

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

**Thursday, August 8, 2013
5:30 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 - *excused*
Lynn Pace, Board Member

Also Present

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

5:00 pm Field Trip to Village Center

The Holladay RDA Board conducted a field trip to the Holladay Village Square to examine a request by the developer to allow a canopy to extend from the middle portion of the east elevation of the north building, currently under construction, to cover proposed outdoor restaurant seating. The developer explained that the outdoor seating area was vital to the success of the tenant, The Pie Pizzeria, they were attempting to attract for this space. The proposed covered area would extend into the City's plaza area approximately 20 feet and would be 40 feet wide. The height of the canopy would be 11-12 feet tall and secured to the ground with two permanent support posts. Additional discussion focused on DABC required barriers that would be part of the seating area as well.

The Board listened to an explanation of the materials and finishes that would be used as well as the under-canopy lighting, heating and entertainment systems. Representatives from the restaurant expressed their desire to be granted the outdoor seating area because this fits their business model at other store locations and creates a desirable ambience. The Board asked questions of the staff, developer and restaurant owner, examined the canopy space as it relates to the raised planter boxes, pedestrians on the plaza, a tree and tree grate that may need to be relocated, etc. The field trip adjourned at 5:45 pm.

1. Call to Order

Chairman Petersen called the meeting to order at 6:09 pm.

2. *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 Webb moved to go into Closed Session to discuss personnel issue and property acquisition and disposition. Board Member Palmer seconded the motion. The Board voted in the affirmative and convened in a closed session at 6:12pm.

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

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

Board Member Webb moved to adjourn the closed session and reconvene the work meeting. Council Member Pace 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 7:03 pm passed by a unanimous vote.

3. Discussion on Village Center

4. Update on Millrock Site Plans

The Board went over the process and upcoming issues. The Planning Commission will give site plan approval then the Board and Council will approve or amend the development agreement. Mr. Hall stated that the existing development is fine we just need to amend it to bring it up to date and add the history.

5. Other Business

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

There being no further business, Board Member Palmer 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 7:05 pm.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Redevelopment Agency work meeting held Thursday, August 8, 2013.

Stephanie N. Carlson, MMC
RDA Secretary

Sabrina Petersen, Chair

Minutes approved: 9-5-13