

SALT LAKE COUNTY

*2001 So. State Street
Salt Lake City, UT 84114*



Meeting Minutes

Friday, September 9, 2022

1:00 PM

RM N2-800

TRCC - Tourism Recreation Cultural and Convention

Upon request and with three working days' notice, Salt Lake County will provide free auxiliary aids and services to qualified individuals (including sign language interpreters, alternative formats, etc.). For assistance, please call (385) 468-7500 – TTY 711.

Members of the Board May Participate Electronically. The Public May Attend. Meetings May Be Closed For Reasons Allowed By Statute. Motions Relating to Any of the Items Listed Below, Including Final Action, May Be Taken.

1. Call to Order

Chair Mayor Overson called the meeting to order.

Chair Mayor Overson

Vice Chair Councilmember McCay

Board Member Mayor Dahle

Board Member Kim Sorensen

Board Member Colby Hill

Board Member Mayor Palmer

Board Member Mayor Zoltanski

Board Member Miranda Barnard

Board Member Mayor Mendenhall (Absent)

2. Public Comment

Chair Mayor Overson asked for public comment. No public comment provided.

3. Approval of Minutes

3.1 August 26, 2022 TRCC Board Meeting Minutes

[22-0841](#)

Attachments: [TRCC Board August 26, 2022 Minutes](#)

Chair Mayor Overson asked for a motion for approval of the September 2, 2022, TRCC Board Minutes.

Board Member Sorensen made a motion to approve the minutes.

Board Member Hill seconded.

The Board voted unanimously to approve the minutes.

4. Discussion Items

4.1 2023 TRCC Support Program Application Presentations

[22-0843](#)

1:10 pm University of Utah Department of Film & Media Arts

1:20 pm Murray City

1:30 pm South Jordan City

1:40 pm Redevelopment Agency of Midvale City

1:50 pm Redevelopment Agency of Midvale City

2:00 pm Redevelopment Agency of Midvale City

2:10 pm Midvale City

2:20 pm Sandy City

2:30 pm Sandy City

2:40 pm Sandy City/Sandy Amphitheater

University of Utah Department of Film and Media Arts

Andrew Patrick Nelson, Denise Begue, and Emeri Fetzer presented a PowerPoint on the University of Utah Department Film and Media Arts Modern Cinema. Nelson began the presentation with the acknowledgement that since they submitted their application, they had learned of the legislative intent set forth in 2016 to cap all University of Utah requests to \$150,000. With that knowledge, he noted they would still like to present their project, explaining the outdated auditorium no longer meets their needs. Their partners in the film community are growing, despite the building challenges. The department has committed one and a half million dollars over the last six years to retrofit the state. There is outdated HVAC, lighting, and ADA noncompliance. When the renovation is completed, they will be able to increase their community events to 50 a year. The total project is \$2.8 million dollars, and the University of Utah has pledged to match up to \$1.4 million raised.

Board Member Mayor Dahle asked for a clarification on the limitation of the funding amount.

Community Services Director Chalhoub stated that in November 2016, the Salt Lake County Council issued legislative intent stating future requests from the University of Utah couldn't ask for more than \$150,000 in a year and there needed to be collaboration within the school to submit only one application.

Begue acknowledged they were not aware of the funding cap and have passed that on to the University of Utah team.

Board Member Mayor Dahle asked if because of the legislative intent they are now only asking for \$150,000.

Nelson noted their team is good stewards of funding, and however much the TRCC Board granted, they would be good stewards of that resource.

Director Chalhoub let the board know that they can put forward as much as they want, but knowing that legislative intent, the Council can drop it down.

Board Member Sorensen asked for clarification on the match and the amount of money available.

Begue and Nelson clarified they have about \$400,000 in reserve and President Randall has dedicated up to \$1.4 million. They are looking to acquire the rest of the total amount.

Nelson discussed the other projects nearby that presents the opportunity for it to be ready to go.

Vice Chair Councilmember McCay asked about the existing building and the current seats.

Nelson addressed the seating, stating right now its for 400 seats which is much to large and they want to reduce it down to approximately 200-250 to make it a good cinematic experience and for classes.

Vice Chair Councilmember McCay asked if the exterior would stay the same.

Nelson noted that the exterior will stay mostly the same except for the addition of a lobby.

