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DEPARTMENT of ECONOMIC DEVELOPMENT

REDEVELOPMENT AGENCY STAFF MEMO

DATE: December 12, 2017
PREPARED BY: Jim Sirrine
RE: Redevelopment Agency Semi-Annual Property Report

REQUESTED ACTION: None. Written Briefing.

POLICY ITEM: None.

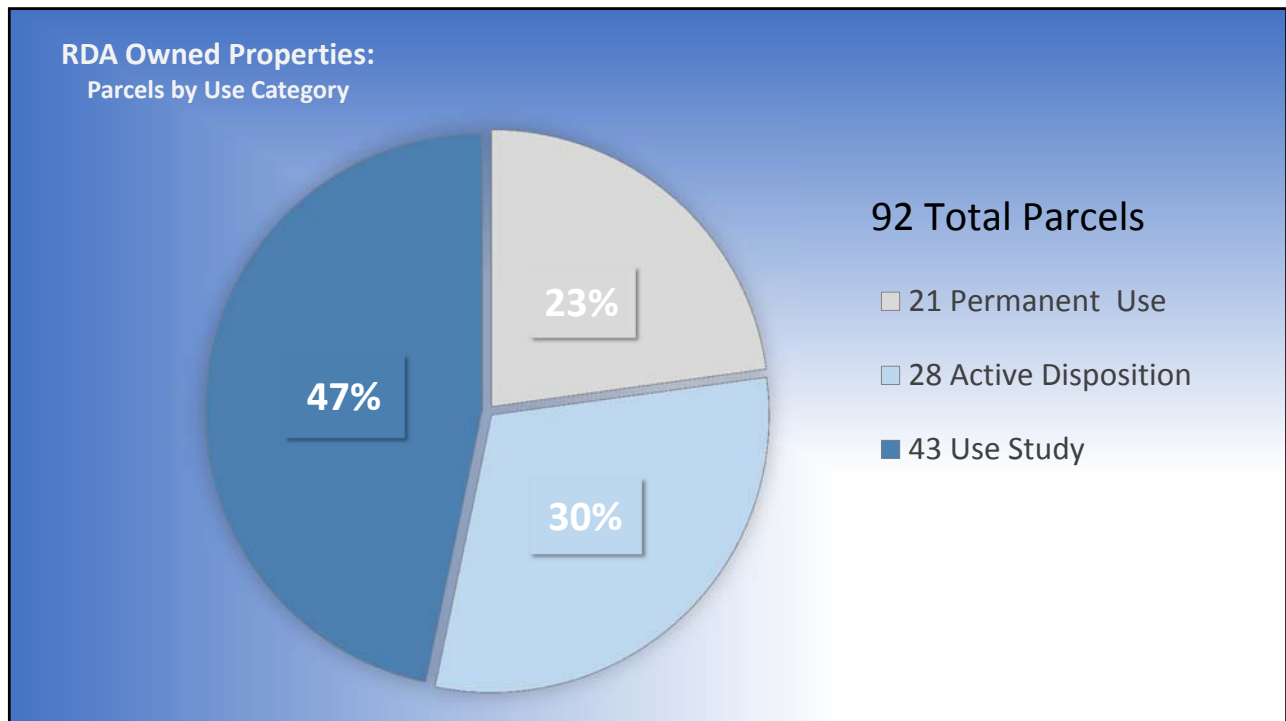
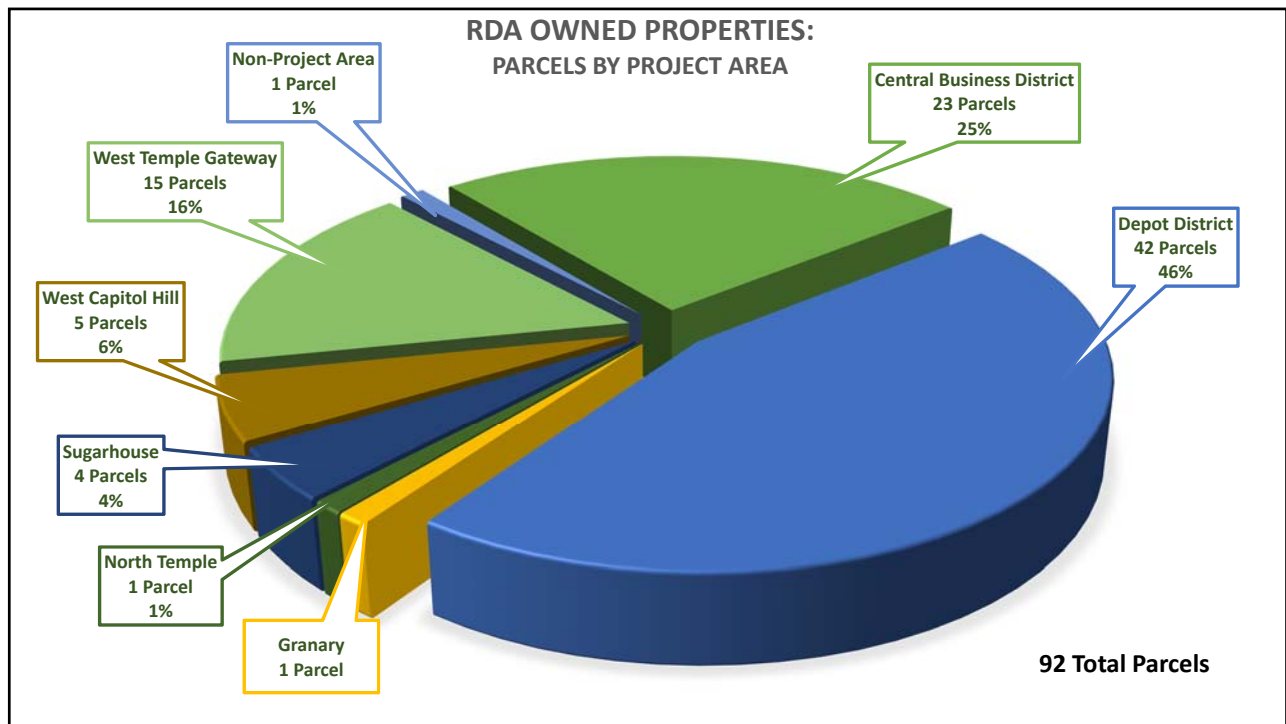
BUDGET IMPACTS: None.

