project Area.

Ms. Scheer asked if we have identified any areas that need assistance and have we acquired any land to which Ms. Wilkerson-Smith replied yes we have identified a neighborhood on Laxon Court, which is a very narrow street, where parking is an issue as well as the houses being in disrepair.

**#47- North Temple Project Area: Housing Infill Funds-$250,000**  
Jill Wilkerson-Smith, Redevelopment Agency of Salt Lake City
Project Description: In the past, the RDA has participated in housing infill projects, such as the Pugsley Street project in West Capitol Hill. Staff will negotiate property acquisitions to assist with providing housing opportunities, as well as promoting revitalization efforts in the North Temple Project Area.

There were no questions concerning this item.

**#48-SRO Housing Development-$100,000**
Matt Dahl, Redevelopment Agency of Salt Lake City

Project Description: In an effort to increase low income housing opportunities, the RDA staff would like to allocate funds to increase the amount of SRO housing in Salt Lake City by acquiring and developing property for that purpose.

In addition to the land acquisition costs, the RDA may use some of the budgeted funds for demolition, site preparation, environmental remediation, temporary use improvements, marketing, SRO construction, or private SRO development incentives. As per RDA requirements, staff will present any acquisition requests or reuse plans to the Board of Directors for consideration and approval.

There were no questions concerning this item.

**#49- SRO Housing Development-$100,000**
Matt Dahl, Redevelopment Agency of Salt Lake City

Project Description: In an effort to increase low income housing opportunities, the RDA staff would like to allocate funds to increase the amount of SRO housing in Salt Lake City by acquiring and developing property for that purpose.

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There were no questions concerning this item.

**PROGRAM INCOME FUND**

**#50-North Temple Façade Improvement Project-$100,000**
David Galvan, NeighborWorks Salt Lake City and Westside Business Alliance
Project Description: NeighborWorks Salt Lake, in conjunction with the Westside Business Alliance (“WBA”), desires to offer a façade improvement program for small business owners on the North Temple Corridor from 700 West to Redwood Road.

Ms. Scheer asked if this is a brand new program to which Mr. Galvan replied that yes this is a pilot program although similar programs have been done through the RDA and others. Mr. Wilkinson asked for the specific area that this program is targeting to which Mr. Galvan stated that it matches the RDA Project area of approximately 700 West to Redwood Road.

Ms. Scheer asked about Goldman Sachs’ role in this project to which Mr. Galvan answered that Goldman Sachs will match with grant monies, up to $5000 per business. Ms. Scheer asked what the incentive is for a business to take advantage of this program to which Mr. Galvan answered that with light rail that is going in on North Temple and everything that is happening in the area, it’s a good time to invest in their businesses and the business owners recognize that.

Ms. Scheer asked if someone will be talking to the businesses in the area. Mr. Galvan answered stating that there are at least 20 people from the area including the Westside Business Alliance, LDS Business College and the Fair Park that have been meeting and discussing with the business owners and will continue to do so. When asked by Ms. Scheer if the business owners could do anything that they want, Mr. Galvan answered that it would be up to the Design Review Committee and that would most likely consist of the Redevelopment Agency, Salt Lake City, Community and Economic Development and the Downtown Alliance.

Chairperson Wilkinson asked if Goldman Sachs would like to be on the Review Board to which Mr. Galvan stated that he hasn’t asked them but feels that they probably just want the Community Re-investment Credit and wouldn’t want to be involved in the process.

#51-North Temple Project Area: Acquisition Funds-$100,000
BreAnne McConkie, Redevelopment Agency of Salt Lake City

Project Description: With the completion of light rail along the North Temple corridor, the RDA can, with adequate funds, purchase challenged properties and convert them into uses that meet the goals of the North Temple Boulevard Plan. This funding request will most likely be repeated next year to build adequate funds for needed acquisitions.

There were no questions concerning this item.