Murray City

Lori Edmunds presented a PowerPoint presentation on the Murray City Mansion Remodel which will be the new home of the Murray City Museum. Back in 2017, Murray City built a new city hall. The new city hall will not house the museum, so they determined a good place was the mansion. Edmunds gave a history of the building and shared photos. The Murray Mansion was added to the National Register of Historic Places in 2001. Edmunds explained there are four historic districts in Murray and residents are proud of the city's history. She shared the city did a survey to see what the community wanted and one of the top responses was the desire for downtown buildings to be updated. In 2022 they received one million for the project and in fiscal year 2023 they will receive another \$500,000. They have since found out their ADA is not conducive to what they need so they need another \$800,000 dollars to meet code.

Chair Mayor Overson asked for clarification on the building being on the national register, but it not being a museum.

Edmunds clarified that it is on the national registry but is not yet a museum. It will become a museum and a public place, hence the ADA.

Board Member Sorensen asked if they had prioritized their project with the other Murray playground project.

Edmunds stated the mansion is the priority project.

Vice Chair Councilmember McCay asked what other events will be held at the mansion.

Edmunds explained they will host an old fashioned Christmas, an Easter egg hunt, and any events they can bring in the history of Murray. There is also green space outside for a plaza.

Vice Chair Councilmember McCay asked about the size of the mansion.

Edmunds stated the building is four stories, but they will not be using the basement. The third level will be offices, and the attic will be used for storage.

South Jordan City

Janell Payne presented a PowerPoint presentation on the South Jordan City Arts Master Plan. Payne provided background on the arts in South Jordan. Their parks and recreation master plan briefly touched on the arts but went out for bids in 2019 for an arts master plan which was more than they could afford at the time. The arts in South Jordan has a 12 member arts council and good momentum with public arts programming. They run out of the Gil Center Museum and a Community Center. They want to create a master plan to match the enthusiasm of art in the community and can allocate funding and intentional needs and are looking to establish a set of processes and procedures for acquiring art in the city.

Chair Mayor Overson asked if the funding request was only for the consulting to develop a plan.

Payne noted that is correct.

Redevelopment Agency of Midvale

Nate Rockwood presented a PowerPoint presentation on Midvale Main Street Marketing. Rockwood explained there is an old main street in Midvale that is not state street. They are revitalizing the street now that was a city center. They are revitalizing the area to be an arts and culture district. He explained a community art house, the Midvale Performing Arts Center, a privately owned theatre, the County Senior Center is also located on the street. They are proposing to build a food truck plaza and have hosted events in the area. He explained they have engaged the city in the area with art and are working on small business loans and affordable housing to increase density. The RDA board has authorized them to work with an advertising firm and are working on coming up with a name for the area that will define the area as an arts, food, and culture place. They are asking for about \$80,000 to take the branding information and do a three-month social media advertising campaign.

Board Member Mayor Dahle asked about any matching funds.

Rockwood stated that they funded the first step, and they are asking for funding for the second step.

Chair Mayor Overson asked if the project had started yet, because of TRCC guidelines.

Rockwood explained that the project is the marketing campaign. The part of the project that has started is developing what will be in the campaign.

Board Member Mayor Dahle asked if it is a whole new envisioned main street?

Rockwood stated they have already done 25 murals on the street. There will be another mural festival at the time the marketing campaign takes off. The art house has artists working in it, and it is open to the public. There are also two theatres that are actively showing. They are working on the food truck plaza. He also stated that private developers are continuing to develop the space including a restaurant and coffee shop.

Chair Mayor Overson asked how the project implies to tourism as it is an RDA project. She asked for the clarification between tourism and a redevelopment project.

Rockwood explained they are redeveloping it into an art district, and they are hoping it will attract local tourism and become a hub in the Salt Lake Valley. They are trying to provide another vibrant area for people to come to.

Vice Chair Councilmember McCay stated she saw three from the RDA and one from Midvale City. She asked for the priority.

Rockwood stated the top priority is the lighting application, number two is the current project, the third one is the trails, and the fourth is the food truck plaza.

Redevelopment Agency of Midvale

Kate Andrus presented a PowerPoint presentation on Midvale Main Street City Hall Plaza. Andrus stated there has been growth in the area because of the strategies placed by the RDA. One of the strategies is to establish a sense of place along the street and includes a dead space along the street. The location offers a prime location for street activation and can act as a marquee entrance for the street. They are requesting approximately \$1.6 million dollars to develop and construct a food truck plaza and sculpture garden that will be a multifunctional space. Their goals are to create a sense of place, activate public space, and attract local business to the area through dining and entertainment. Andrus explained they have been working with the Food Truck League and Blue Line Design to get renderings for the design and are now in agreement for the design.