EXECUTIVE SUMMARY/ANALYSIS:

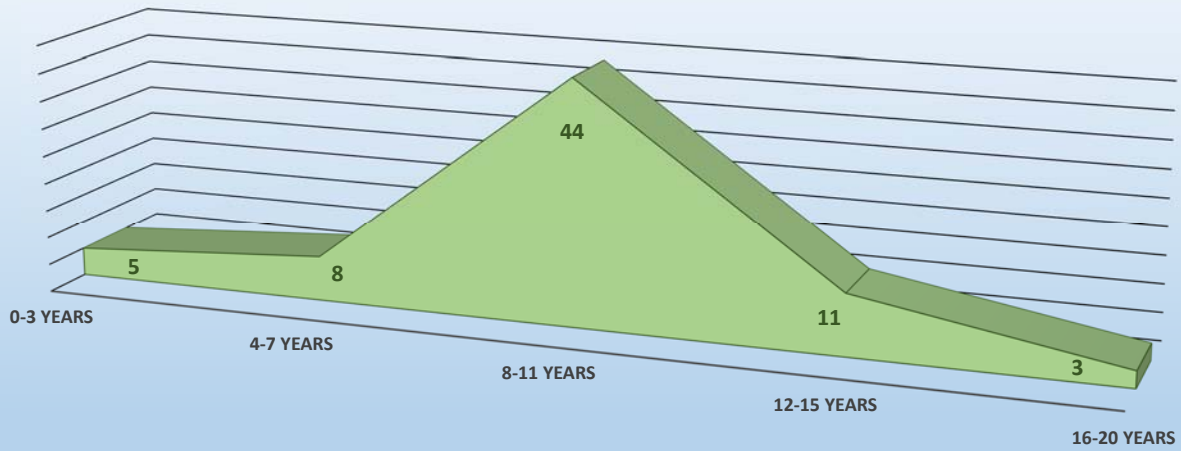
As directed in the Land Disposition Policy, the RDA provides the Board, not less than semi-annually per fiscal year, an inventory of all Tier 1 and Tier 2 properties.

The attached RDA Owned Property Report contains a current inventory of all RDA owned properties. The report includes the property description, address, parcel information, approximate size, and zoning of each property. In addition, it details any interim uses occurring at each property, the date acquired, current use, and status of final disposition.

