

MINUTES  
FROM THE MEETING OF THE  
REDEVELOPMENT ADVISORY COMMITTEE  
Wednesday August 1, 2018  
451 South State Street, **Room 326**  
City & County Building  
Salt Lake City, Utah  
*4:00 p.m.*

1. Roll Call

Present:

Dale Christiansen, Vice Chairperson  
Darin Mano, Member  
Bernardo Flores-Sahagun, Member  
Mark Isaac, Member

Absent:

Claudia O'Grady, Chairperson  
Lance Dunkley, Member

Also Present:

Danny Walz, Chief Operating Officer  
Kalli Ruiz, Accountant I  
Jolynn Walz, Office Manager  
Robyn Smith, Office Facilitator  
David Arteaga, Project Manager  
Corinne Piazza, Project Coordinator  
Katie Lewis, Attorney

2. Briefing by the Staff

**RDA Updates**

State Street Project Area

In July, RDA Staff issued an RFP for the development of the State Street Property located at 255 South State Street. The selection committee reviewed the proposals and interviewed a short list of applicants. A list of preferred choices was sent to the Mayor for final approval.

New RDA Employees

Mr. Walz announced the addition of JP Goates, who came to the RDA from the Planning Department; Corinne Piazza came to the RDA from NeighborWorks; and Robyn Smith, our new Office Facilitator.

## **Loan Updates**

No updates were given.

### A. Approval of the minutes of the June 6, 2018 meeting

Mr. Isaac made a motion to approve the minutes from the June 6, 2018 meeting. Mr. Mano seconded the motion. Upon roll call, the motion passed unanimously.

### B. Business

#### A. Open Meeting Training by Katie Lewis

Ms. Lewis explained that each year there is a statutory requirement to provide Open Meetings and Training to all members of public bodies who are subject to the Open Meetings Act. The main point of the act is to recognize that, as a public body, the business of the committee should be in view of the public, open, and transparent.

Ms. Lewis provided training on the Open Meetings Act and asked if there were any questions.

All RAC members present had no questions concerning the training.

#### B. Written Briefing - Update for Utah Theater Redevelopment by David Arteaga and Danny Walz

Mr. Arteaga provided an overview and history of the acquisition, RDA ownership of the Utah Theater and its current negotiations. He explained that currently the property is in exclusive negotiations with Hines Development and the LaSalle Group. The agreement is divided into two phases: 1) due diligence phase to determine what it will take to preserve/restore the theater and what can be build next to it. 2) Would determine a development and negotiate terms for disposition.

RDA Staff has met with Preservation Utah, and they are adamant about the RDA making every possible effort to try to preserve the theater. Mr. Arteaga noted that the theater is not on the registry of historic buildings and added that the exterior is not the original façade and the condition of the interior is in a state of disrepair, which would take a considerable contribution from the City towards preservation and redevelopment of this theater. He added that the building is just a shell and there are no working electrical or plumbing systems, and an emergency egress is not feasible. Although Mr. Mano was surprised to hear of the deterioration to the interior of the Utah Theater, he felt that there was still historic significance to the structure to take into consideration.

RAC members present requested pictures of the existing conditions of the interior of the theater. COO Walz and Mr. Arteaga agreed to send photos and asked RAC members interested in touring the structure to reach out to staff.

COO Walz explained that the RDA has compiled all the studies and information gathered over the years to determine what would it take to preserve building. It is possible to save the building and put a viable use in it, but a subsidy of approximately \$60-\$70 million will be required.

COO Walz stated that staff plans to reach out to the general public and to inform them of the obstacles the structure has and why this theater has sat empty and unused. Staff is also working with Downton Alliance with the public outreach and the overall concept and how this fits within the downtown.

### 3. Adjournment.

There being no further business the meeting was adjourned.

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Dale Christiansen, Vice-Chairperson

This document along with the digital recording constitute the official minutes of the Redevelopment Advisory Committee held August 1, 2018.