Vice Chair Councilmember McCay asked if the city is contributing any funding to the project or if they are trying to obtain other funding.

Rockwood explained that the project relates to the Bingham Junction RDA and Main Street RDA. There is some funding from the Bingham Junction RDA that could go towards it, but because it hits points of the grant, they applied. The project is listed as last priority because of that other possible funding option. He stated the more funding they can get, the more amenities and art they will include.

Chair Mayor Overson asked about the signing of interlocal agreements and if the county is included.

Rockwood stated they are included, and they received positive support from all taxing entities. The county approved the full ask which included public art. Most of the redevelopment funds will go towards the infrastructure on the street and public parking. They will continue to get grants and find ways to put art on the streets.

Chair Mayor Overson clarified art is included on the project and the county will be participating through the RDA and tax increment process.

Rockwood stated that is correct.

Redevelopment Agency of Midvale

Kate Andrus presented a PowerPoint presentation on Midvale Main Street Festival Lighting and explained that a goal of the RDA is to establish main street as a public place that plays a vital role in the social and economic lives of the community. Midvale City received funding from WFRC to put together a design study. The redesign includes festival lighting which would expand the length and width of main street that will enhance the look and feel of the street which will increase attraction to the area. They are requesting approximately \$387,000 for the festival lighting that includes the installation.

Board Member Mayor Zoltanski asked if they will be permanent structures or seasonal.

Andrus stated they would be permanent and are working to determine what sort of structure of poles and the durability of the lights to span across the streets. They are also discussing how they will control the lights and get power to the lights to function year-round. It will also play into the food truck plaza.

Board Member Mayor Zoltanski asked about the readiness of the project.

Andrus stated they put out the request for proposals to develop the plan and have currently narrowed it down to two. The goal is to get it going and by next year will have a design in place and get the lights in as weather permits.

Board Member Mayor Zoltanski asked about the arts and culture attraction in the area or features.

Andrus stated murals, sculptures, and signs. The public art program will add new elements each year (i.e., mural festival, chalk art, etc.). The design of the lights could be art themselves.

Vice Chair Councilmember McCay asked about the difference of alleyway in the picture to their design of putting lighting across main street and how many lanes of traffic are on the street.

Andrus stated there is one lane each way and there is quite a bit of traffic down that street

which is why parking is included. They will be designing it to have the minor streets be used as parking.

Rockwood stated they close the entire street down when they have events.

Vice Chair Councilmember McCay asked how many blocks the lighting would go.

Rockwood stated it is seven blocks, but they are small blocks.

Andrus showed a map of where the lights would go. It is a full seven blocks of minor streets.

Chair Mayor Overson asked if they have matching funding.

Andrus stated they don't. They have matching funding with WFRC for the design element and the tax increment is going towards parking and development. They can front the cost with the tax increment.

Rockwood stated this project is their top priority and within the CDA that was adopted, there was infrastructure. So, infrastructure funds could be matched with this project. He stated any projects they get funding for; they can find matching funds within the RDA projects.

Chair Mayor Overson clarified the prioritization of projects. She stated festival lighting is number 1, main street marketing is number 2, canals is 3 and plaza is 4.

Midvale City

Nate Rockwood presented a PowerPoint presentation on Midvale Canal Trails. He stated that one of the high priorities of city council is to work on connectivity. He explained that biking and walking in Midvale can be challenging and they have been working with WFRC and UDOT. They are participating in a study funded by UDOT to have trails along canals. He stated the Midvale Canals have access roads along the canal which would allow the canal companies to do maintenance and still allow for the trails. They are asking that in addition to the design grant from UDOT and a \$600,000 grant for infrastructure from UDOT. The city will match the \$200,000 ask for the rest of the infrastructure grant. Rockwood explained the \$1 million will most likely not cover the whole trail, but it will be phased and connect main areas first. Rockwood continued they will work with many entities to make this happen.

Board Member Mayor Dahle asked about the due diligence done on the section for encroachment on the easement. He asked about residential developments along the canal or is it mostly schools? He asked if it is shovel ready or will there be issues for residents? He added the challenges in Holladay.

Rockwood explained there has been a study done on all the canals and the current study is working with canal companies to make sure there aren't encroachment issues. He continued that he has walked the canals and there are access roads on both sides of the canal and the canal companies have done a good job on not allowing backyards to encroach on their roads.