ATTACHMENTS:
RDA Owned Property Report

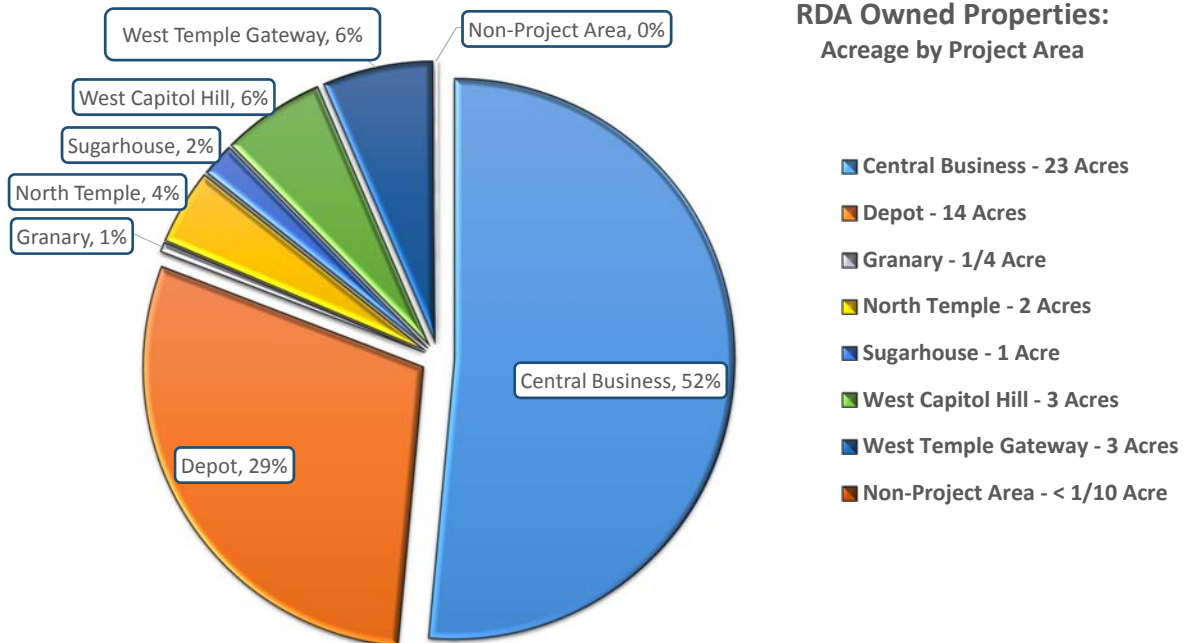


RDA Owned Properties: Parcels by Length of Ownership



■ Number of Parcels Owned
(“Permanent Use” properties excluded)

RDA Owned Properties: Acreage by Project Area



RDA Property Inventory as of December 2017

Project Area/Property	Description	Assessor Address	Parcel ID	Size (ac.)	Zoning	Tier	Year Acquired	Use Category	Current Use	Proposed Reuse
CENTRAL BUSINESS DISTRICT										
Broadway Center (Parking Garage)	Parking structure with retail spaces	251 S. Floral St.	16-06-154-048-0000	0.66	D-1	T-2	1989	Permanent Use	Leased to Broadway Center Limited	N/A
Eccles Theater and Ancillary Spaces	Eccles Theater, retail spaces, and plaza	131 S. Main St.	16-06-105-064-0000	1.8	D-1	T-1	2003-2014	Permanent Use	Theater events in partnership with County Center for the Arts and leased retail	N/A
	Regent at Priority Dispatch		16-06-105-065-0000	0.01	D-1	T-1	2003-2004	Permanent Use		
Gallivan Center Plaza (Block 57)	Gallivan Center - plaza, event center, and amphitheater	239 S. Main St.	16-06-152-072-0000	0.4	D-1	T-1	1984-1991	Permanent Use	Event spaces, plaza, and walkway	N/A
		239 S. Main St.	16-06-152-077-2000	3.49						
Gallivan Center Parking	Parking Structure under Gallivan Center Plaza	49 E. Gallivan Ave.	16-06-152-077-6001	3.49	D-1	T-1	1984-1991	Permanent Use	Parking garage	N/A
Gallivan Avenue Retail	Retail spaces	228 S. State St.	16-06-152-079-6001	0.27	D-1	T-1	1984-1991	Permanent Use	Retail spaces	N/A
		228 S. State St.	16-06-152-079-2000	0.27						
Land - Vivint Arena (Block 79)	Arena - N. section	365 W. S. Temple	15-01-127-015-6001	4.99	D-4	T-1	1989	Permanent Use	Land leased to Larry H. Miller Arena Group thru 2040	N/A
	Arena	301 W. S. Temple	15-01-127-015-2000	0						
	Arena - S. section	301 W. S. Temple	15-01-128-020-2000	5						
	Arena	301 W. S. Temple	15-01-128-020-2001	0						
	Arena	301 W. S. Temple	15-01-128-020-6001	0						
Metro Condos Parking (Block 53)	Lower two levels (250 stalls) of an underground parking structure	350 S. 200 E.	16-06-309-001-0000	0.01	D-1	T-2	1991	Permanent Use	Parking stalls leased to the State of Utah	N/A
			16-06-309-002-0000	0.01						
Theater Midblock Walkway (Block 70)	Midblock walkway connecting Main St. to Regent St. and access to the Eccles Theater	147 S. Main St.	16-06-105-009-0000	0.08	D-1	T-2	2014	Permanent Use	Mid-block walkway	N/A
255 S. State Street	Construction site of mixed use facility pending demolition; one historic building.	255 S. State St.	16-06-157-004-0000	1.12	D-1	T-1	2017	Active Disposition	Vacant construction site pending demolition	Creating RFQ to develop mixed use, multi-family housing.
Regent St. at 200 S. St.	Vacant land (former N. parking area of the NAC Drivers Lounge)	167 S. Regent St.	16-06-151-003-0000	0.03	D-1	T-2	2013	Active Disposition	Construction staging	Executed option agreement with Regent 200, LLC for a hotel development
	Vacant land (former NAC Drivers Lounge)	169 S. Regent St	16-06-151-004-0000	0.06						
	Vacant land (former E. parking area of the NAC Drivers Lounge)	167 S. Regent St.	16-06-151-018-0000	0.04						
Utah Paperbox (Block 66)	Vacant warehouse (formally Utah Paperbox)	340 W. 200 S.	15-01-129-041-0000	1.99	D-4	T-2	2008	Active Disposition	Construction staging	Signed an option to purchase agreement with Paperbox Developers, LLC. for a mixed use development

