

Onequa Corner

In June 2004, Neighborhood Housing Services began constructing two live-work units at 1285 West 500 North after entering a development agreement with the Agency. The Agency purchased the land for \$65,000, plus provided a \$332,000 construction loan to NHS for the project. Each of the 2,500 square foot units has a ground floor commercial/retail space with upper level living accommodations. One of the two units is available to a buyer whose household income is 80% or less AMI.



850 South Washington Street

In November 2003, Willow Heights, LLC was selected by the Agency to design, construct and sell a multiple-housing development. In a two-phase project, Willow Heights constructed seven attached townhomes at 850 South Washington Street. The first phase resulted in a four-unit building with the second phase including the remaining three-units. A two-car garage was provided for each townhouse with rear access from the alleyway. For the project, the Agency provided the developer with a \$113,000 land acquisition loan and gave Salt Lake City up to \$25,000 to pave the adjacent alleyway. All of the residential units will be owner-occupied with two of the seven units being ADA-visitable. The entire development should be completed by the end of January 2006.

Salt Palace Expansion

Salt Lake City contributed a total of \$8 million to Salt Lake County for the Salt Palace Expansion. The Agency has agreed to pay \$1.6 million to Salt Lake City once bond reserves are available in 2007, to cover its share of the contribution. The expansion consists of a 400-stall parking garage and additional exhibition space. The project is slated for completion by August 2006.

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**REDEVELOPMENT AGENCY
OF SALT LAKE CITY**

**THE REDEVELOPMENT AGENCY
OF SALT LAKE CITY**

451 S. State Street, Room 418
City & County Building
Salt Lake City, Utah 84111

900 South TRAX Station

The 900 South TRAX Station began servicing the residents and businesses of the West Temple Gateway Project Area in September of 2005. As the first TRAX station to be built in a residential neighborhood, the 900 South Station provides a unique opportunity to encourage Transit Oriented Development throughout the project area. Several residential developments were built in anticipation of the station's construction and several others are currently being planned.

The 900 South Station's construction was made possible through collaboration between the Agency and the Utah Transit Authority. The Agency contributed \$1,060,401 for the design and construction of the station and the Utah Transit Authority provided construction management services as well agreeing to operate and maintain the station after it was completed. The Agency also commissioned The Glass Arts Guild of Utah to provide artwork for the station that incorporated the residential nature of the surrounding community. The station and its art work took six months complete.



ABOVE: 900 South Trax station, looking to the west.



LEFT: Public art piece by The Glass Arts Guild of Utah, entitled "Faces".

900 South Reconstruction

The Redevelopment Agency provided \$255,000 to partially fund the installation of decorative street lighting on 900 South from Main Street to I-15. The street lights were installed at 7 poles per block and were of an "asparagus" design. All additional lighting costs, which included the street lights installed on 900 South from I-15 to 900 West, were paid for with City Class C funds.

The street lighting contributed to Salt Lake City's reconstruction of 900 South which included new curb and gutter, sidewalk, storm drainage, roadway pavement, traffic signals and park strip landscaping. The entire improvement project was completed in December 2005.



Block 53 Groundbreaking

In June 2005, the Metro Condominium Project had their official ground breaking. This \$26 million project located at 350 South 200 East contains two levels of underground parking including 250 Agency-owned parking stalls, plus 207 above grade parking stalls for residential use. The housing portion consists of 117 condominium units within seven stories located on 1.57 acres of land which the Agency sold to Wood Development. The units will include 19 studio units, plus 19 one-bedroom, 55 two-bedroom, 20 three-bedroom, and 4 live/work units. These dwellings will range in size from 585 square foot studios to 1,488 square foot three-bedroom units. The Agency-owned parking stalls will be used by the State of Utah to satisfy a prior parking obligation. The development is a joint partnership with the Agency, the State of Utah, Bank of American Fork, and Price/Prowswood LLC.

Metro Condominium Project Funding Partners

Redevelopment Agency of Salt Lake City: \$5.7 million
Bank of American Fork: \$8 million



Sugarhouse Reliquary

As part of the 2004-2005 fiscal year budget, the RDA funded \$40,000 for the fabrication and installation of public art in the Sugar House Project Area. The Salt Lake Design Board selected a proposal from Dan Gerhart for his "Sugarhouse Reliquary"— a series of leaping fish sculptures in cast metal. The sculptures can be viewed at 1020 East 2100 South near the new McClelland Street project.