He explained it is pretty shovel ready as soon as they have the design because canal companies have easements in place.

Board Member Mayor Dahle stated he didn't think it would be a purchasing issue because they are protected. He asked if they had open houses to see if they will have any pushback.

Rockwood stated that is part of the current study. The WFRC study did include public outreach and showed that the trails would increase safety instead of using the trails unauthorized. He stated their study will continue those open houses.

Board Member Mayor Dahle stated his concern is that there may be delays because of concerns from residents.

Board Member Sorensen asked about the maintenance plan once the trail is in.

Rockwood stated it would be the city's public works. This project is one of the council's top priorities, and the city would work to maintain the trails.

Sandy City

Board Member Mayor Zoltanski introduced her Sandy team and the three applications. She explained the top priority application is the amphitheater, then the parks master plan, and the rec center design is number three.

Dan Medina introduced his co-presenters and stated Jetta Marrot would present on the next two projects.

Jetta Marrot presented a PowerPoint on Alta Canyon Sports Center Design and the funding request for consulting on construction ready documents. Marrot gave a history of the sports center and explained the building is nearing the end of its lifespan. She noted the community the building houses and the need for updates. Marrot explained they have been anticipating the project and have applied for rounds of ZAP funding, been through several neighborhood meetings and gathered data, and conducted a feasibility study which included several building concepts plans. Sandy city has focused on capital facility needs, and Alta Canyon it is a top priority of the city council and the administration. Marrot overviewed the total project cost is approximately \$2.7 million, and they are asking TRCC for half of that and explained how it fits in the TRCC PRT principles.

Board Member Mayor Dahle asked if their intention is to remodel or rebuild.

Medina responded there are two options. He stated that in any case most of the building will be demolished. The option in the slideshow is a whole new facility because they are so close in cost, that it makes sense to remodel.

Board Member Mayor Dahle followed up by asking if the money is to create construction documents.

Medina stated that is correct.

Board Member Mayor Dahle asked about the funding for the project after the construction documents are created.

Medina stated the funding is not in place at the moment, but the Council is dedicated to funding the project and the next council meeting will include a discussion.

Board Member Mayor Dahle stated 37 years does not seem that old of a building based on the building they occupy and asked about the expense of upgrading.

Medina stated it is about \$46 million to rebuild and \$42 million to retrofit. He stated if they have to save that money they will retrofit.

Board Member Mayor Dahle asked about Council's commitment to funding.

Medina stated the Council hasn't made financial commitments yet but has expressed commitment to funding the project.

Sandy City

Marrot presented a PowerPoint on Sandy City Parks and Recreation Master Plan Update. She explained Sandy City has about 100,000 residents and Parks and Rec aims to serve all those residents in various ways and their goal is to be exceptional in providing services. She stated their master plan was adopted in 1996, and there was adopt in 2005. In 2019 there was an update to the trails portion. She stated they need to analyze remaining city properties for future development, evaluate existing facilities for updates, and keep up with the changing community. Marrot explained they are asking for half of the \$94,000 project cost. The other half will be allocated for the Parks and Rec budget in the next fiscal year budget. She concluded with the alignment of the project to TRCC PRT vision.

Chair Mayor Overson asked for clarification if the project is consulting and how the Sandy Parks and Rec master plan assimilates with Salt Lake County's.

Medina stated it is consulting. He continued that they looked at surrounding communities and Salt Lake County master plans to make sure they fit in to their master plan. They want to add to the master plans and connect to adjoining cities. He gave the example of a park they want to build right next to Draper.

Board Member Sorensen asked if the master plan would not start until after the next budget process and if it would start in a year from now.

Medina stated that is correct and they would start in July 2023.

Sandy City/Sandy Amphitheater

Elyse George and Mearle Marsh presented a PowerPoint on Sandy Amphitheater Guest Services Upgrades. Marsh gave a history of upgrades to the facility and stated that in the 23 years the plaza and restrooms have remained the same. He continued that 70,000 individuals from around the valley, state, and outside the country visit the venue mostly in the summer months contributing to economic impact. He explained many shows are at full capacity and the plaza can only hold about 10%. The plaza gets filled with lines and creates challenges for accessibility. He shared pictures and social media posts that expressed the lines for water and bathrooms. Marsh explained the project consists of two parts. There is the bathroom expansion and east hillside expansion. They have acquired over 50% of the project costs in cash and contingency costs have increased the overall amount needed. Marsh then went into detail on the bathroom expansion including more stalls and bathrooms for the talent performing at the theatre. He then explained they are trying to double the space on the hillside to make it more ADA accessible and increase the opportunity for concessions.

