

REDEVELOPMENT AGENCY STAFF MEMO

DATE: August 18, 2015

ITEM #: 9.A.

PREPARED BY: Jill Wilkerson-Smith

RE: Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City Approving the Extension of the Exclusive Negotiation Period with Artspur Revitalization Group, for the Development of RDA Owned Property Located at 244 South 500 West

REQUESTED ACTION: Approve the extension of the exclusive negotiation period with Artspur Revitalization Group for RDA-owned property located at 244 South 500 West.

POLICY ITEM: Depot District Strategic Plan – Station Center Project/Preserve Historic Assets

BUDGET IMPACTS: N/A

EXECUTIVE SUMMARY/ANALYSIS: Artspur Revitalization Group (“Artspace”) is requesting a second extension of its exclusive negotiation period with the RDA, moving the expiration date from August 19, 2015 to December 9, 2015. The purpose of the extension is to grant additional time necessary for the RDA to complete environmental remediation of the subject property at 244 West 500 South.

ANALYSIS & ISSUES: In May 2015, the RDA Board granted an 80-day extension to August 19th of the exclusive negotiation period with Artspace to perform environmental remediation of the Beehive Brick property. The RDA’s environmental consultant estimated a completion date of July 31st to complete the soil excavation that was required to remediate the site. However, because several unforeseen conditions were encountered during excavation, additional time is now needed to further assess contamination at the site, evaluate additional remediation options, and complete remediation. Staff recommends the Board approve extending the end of the exclusive negotiation period to December 9, 2015. Depending on the results of the evaluation that will take place between now and December, staff may need to return to the Board to further extend the exclusive negotiation period.

PREVIOUS BOARD ACTION:

- On May 13, 2014, the RDA Board approved a termsheet for the sale of its 244 South 500 West property.
 - On May 12, 2015, the RDA Board approved an 80-day extension of its closing with Artspace on the sale of its 244 South 500 West property to perform environmental remediation.
-

ATTACHMENTS: Resolution

RESOLUTION NO. 760.____

August 18, 2015

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY APPROVING THE EXTENSION OF THE EXCLUSIVE NEGOTIATION PERIOD WITH ARTSPUR REVITALIZATION GROUP, FOR THE DEVELOPMENT OF RDA OWNED PROPERTY LOCATED AT 244 SOUTH 500 WEST

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 a redevelopment plan effective October 15, 1998 entitled “Depot District Redevelopment Project Area Plan;” and

WHEREAS, the Agency currently owns property located at 244 South 500 West (the “Property”) in the Depot District Project Area; and

WHEREAS, the Agency purchased the Property with the intent of restoring the structure (“Structure”) located on the Property to its original historic character; and

WHEREAS, on May 13, 2014, the RDA Board adopted Resolution No. 746.02 approving the terms for the Purchase and Sale Agreement, Development Agreement, and other agreements with Artspace for the sale and development of the Property and the Structure; and

WHEREAS, on May 12, 2015, the RDA Board granted an 80-day extension of the deadline for the sale of the Property to Artspace; and

WHEREAS, Artspace has formed a nonprofit organization, Artspur Revitalization Group, and the Property will be sold to Artspur Revitalization Group; and

WHEREAS, a second extension, to December 9, 2015, is needed to complete environmental remediation 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 approve the extension of the deadline for the sale of the Property to December 9, 2015.

Passed by the Board of Directors of the Redevelopment Agency of Salt Lake City, this 18th day of August, 2015.

Stan Penfold, Chairperson

ATTEST:

D.J. Baxter, Executive Director

Transmitted to the Chief Administrative Officer on August ____, 2015. 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:

By: _____