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Utah Theater and Retail Spaces (Block 69)	Main St. retail spaces (Twisted Roots, Ray's Barber Shop)	158 S. Main St.	15-01-229-070-0000	0.19	D-1	T-1	2010	Active Disposition	4 Retail tenants and historic theater	Under exclusive negotiation agreement with 160 S. Main/Hines Partnership for a mixed use development
	Utah Theater and Main St. retail spaces (S.am Gallery, Becket & Robb)	144 S. Main St.	15-01-229-068-0000	0.7						
Central Bus. Dist. Totals		# of Parcels 23	# of Acres	24.61						

DEPOT DISTRICT										
Rio Grande Hotel, Block 62	Rio Grande Hotel - Single room occupancy housing units	424 W. 300 S.	15-01-179-012-0000	0.3	D-3	T-2	2009	Permanent Use	Leased to HomeInn Rio Grande, LLC	N/A
Station Center Parcel 1	Vacant land and warehouse (former Intermountain Furniture Company)	243-255 S. 600 W.	15-01-151-009-0000	0.5	D-3	T-1	2008	Active Disposition	Temporary art installation, vacant buildings and land	Under agreement with The Boyer Company and Cowboy Partners for a mixed use development
		265 S. 600 W.	15-01-151-010-0000	0.88						
		245 S. 600 W.	15-01-151-011-0000	0.11						
		245 S. 600 W.	15-01-151-012-0000	0.26						
		564-566 W. 300 S.	15-01-151-013-0000	0.13						
		558-560 W. 300 S.	15-01-151-014-0000	0.13						
		235 S. 600 W.	15-01-152-012-0000	0.11						
		552 W. 300 S.	15-01-152-013-0000	0.13						
		544 W. 300 S.	15-01-152-014-0000	0.13						
Station Center Parcel 3	Vacant land and blue warehouse	540 W. 400 S.	15-01-302-017-0000	0.93	D-3	T-1	2002	Active Disposition	N/A	Partnering with Salt Lake City Housing Authority for development
		336 S. 500 W.	15-01-302-021-0000	0.32						
		336 S. 500 W.	15-01-302-022-0000	1.25						
Station Center Parcel 2 & Right of Ways	Vacant building (formally Serta mattress factory)	535 W. 300 S.	15-01-302-018-0000	0.6	D-3	T-1	2002	Use Study	N/A	To be detemined
	Vacant land (formally Serta factory dock area)	535 W. 300 S.	15-01-153-010-0000	0.19						
			15-01-153-011-0000	0.06						
	Vacant land (formally owned by State of Utah)	519 W. 300 S.	15-01-153-006-0000	0.13						