#52-North Temple Project Area: Seed Funds-$100,000
BreAnne McConkie, Redevelopment Agency of Salt Lake City

Project Description: The North Temple Urban Renewal Project Area was created in October 2011. The RDA will not receive its first tax increment distribution for the County until March 2014; however, there are several opportunities to begin investment in the newly created project area. If funding is allocated, the RDA will identify and pursue catalytic projects and economic development opportunities, as well as determine future action steps for the formative years of the
project area. If necessary, the funds will be used to assist Salt Lake City with the administration of an EPA Brownfield’s grant, contingent upon successful award of the grant. Staff may submit this request again next year to build substantial funds for a more substantial catalytic project. Chairperson Wilkinson asked what seed money means in this instance to which Ms. Wilkerson-Smith answered that seed money lends itself to more flexibility and can be used for administration costs, marketing, and legal assistance. Mr. Baxter explained that our first tax increment funds won’t arrive until Spring of 2014 and we need seed money in the interim.

#53-West Capitol Hill Infrastructure Improvements-$500,000
Edward Butterfield, Redevelopment Agency of Salt Lake City

Project Description: The RDA is in the process of developing conceptual designs and a preliminary project scope for landscaped medians, sidewalk bulb-outs, and other features on 300 West from 300 North to 800 North. The goal is to enhance the visual qualities of 300 West as a significant gateway into the city and lessen the divide that 300 West currently creates through the neighborhood. The RDA is also coordinating with the Transportation division on cost estimates to complete the lighting of 300 West that is consistent with Salt Lake City’s Lighting Master Plan.

There were no questions concerning this item.

#54-Granary District Public Improvements-$1,000,000
Kort Utley, Redevelopment Agency of Salt Lake City

Project Description: The Granary District requires various improvements to accommodate current and future development including: 400 West street reconstruction, 300 West street reconstruction, curb and gutter installation, utility upgrades, street lighting installation, and fixed rail transportation construction.

There were no questions concerning this item.

#55-West Temple Gateway Public Improvements-$1,000,000
Kort Utley, Redevelopment Agency of Salt Lake City

Project Description: The West Temple Gateway Project Area requires various improvements to accommodate current and future development. The Jefferson Street mid-block walkway will enhance pedestrian connectivity in the neighborhood while adding density and reinforcing Jefferson Street’s single-family character. Streetscape enhancements along 900 South will calm traffic, create a more inviting pedestrian experience, and improve the overall neighborhood curb appeal.

There were no questions concerning this item.

#56-Implementation of Streetcar Greenway Improvements-$500,000
Edward Butterfield, Redevelopment Agency of Salt Lake City
Project Description: In the Salt Lake City portion of the streetcar corridor that is not actually used by the streetcar, the RDA is planning a series of pedestrian plazas connected by east-west running trails and landscaping. Our intention is to provide some level of improvement to the entire width of the corridor. The plaza areas will be centered on the main street intersections – 900 East, 700 East, 500 East, and will be mostly hardscaped, to include furniture, benches, lighting, and possibly some public art, and trails running east-west along the length of the corridor, bordered by a variety of park-like landscaping treatments. The RDA has hired CRSA to help run a series of public meetings to gather input and develop detailed plans.

There were no questions concerning this item.

#57-Repayment of Utah Theater Loan to Revolving Loan Fund-$250,000
Edward Butterfield, Redevelopment Agency of Salt Lake City

Project Description: The RDA purchased the Utah Theater Property in December, 2009 for $5.5 million. To facilitate the purchase, the RDA borrowed $3,450,000 from the Revolving Loan Fund (RLF). This action was conditional upon the RDA repaying the RLF from other sources. The RDA staff has determined that now with the RLF reaching capacity on loan requests, repayment of a portion of the purchase price may allow us to replenish the pool of loan funds. A budget amendment in November 2011 repaid $600,000 to the Revolving Loan Fund leaving the remaining repayment balance of $2,850,000 for the Utah Theater purchase.

There were no questions concerning this item.

2. Review Rankings And Recommendations

Mr. Baxter explained the ranking process to the RAC members.

RAC reviewed and ranked each of the submitted proposals. Attached is a spreadsheet of the rankings.

3. Review and Recommendation for the 2012/2013 Administrative Budget

Mr. Baxter presented the 2012/2013 Administrative Budget. He stated that there aren’t many changes and explained that the over increase is approximately 2 ½%.

Mr. Johnson made a motion to recommend approval to the 2012/2013 Administrative Budget. Vice-Chairperson Cottle seconded the motion. Upon roll call, the motion passed unanimously.

5. Adjournment.

Brian Wilkinson, Chairperson