

CITY OF SOUTH SALT LAKE REDEVOLEPMENT AGENCY
MINUTES OF MEETING HELD
February 8, 2017

Date/Time/Place Wednesday, February 8, 2017
5:33 p.m.
220 East Morris Avenue #200
South Salt Lake, Utah 84115

Conducting Kevin Rapp, Chair

DIRECTORS PRESENT:
Sharla Beverly, Mark Kindred, Johnny McConnell,
Portia Mila, Ben Pender, and Kevin Rapp

DIRECTORS EXCUSED:
Shane Siwik

STAFF PRESENT:
Mayor Cherie Wood
Charee Peck, Chief of Staff
Lyn Creswell, City Attorney
Hannah Vickery, Assistant City Attorney
Mike Florence, Community and Economic Development Director
Randy Sant, Economic Development Consultant
Alexandra White, City Planner
Craig Burton, City Recorder
Ariel Andrus, Deputy City Recorder

Others Attending: See Attached

Opening Ceremonies

- 1. Roll Call.**

No Action Comments.

- 1. Bills, Claims, and Communications.** None

- 2. Report of the Executive Director.** Mayor Wood reported that the City just received word that WINCO will be breaking ground for their store on February 27, 2017.

Approval of Minutes

January 11, 2017. Director Pender made the motion to approve the minutes.

MOTION: Ben Pender
SECOND: Sharla Beverly

Voice Vote:

Beverly	Yes
Kindred	Yes
Mila	Yes
Pender	Yes
Rapp	Yes
Siwik	Absent

New Business

- 1. Appraisal and sale of surplus property adjacent to City Hall.** Community and Economic Development Director, Mike Florence, explained that the appraisal is regarding the adjacent vacant ground to the west of City Hall on Oakland Avenue. Mr. Florence was approached by a developer looking to construct an office for his business. The City hired an appraisal firm to do an appraisal to see what the property was worth. The Redevelopment Agency acquired the seven lots, just over one acre total, about twenty years ago with a plan to build a police station and have a city complex here. The City did a bond for the police station and it failed. Since that time the parcels have set vacant. Staff wanted to get direction from the RDA board to see if they were interested in keeping the property or work with the developer to gage his interest.

Mr. Florence reviewed the appraisal with the Board. He advised the Board that they do have a detention area on the property for their parking lot. If it were developed they would have to work out an arrangement to accommodate the detention area. The current zoning is a mixed use zone which allows a number of uses; commercial, retail, office, multi-family, etc. City Hall has sufficient parking. There would be concern if another use went in that needed to use, or share, the City's parking because that would impose some difficulties if they tried to sell it. So, any new use would have to provide its own parking. The land could be considered surplus property if the RDA wanted to do something with it. If they ever decide to relocate City Hall and sell it, the Oakland property could be sold at that time as well.

Economic Development Consultant, Randy Sant, advised that the only reason the Board might consider keeping the property is if they ever do something with City Hall but it has plenty of parking so he doesn't feel the Oakland Avenue property would be required for anybody else. He thinks it truly could be surplus property. The question is does it make sense to put City Hall in the new downtown area. That would be something staff would like to explore with Boyer, who is developing the downtown area.

Director Pender clarified with Mr. Sant and Mr. Florence that they both feel City Hall has enough parking if they vacated the building.

They agreed.

Director Pender asked how a business would affect the neighbors to the south on Whitlock Avenue.

Mr. Florence explained the developer would have to go the Planning Commission for approval. Staff would have some requirements and try to make it as small an impact as possible on the neighbors.

Director Pender asked if the business would be one that is open late at night.

Mr. Florence said this developer's business would close between five and six o'clock every evening but he can't control the future. The mixed use zoning does not have hours of operation. The developer is looking to build a two story office building with his headquarters in one half and lease the other half of it.

Mr. Sant advised that the RDA has the right to put some conditions on the property when they sell it. Obviously they would protect themselves so the new business could not park on the RDA's side, etc. If the developer was interested, they would next enter into a purchase agreement and bring it back to the RDA for approval. At the same time they would require the developer to come in with a site plan and rendering to give the Board some idea of what he is proposing to build before they executed the purchase contract.

Director Kindred clarified that the developer's parking would be on their own lot.

Mr. Sant agreed.

Director Kindred asked if ground is ever utilized by the RDA.

Mr. Florence said it acts as a dog park for Ramada.

Director Beverly is supportive of exploring a downtown City Hall with Boyer.

Directors Pender and Rapp agreed.

City Attorney, Lyn Creswell, said if they can't come to an agreement with this developer the next step would be to possibly list the property.

Director Kindred asked about the Boyer offer that is south of the Streetcar.

Mr. Sant said he can't reveal the tenant. But the property is on their short list. They need 50,000 square feet. One of the concerns staff has is they need a lot of parking which will result most likely into a parking structure. They will bring it back when it is more defined. Staff would like to have more on the site as well. They have talked about the need for a hotel and it would be a great piece of property for that in addition to the office building. They could probably fit a hotel, office building and parking structure on it. They want to see multiple uses on it. The tenant is serious but they are going to have to spend some money. They also said they would like to build a

100,000 square foot building and talk to the RDA and see if they are interested in joining in. Mr. Sant told them they would explore it and see if the Board is interested. That is where things are currently.

Director Pender asked Mr. Florence and City Planner, Alexandra White, if an office building on Oakland was a good way to go or do they see something else coming down the road.

Mr. Florence said it is a difficult parcel. They will not see any retail there because it doesn't have State Street frontage. If someone wanted to go larger there they would have to buy out the car dealer and take out some single family homes. If the Board doesn't want to remove single family homes then he thinks it is a good use for the property. Someone could still come in and redevelop Duffy's at some point because it is a little bit more than an acre. He thinks it is good to at least explore it. About eight years ago they had a proposal to put townhomes there but the Board at the time did not want to do that. They wanted to see commercial rather than residential use there.

Mr. Sant advised that to get the value for the property the developer will need to do something on the scale of an office building to even come close. If this developer walks away his recommendation would be to come back and have a dialogue to see if it makes sense to list the property or hold it in case the State Street frontage became available and they could do something bigger or better on it.

Ms. White agreed with Mr. Florence and Mr. Sant saying anything residential or mixed use is going to require more land. Office and commercial doesn't need the State Street frontage. The property is big enough to get the building and the parking.

Director Kindred asked who approached who about the property.

Mr. Florence said the developer approached the City.

Board Chairman Rapp conducted a straw poll to see how the Board felt about pursuing this with the developer.

All the Board Members present were in favor of moving forward with the developer.

Director Kindred moved to adjourn.

MOTION: Mark Kindred

SECOND: Ben Pender

Voice Vote:

Beverly Yes

Kindred Yes

Mila Yes

Pender Yes

Rapp Yes

Siwik Yes

Redevelopment Agency adjourned at 5:54 p.m.

Kevin D. Rapp, RDA Chair

Craig D. Burton, RDA Secretary