

767th MEETING OF THE
BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, March 15, 2016
451 South State Street, Room 326
Salt Lake City, Utah
1:00 p.m.

AGENDA

1. Roll Call.
2. Briefing by the Staff. *~1:00 PM, 10 Min.*
3. Approval of the Minutes from the Meeting held February 9, 2016.
4. Report of the Chief Administrative Officer. *~1:10 PM, 5 Min.*
5. Public Comments. *~1:15 PM, 5 Min.*

The RDA Board will accept public comments regarding Redevelopment Agency business in the following formats:

 1. Written comments may be submitted to the RDA offices, 451 South State Suite 418, Salt Lake City, UT no later than two hours prior to the meeting start time on the day of the meeting.
 2. Verbal comments of two minutes or less will be accepted at the RDA Board meeting.
6. Redevelopment Business Action Items.
 - A. **Cicero Group**
 1. **Loan Request from Fielding Group, LLC c/o Cicero Group**

Consideration and adoption of a resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City approving a \$2,010,000 loan to Fielding Group, LLC c/o Cicero Group.

~1:25 PM, 10 Min.
 2. **Consideration and adoption of a resolution of the Board of Directors approving a tax increment reimbursement agreement with Fielding Group, LLC c/o Cicero Group.**

The Board of Directors will consider providing a tax increment reimbursement to Cicero Group in the approximate amount of \$100,000, to be administered in conjunction with the loan that the RDA will consider providing this applicant.

~1:35 PM, 10 Min.

B. Station Center

1. Consideration and Approval of Design Development Plans for the Station Center Infrastructure Improvements.

The Board will consider approval of the design development plans for infrastructure improvements in the Station Center neighborhood. **~1:45 PM, 15 Min.**

2. Consideration and Approval to Amend the Station Center Design Standards & Guidelines

The RDA's consultant Lo-ci will present a requested change to the Station Center Design Standards and Guidelines for the Board's consideration. **~2:00 PM, 10 Min.**

3. Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City authorizing the RDA to execute an Amendment to the existing Exclusive Negotiation Agreement with Boyer Cowboy Station, LC, for the sale of RDA-owned property located between 200 South and 300 South, and 500 West and 600 West.

The RDA Board will consider adopting a resolution extending an Exclusive Negotiation Agreement with Boyer Cowboy Station L.C. to May 12, 2016. **~2:10 PM, 5 Min.**

4. Consideration and Adoption of a Resolution of the Board of Directors of the Redevelopment Agency of Salt Lake City approving the Basic Concept Drawings for the Renovation of the Serta Mattress Building ("Parcel 2")

The RDA Board will consider adopting a resolution approving the basic concept drawings for Parcel 2 of the Station Center Project. **~2:15 PM, 5 Min.**

5. Consideration and Adoption of a Resolution Approving the Terms for an Option to Purchase Agreement, Development Agreement, Schedule of Development, and Other Agreements with Station Center Village, LLC for the Development of RDA Owned Property at 535 West 300 South

The RDA Board will consider adopting a resolution approving the terms of an Option to Purchase Agreement, Development Agreement, Schedule of Development, and other agreements, for the sale of Parcel 2 of the Station Center Project. **~2:20 PM, 10 Min.**

C. Public Market Site Selection

Consideration of approval for Parcel 5 of the Station Center project as the final site of the year-round public market. **~2:30 PM, 15 Min.**

D. Preliminary Review of RDA Housing Guidelines and Standards

Staff will present an overview of housing policy recommendations, with focus on property disposition and budget allocations, to inform a discussion on the RDA's Draft Housing Guidelines and Standards. **~2:45 PM, 30 Min.**

E. Consideration and Approval of Modifications to Redevelopment Agency Loan Program.

The Board will consider the approval of changes to the loan program concerning criteria to incentivize projects that advance the RDA's goals and objectives. ~3:15 PM, 10 Min.

F. Consideration and Adoption of a Resolution Approving an Extension Option to the Building Renovation Loan to MC Felt, LLC to Fund Renovations to the Felt Building at 341 South Main Street in the Central Business District Project Area.

Staff is seeking approval of an extension option for the Building Renovation Loan to MC Felt, LLC. ~3:25 PM, 30 Min.

7. Closed Meeting.

A. Consider Adopting A Motion To Enter Into A Closed Meeting In Keeping With Utah Code To Discuss Pending Litigation and/or The Acquisition/Disposition Of Real Property and/or Attorney-Client Matters That Are Privileged Pursuant To Utah Code Ann. § 78b-1-137(2). ~3:55 PM, 30 Min.

8. Redevelopment Business Updates.

A. RDA Strategic Plans

Staff will present the 2015-2018 strategic plans for the RDA's project areas and request that the Board consider a motion to approve them. ~3:35 PM, 30 Min.

B. Eccles Theater Update.

Staff will provide an update to the Board on Eccles Theater progress and be available to answer questions at the Board meeting. ~4:05 PM, 5 Min.

9. Redevelopment Business Written Briefings.

None.

10. Consent.

11. Adjournment.

Public comment items will be taken in writing by 12:00 the day of the meeting (deliver to RDA offices 451 South State Suite 418) or a two minute oral comment may be made at the meeting.

In accordance with State Statute, RDA Resolution and policy, one or more Board Members may be connected via speakerphone. After 5:00 p.m., please enter the City & County Building through the main east entrance.

Notice of Special Accommodations in Compliance with the Americans with Disabilities Act:

- Please make requests for reasonable accommodation at least three working days prior to RDA Board meetings by calling the RDA Offices at 801-535-7240
- The City and County Building is an accessible facility with an entrance located on the street level just south of the east stairs.