

**MINUTES OF THE BOARD OF DIRECTORS
OF THE REDEVELOPMENT AGENCY
CITY OF HOLLADAY WORK MEETING**

**Thursday, July 18, 2013
7:00 pm
Mt. Olympus Room**

Board of Directors

Sabrina Petersen, Chair
Dennis Webb, Board Member
Jim Palmer, Board Member
Patricia Pignanelli, Board Member
Steven Gunn, Board Member
Lynn Pace, Board Member

Also Present

Randy Fitts, Executive Director
Stephanie Carlson, Secretary - *excused*
Craig Hall, City Attorney - *excused*
Paul Allred, Community Develop. Dir

1. Call to Order

Chairman Petersen called the meeting to order at 7:29 pm.

2. Update on Millrock Site Plans

Steve Petersen updated the Board on the site plans for the new building. They are working closely with staff to get this done in the next sixteen months due to the email he received from a tenant wanting 50,000 more sq ft. There are a number of fire issues with access, protection and a power source. The Board also discussed slope, grade, parking, traffic and exterior materials. The development agreement needs to be modified and approved by the RDA and the Planning Commission needs to give site plan and conceptual approval. There was discussion on traffic issues and getting the data from Dr. Perrin. The Board asked that Dr. Perrin present his data on August 1. This is a \$25 million dollar project and we need to move forward quickly. Class A office is in high demand and the rent would be \$28-29 sq foot, the location is also a plus.

Mr. Petersen also stated they would like to participate in some moderate income housing projects. They have some capital and have looked at the apartments behind the Mall that need some reconditioning.

3. Discussion on Moderate Income Housing Plan

Board Member Pace commented that there are three elements: one is the rehabilitation or building of 100 units. Second there is money set aside the budget that can only be used in the RDA areas for housing. Lastly, we need to have a plan on how or what we want to do to develop a range of housing stock that would satisfy that requirement and provide a quality housing product that is affordable enough for citizens to move in. We need a long range plan and need to hire a consultant to advise us about different options and parameters.

The Board discussed what they would like the City to look like long term and how to attract younger families to the area, while preserving what Holladay is. They talked about doing a subcommittee of the Board to look into options and move this forward. We need to look at what other cities have also done.

4. Other Business

5. *Closed Session Pursuant to Utah Code Section 52-4-204 & 205 to Discuss Personnel Issues, Potential Litigation and Property Acquisition and Disposition (if needed)*

Board Member Palmer moved to go into Closed Session to discuss personnel issue and property acquisition and disposition. Board Member Pace seconded the motion. The Board voted in the affirmative and convened in a closed session at 9:04 pm.

Those in attendance at this Closed Session were Board Members: Pace, Petersen, Palmer, Gunn, Webb and Pignanelli, Randy Fitts and Clarence Kemp.

Minutes for the closed session were taken and are now on file as a Protected Record.

Board Member Palmer moved to adjourn the closed session and reconvene the work meeting. Council Member Petersen seconded the motion. The Council roll call vote was as follows: Council Members Pace, Petersen, Pignanelli, Palmer and Mayor Webb in favor. The motion to go out of closed session at 11:28 pm passed by a unanimous vote.

6. Adjourn RDA Meeting and Reconvene to a City Council Work Meeting

There being no further business, Board Member Pace moved to adjourn and reconvene in a City Council work meeting. Board Member Pignanelli seconded the motion. The Board voted in the affirmative and the meeting adjourned at 11:30 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Redevelopment Agency work meeting held Thursday, July 18, 2013.

Stephanie N. Carlson, MMC
RDA Secretary

Sabrina Petersen, Chair

Minutes approved: 9-5-13