RDA Property Inventory as of December 2017

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Station Center Parcel 4	Vacant land	336 S. 500 W.	15-01-302-019-0000	0.16	D-3	T-1	2002	Use Study	N/A	Identifying reuse potential pending negotiations on Station Center Parcel 3
			15-01-302-020-0000	0.31						
Station Center Parcel 5	Warehouse buildings	502 W. 300 S.	15-01-152-021-0000	1.65	D-3	T-1	2010	Use Study	Leased to Sportswear Design Intl. (SDI) and to SLC "A Place For Your Stuff"	Designated public market site
	Paved parking lot area (formally Beehive Brick parking)	250 S. 500 W.	15-01-152-025-0000	0.56						
Station Center Parcel 6	Vacant land	233 S. 600 W.	15-01-151-005-0000	0.31	D-3	T-1	2008	Use Study	N/A	To be determined
	Intermtn Furniture- N warehouse	235 S. 600 W.	15-01-151-008-0000	0.49						
Sun Bar (Block 47)	Vacant land	702 W. 200 S.	15-02-234-015-0000	0.31	GMU	T-2	2003	Use Study	N/A	To be determined
Residence/Vacant Lots (Block 49)	Single family home (vacant)	42 S. 600 W.	15-01-104-004-0000	0.15	GMU	T-2	2015	Use Study	N/A	To be studied as part of small area plan
	Vacant lot	18 S. 600 W.	15-01-101-005-0000	0.16						
	Vacant lot	14 S. 600 W.	15-01-101-004-0000	0.12						
HOWA Gardens and Storage	Howa Storage Bays	648 W. 100 S.	15-01-103-022-0000	0.5	GMU	T-2	2008	Use Study	Leased: gardens - Green Team job training; storage units - mult. tenants	To be studied as part of small area plan
	Howa Gardens, NW	636 W. 100 S.	15-01-103-021-0000	0.37						
	Howa Gardens, NE	624 W. 100 S.	15-01-104-013-0000	0.31						
	Howa Gardens, SW	632 W. 100 S.	15-01-103-023-0000	0.34						
	Howa Gardens, S	663 W. 100 S.	15-01-104-015-0000	0.08						
	Howa Gardens, SE	622 W. 100 S.	15-01-104-014-0000	0.27						
HOWA Corporate (Block 48)	Howa Offices, N	663 W. 100 S.	15-01-107-042-0000	0.25	GMU	T-2	2008	Use Study	Leased to Utah Art Alliance	To be studied as part of small area plan
	Howa Offices, S	663 W. 100 S.	15-01-107-041-0000	0.25						
	Howa Yard 1	657 W. 100 S.	15-01-107-034-0000	0.2						
	Howa Yard 2	655 W. 100 S.	15-01-107-035-0000	0.01						
	Howa Yard 3	653 W. 100 S.	15-01-107-036-0000	0.16						
	Howa Yard 4	651 W. 100 S.	15-01-107-037-0000	0.16						
	Howa Yard 5	663 W. 100 S.	15-01-107-038-0000	0.34						
	Howa Paint Shop	633 W. 100 S.	15-01-107-039-0000	0.19						
	Howa Yard E	625-627 W. 100 S.	15-01-107-040-0000	0.22						
Depot District Totals		# of Parcels 42	# of Acres	14.03						

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GRANARY DISTRICT										
Gale St., Block 24	Vacant land (former Buker Properties)	901 S. Gale St.	15-12-255-001-0000	0.26	D-2	T-1	2009	Active Disposition	N/A	Bicycle Collective selected as developer
Granary District Totals		# of Parcels 1		# of Acres 0.26						

NORTH TEMPLE										
Overnighter Motel	Former motel, vacant lot, and house	1500 West North Temple	08-34-476-017-0000	2.07	TSA-MUEC-C	T-1	2017	Active Disposition	N/A	Creating RFQ to develop mixed use, multi-family housing.
North Temple District Totals		# of Parcels 1		# of Acres 2.07						

SUGARHOUSE DISTRICT										
Monument Plaza Paseo	Public Open Space - Hardscape and Landscape Improvements Complementary To Monument Plaza	1070 E. 2100 S.	16-20-206-043-0000	0.08	CSHBD1	T-1	2012	Permanent Use	Public walkway	N/A
St.car Traction Power Substation Site	S-Line Facility	1015 E. Sugarmont Dr.	16-20-205-021-0000	0.06	R-1-5000	T-2	2012	Permanent Use	S-Line Facility	N/A
S-Line Greenway	S-Line/Parley's Trail Greenway	2211 S. 900 E	16-20-135-021-0000	0.04	CN	T-2	2013	Permanent Use	S-Line/Parley's Trail Greenway	N/A
Sugarmont Plaza	Retail building and parking lot (former Deseret Industries)	2234 S. Highland Dr.	16-20-252-007-0000	0.72	CSHBD1	T-1	2012	Use Study	Leased for retail / community events	To be determined
Sugarhouse Dist. Totals		# of Parcels 4		# of Acres 0.90						

