

MINTUES FROM THE MEETING FROM THE
REDEVELOPMENT ADVISORY COMMITTEE

Wednesday November 1st, 2017
451 South State Street, **Room 326**
City & County Building
Salt Lake City, Utah
4:00 p.m.

1. Roll Call.

Claudia O'Grady, Chairperson
Dale Christiansen, Vice Chairperson
Darin Mano, Member
Lance Dunkley, Member
Bernardo Flores-Sahagun, Member
Mark Isaac, Member

Absent:

Adrienne Bell, Member

Also Present:

Danny Walz, Chief Operating Officer
Louise Garcia, Administrative Secretary
Tammy Hunsaker, Project Manager
Susan Lundmark, Project Coordinator
Jill Wilkerson-Smith, Project Manager
Edward Butterfield, Senior Project Manager
Kort Utley, Senior Project Manager

2. Briefing by the Staff

A. RDA Updates.

Overniter Motel

Mr. Butterfield stated that the Redevelopment Agency Board directed staff to purchase the Overniter Motel. He added that the sale will close on Friday November 3, 2017.

Chairperson O'Grady suggested that RDA staff notify current occupants of the property and that the RDA works within compliance of the Utah Relocation Assistance Act.

Mr. Butterfield stated that RDA staff has recently submitted a budget amendment to the RDA Board, requesting \$400,000 for the relocation of the current occupants, ongoing maintenance and security for the motel.

Clearwater Homes

Mr. Butterfield stated that the RDA is still expecting Clearwater Homes to break ground early in 2018. He added that townhomes broke ground just east of the Marmalade Library and two of those unit have recently been sold.

Arctic Court

Mr. Butterfield said that the RDA is excited to be moving forward with the Arctic Court Project and that staff is working closely with the developer on opening Arctic Court as a private alleyway street.

B. Loan Updates.

Bishop Place

Mr. Butterfield stated that the RDA is working through recovering loan funds that had been previously disbursed to International Real Estate to renovate historic homes in West Capitol Hill, because the developers changed the development scope to demolish those homes.

3. Approval of the minutes of the October 4, 2017 meeting.

Vice Chairperson Christiansen made a motion to approve the minutes from the October 4, 2017 RAC meeting. Mr. Isaac seconded that motion. Upon roll call, the motion passed unanimously.

4. Business.

A. Project Area Creation

1. State Street

Ms. Lundmark provided an update of the draft plan for the State Street project area creation process which includes; goals and standards to guide project area development, geographic target areas, and objectives and tactics.

Ms. O'Grady recommended adding a goal tactic of environmental remediation for the State Brass Foundry & Machine property and other properties along State Street due to potential contamination. Ms. Lundmark stated that staff will take that recommendation to the Board.

Mr. Dunkley recommended that staff consult with local businesses and property owners along State Street before making changes to the streetscape, due to potentially providing increased hiding spaces for criminal activity.

Mr. Isaac recommended extending the geographical focus to Target Area #4 to encompass the west side of Main Street.

2. 9 Line

Ms. Hunsaker provided an update of the draft plan for the 9 Line project area creation process that is very similar to the State Street plan, which includes; goals and standards to guide project area development, geographic target areas, and objectives and tactics.

Ms. Hunsaker added that some of the major challenges to the 9 Line neighborhood is that it consists mostly of single family residential, there are a limited number of services and a lack connectivity to the other neighborhoods in the surrounding area.

3. Northwest Quadrant

Ms. Hunsaker provided an update on the Northwest Quadrant project area draft plan that the RDA board authorized in July of 2016. Ms. Hunsaker said that since the resolution was adopted, staff has been working on an economic development strategy that is divided into two phases. Ms. Hunsaker said that Phase I consisted of stakeholder engagement, a market assessment, and analysis of preliminary development scenarios. Building off of Phase I, the RDA is currently working with JLL on Phase II with an expected completion date of January 2018.

B. Affordable Housing Strategy

Ms. Hunsaker provided an overview of the RDA affordable housing funding strategy proposes tactics for utilizing the \$21 million set aside for affordable housing. She stated that staff is looking to promote mixed income housing, 40 % AMI and below, add new housing units to the housing stock. Ms. Hunsaker added that the RDA would like to carry out neighborhood revitalization and expand and improve opportunity in neighborhoods.

Ms. O'Grady reemphasized that it is imperative that housing gets done quickly and expediency is of the essence.

5. Adjournment.

There being no further business the meeting was adjourned.

Claudia O'Grady, Chairperson