RDA LOANS 2005

MM&G

MM&G Investments, LLC made significant improvements to the commercial office building located at 165 South Regent Street with the assistance of a \$73,000 Building Renovation Loan from the Agency. The improvements affected all three floors of the building and included updating the lighting and electrical systems, adding new office and conference rooms, raising the first floor ceiling and replacing many of the building's doors and windows. The renovation was completed in February 2005.

Young Fine Art Studio

In April of 2005, Richard Young obtained a \$19,200 Building Renovation Loan from the Agency to renovate the Young Fine Art Studio located at 602 West South Temple. The renovation more than doubled the size of the studio through the construction of a 1,200 square foot addition. The addition incorporated an open design with large overhead doors to allow for improved storage and workspace access. The renovation was completed in July of 2005.

Litvin Gallery Antiques

Litvin Partners, Inc. was loaned \$12,500 from the Agency for tenant improvements to an antique gallery located at 169 East Broadway Street in the Central Business District Project Area. The renovations include plumbing, electrical, flooring, paint and other finish work. Since reopening in April 2005, Litvin Gallery Antiques has been operating as a decorative gift and antique shop.

400 West Traffic Signal

The RDA contributed approximately \$100,000 for the construction/installation of the traffic signal located at the intersection of 300 South and 400 West. The signal will promote better traffic flow at this busy intersection.

Redman Building

In March of 2005, the RDA approved a loan in the amount of \$750,000 for the renovation of the Redman Building located at 1240 East 2100 South. When completed, the project will include 14,000 square feet of residential and 16,000 square feet of commercial space. The total project cost is estimated to be \$5.8 million.



Children's Museum of Utah

On September 22, 2005 the Children's Museum announced the beginning of construction of the new Discovery Center at The Gateway. The museum's construction will cost approximately \$34.5 million of which \$25 million was funded through a county-wide bond issue. The Agency allocated \$350,000 as part of the 2003/2004 budget to assist in the build-out of the facility which when added to prior contributions brings the total Agency contribution to \$550,000. When completed, The Discovery Center will be a 75,000 square foot facility that will include more than 40,000 square feet of hands-on exhibits and participatory programs serving children from infancy to 18, their families and schools.

McClelland II

In May of 2004, the Board approved a \$950,000 construction loan for McClelland Street Associates to construct a single-story commercial development. The development consists of three commercial spaces that are currently leased to Paradise Bakery and the Bajio Grill located at 2100 South and 1000 East. Construction for the development was completed in October 2005.

Housing First

In March of 2005, the Board approved a \$700,000 loan from the Housing Property Acquisition Loan Program to Housing Assistance Management Enterprise (HAME), a non-profit subsidiary of the Housing Authority of Salt Lake City. The loan proceeds were used to acquire a 2.7 acre parcel located at 542 West 600 South. The project will be a mix of 100 studio units and several one-bedroom apartments available to formerly homeless individuals.

Poplar Street Pub

The Agency provided Alvie Carter with a \$121,000 loan for the second-phase remodel of the Poplar Street Pub. The renovations to the building include a stucco exterior finish, storefront doors and windows, a connecting corridor and conveyor, sprinkler systems and additional finish work. The pub is expected to be open for business by March, 2006.

SNT Enterprises, L.C.

In 2005, SNT Enterprises, L.C. received a \$157,500 Neighborhood Business Loan from the Agency for renovations to an office building located at 231 West 800 South in the West Temple Gateway Project Area. The work included demolition, a new vestibule, office dividers, ADA-accessible bathrooms and other finish work. The purpose of the remodel was to physically divide the building into two distinct leaseable spaces.

Five Star Restaurant

Turner Price Enterprises, LLC, received a \$100,000 Building Renovation Loan from the Agency for tenant improvements for the Five Star Restaurant, located on the first-floor of the Brooks Arcade Building located at 268 South State Street. Open since July 2004, the restaurant is the second location for a small, family-owned restaurant located in Roy, Utah.



1049 Associates LLC

1049 Associates, LLC acquired a \$160,575 Building Renovation Loan from the Agency to make the building located at 2100 South 1049 East suitable for night clubs and restaurants. The renovation included bringing utilities and safety features up to code, providing additional space through the removal of non-load bearing walls, replacing flooring, installing a new staircase and replacing doors and windows. The building was immediately occupied by two night clubs after the renovation was completed in May of 2005.