W. CAPITOL HILL DISTRICT										
524 N. Arctic Ct.	Vacant Land	524 N. Arctic Ct.	08-36-206-011-0000	0.11	SR-1A	T-2	2015	Active Disposition	N/A	Site under design
528 N. Arctic Ct.	Historic Home	528 N. Arctic Ct.	08-36-206-010-0000	0.12	SR-1A	T-2	2015	Active Disposition	N/A	Historic home undergoing renovation
Marmalade Lot 3	Vacant Land	580 N. 300 W.	08-36-205-036-0000	0.91	R-MU	T-1	1998	Active Disposition	Temporary Public Art	Mixed-use development breaking ground 2017
Marmalade Lot 2	Vacant Land	550 N. 300 W.	08-36-205-037-0000	1.05	R-MU	T-1	1998	Active Disposition	N/A	Mixed-use development breaking ground 2017
Marmalade Park	Vacant Land	524 N. 300 W.	08-36-205-038-0000	0.65	R-MU		2005	Active Disposition	N/A	Future Park
W. Capitol Hill Totals		# of Parcels 5		# of Acres 2.84						

Color Legend (depicting property use and disposition status)

Permanent Use

Active Disposition

Use Study

RDA Property Inventory as of December 2017

Project Area/Property	Description	Assessor Address	Parcel ID	Size (ac.)	Zoning	Tier	Year Acquired	Use Category	Current Use	Proposed Reuse	
W. Temple Gateway District											
912 & 916 Jefferson	Vacant lot behind market	912 S. Jefferson St.	15-12-259-017-0000	0.13	FBUN-2	T-2	2006	Active Disposition	Parking for local market and retail	Under contract with Central 9th Developers for construction of 4 townhomes	
		916 S. Jefferson St.	15-12-259-018-0000	0.13							
208 W. 900 S. Corner Lot	Paved vacant lot (formally EZ Auto)	208 W. 900 S.	15-12-253-030-0000	0.4	FBUN-2	T-2	2009	Active Disposition	Currently completing environmental remediation.	Negotiating an Opt to Purchase Agreement with Spy Hop for a youth media center	
Jefferson Corner Lot	Vacant lot	156 W. 900 S.	15-12-254-034-0000	0.2	FBUN-2	T-2	1997	Active Disposition	Leased-const. staging	Under contract with - Hat Trick, LLC for development of office space.	
W. Montrose Ave.	Vacant shop and apartment (formally T&G Upholstery)	745 S. 300 W.	15-12-206-013-6000	0.1	FBUN-2	T-2	2008	Use Study	Leased shop and storage	RDA staff has completed due diligence and cosidering options and schedule for marketing the property	
			15-12-206-013-2000	0.1							
	Building (Bulldog Sheet Metal)	244-246 W. Montrose Ave.	15-12-206-016-6000	0.09							
			15-12-206-016-2000	0.1							
	Vacant land	254 W. Montrose Ave.	15-12-206-017-0000	0.1					NA		
	Vacant land	244 W. 800 S.	15-12-207-012-0000	0.1							
	Vacant Lot (formally A&E Generator, N. yard)	252 W. Montrose Ave.	15-12-206-015-6000	0.09							
			15-12-206-015-2000	0.09							
	Vacant building (formally A&E Generator)	264 W. 800 S.	15-12-207-013-0000	0.84							
	Vacant land and storage building (formally DeVroom)	753 S. 300 W.	15-12-207-001-0000	0.34							
Vacant lot (formally Zaxx Car Wash)	765 S. 300 W.	15-12-207-002-0000	0.22	Encumbered							
W. Temple Gateway Totals		# of Parcels 15		# of Acres	3.03						
NON-PROJECT AREA											
Jackson Park Village HOA	Residential lawn	736 W. 500 N.	08-35-229-030-0000	0.07	R-2	T-2		Permanent Use	Green space.	N/A	
Non Project Area Totals		# of Parcels 1		# of Acres	0.07						
Combined Districts Totals											
		# of Parcels 92		# of Acres	47.81						