

**NORTH SALT LAKE CITY
REDEVELOPMENT AGENCY MEETING
JANUARY 15, 2013**

FINAL

Minutes of the North Salt Lake Redevelopment Agency meeting held Tuesday, January 15, 2013 in the North Salt Lake City Office Building, 10 East Center Street, North Salt Lake, Utah 84054. The meeting was called to order by Mayor Arave at 6:00 p.m. (*Note: Mayor Arave opened both the Redevelopment Agency Meeting and the City Council meeting simultaneously. For clarity there are two sets of minutes.*)

PRESENT: Chairman: Len Arave, Mayor

Board Members: Stewart Harman
Brian Horrocks
Conrad Jacobson
Matt Jensen
Stan Porter

STAFF: Barry Edwards, City Manager
Ken Leetham, Assistant City Manager
Janice Larsen, Finance Director
Paul Ottoson, City Engineer
Craig Black, Police Chief
David Church, City Attorney
Linda Horrocks, Administrative Assistant
Kathy Streadbeck, Minutes Secretary

VISITORS: Mel & Karen Ball, resident
Jim Allen, resident
Jason Burningham, Lewis Young Robertson & Burningham

PUBLIC HEARING – RESOLUTION No. 2013-02R – Consider adopting a resolution for a proposed I-215 Legacy Highway Urban Renewal Area (URA).

Jason Burningham, Lewis Young Robertson and Burningham (LYRB), reviewed the Legacy Highway Urban Renewal Area (URA) and explained the process of creating such an area. The proposed URA is located along Center Street and Redwood Road and includes approximately 40 acres. This area was studied and found to have blight which means there is presence of dilapidation, deterioration, significant non-compliance with building codes and safety codes, unsanitary or unsafe conditions, vacancies, underutilized property, and/or criminal activity. The URA was created to eliminate this blight and to promote improvements both physically and economically. Currently, the proposed project area has limited uses and streets. There is no residential located in the area. Mr. Burningham reviewed the proposed plan including requirements of Utah State Code §17C-2-103 which governs a URA. He explained the Taxing Entity Committee involved with this process. The proposed URA will not disrupt any current uses but will allow for incentives in order to enhance the project area, including street improvements, infrastructure improvements, building improvements, landscaping improvements,

tenant improvements, etc. The proposed URA will increase commercial, retail, office, and light industrial uses within the area. All standards and guidelines regarding the URA and all improvements will follow the intent of the General Plan and current zoning ordinances. The URA is intended to spur revitalization which in turn will increase tax revenue and jobs. He explained that at some point this area will need to have an overlay zoning applied to it order to facilitate these improvements. In addition, participation agreements with property owners will need to be established during this process. He explained the laws regarding eminent domain stating this is a possible tool to be used in this process if necessary.

At 6:49 p.m. Mayor Arave opened the public hearing.

Jim Allen, 902 Romsey Court, questioned if there is any future plans for residential in this area.

Robert Bagley, 845 West Center, said his property (Marshall Radio) is located within the proposed URA. He said they have recently improved their building and landscaping. He is not sure why he has been included in this area. He has put a lot of money into these improvements and is worried this URA will require more change or will push him out of his current location.

Mr. Burningham said there is currently no residential located within the URA and there are no future plans to include residential within the URA either. Barry Edwards, City Manager, said there is no blight factors associated with the Marsh Radio property, but they were included in the area in order to provide options and incentives to the property owner in the future, i.e., curb and gutter.

At 7:17 p.m., Mayor Arave closed the public hearing.

Council Member Porter made a motion for the City Council to adopt Resolution No. 2013-02R a resolution (1) finding and determining that the owners of at least 40% of the private land area in the proposed I-215 Legacy Highway Urban Renewal Project Area boundaries have not objected in writing to the draft project area plan, and (2) adopting that draft plan as the official project area plan. The motion was seconded by Council Member Jensen and passed by unanimous vote (6-0).

Council Member Jacobson made a motion to go into a closed meeting to discuss the acquisition of land. The motion was seconded by Council Member Jensen and passed by unanimous vote (6-0).

CLOSED SESSION

At 8:12 p.m. the RDA held a closed meeting to discuss items related to land acquisition including the proposed I-215 Legacy Highway Urban Renewal Area (URA). In attendance were Len Arave, Mayor; Barry Edwards, City Manager; Council Members Jensen, Harman, Horrocks, Jacobson, and Porter; Ken Leetham, Assistant City Manager; Janice Larsen, Finance Director; Paul Ottoson, City Engineer; Bob Springmeyer, Bonneville Research; Linda Horrocks, Administrative Assistant; and Kathy Streadbeck, Recording Secretary.

RECONVENE AND ADJOURNMENT

At 9:00 p.m. Council Member Jacobson made a motion to reconvene the regular RDA meeting and adjourn. The motion was seconded by Council Member Porter and passed by unanimous vote (5-0).

Mayor

Secretary