Board Member Sorensen asked about the contingency of 40% and when the cost estimate was completed.

Marsh stated it was completed in the last three months.

George stated they have an updated cost estimate since they finalized the design, and it has gone down a bit with the new design.

Marsh stated that the construction bids on the bathrooms pretty much matched with the contingency.

Vice Chair Councilmember McCay asked if it was broken into phases which would be first.

Marsh answered the bathrooms would be first since they are ready to go, and the drawing for the hillside will be done in about a month.

George stated the drawing in the PowerPoint indicates the different phases and the parts of the plaza. Phase 1 is green, and Phase 2 is in pink. She continued explaining that it is shovel ready except for the second part of the plaza.

Board Member Mayor Dahle asked about the revenues supporting the theater and if they get subsidized funding.

Marsh stated they have come a long way and with the new business model, they expect revenues will support the amphitheater without additional tax dollars. They hope that as they grow, they can use amphitheater revenue to help support their local community arts group.

Board Member Mayor Dahle asked if it is safe to say that Sandy residents have helped subsidize the facility over a period of time.

Marsh stated it was, and they have been working to become more self-sufficient. He stated there are currently no Sandy tax dollars going to the amphitheater in the coming budget.

George stated the east hillside would not have any ongoing maintenance costs so it would be an ongoing net positive for the amphitheater and Sandy Arts Guild.

Board Member Mayor Zoltanski stated they have the big, the little, and the just right project. She stated they hope the board finds the amphitheater as the just right, and it is the right project because the project is ready to go, and it has become the place to experience outdoor concerts in the valley. Mayor Zoltanski emphasized the self-sustaining business model, and this funding ask would help to enhance the client experience. She stated that was putting on her Sandy mayor hat, and now she is putting on her board member hat being neutral.

Vice Chair Councilmember McCay stated she thought they could use even more water filling stations because of the long lines than what is in the plan.

Marsh stated they have been setting up extra water stations, and it will depend on the concert when extra water stations are needed.

5. Other Committee Business

Chair Mayor Overson stated that was the last presentation and checked in on everyone's feelings about the process. She overviewed the discussion last week that included a way to score the applicants. Mayor Overson shared that they have to be careful about a scoring sheet because there could be ramifications.

Director Chalhoub stated they took their direction last week and started to look at scoring sheets for different grant processes. She explained that since they are in the middle of the process and there weren't any pre-determined processes or procedures could put them in an awkward position. It can be something the board aspires to. She stated they can provide a worksheet with criteria pieces, but she recommends not introducing scoring mechanisms at this point, and it would be a GRAMA-able action.

Board Member Mayor Dahle asked if regional distribution breakdowns is included in that.

Director Chalhoub stated it is not and they are working on gathering the data. She stated the challenge is there is a lot of internal data and they are trying to make it consumable to the board. She included that through the years there have been different methodologies throughout the year, so it is apples to oranges comparisons. She stated they hope to have it in the next week or two.

Board Member Mayor Dahle referenced the geographical data and how funds have been distributed in the past so they can have that in mind when prioritizing the data.

Director Chalhoub stated they are working on that, and last week they were asked about a scoring system.

Board Member Mayor Dahle stated he agrees with that, and it would be helpful to know what the intent was when funding was granted, but to do scoring now is not wise.

Director Chalhoub stated they can simplify the guidelines as a reference tool as they look at applications.

Chair Overson asked if board members had thoughts

Vice Chair McCay stated she thought it would be helpful to see regionally what was funded in the past. She included it would be helpful to have a spreadsheet that lists the projects, and she can work in it to add thoughts of funding amounts.

Director Chalhoub asked if the spreadsheet she has, has too much information.

Vice Chair McCay clarified if it was in excel.

Director Chalhoub stated it was and is in Dropbox. She continued that they could email it if the Dropbox copy can't be downloaded. She noted they can manipulate it as they want.

Chair Mayor Overson asked if the board needed anything for next week's meeting besides wrapping up the applications.

Director Chalhoub stated the Sales Tax Revenue committee is scheduled for September 26, and then after

those projections, the CFO, Deputy Mayor Darrin Casper, will give a presentation on TRCC Fund amounts. She included that there will also be a presentation on the TRCC Fund amounts that goes towards her portfolio.

Board Member Mayor Zoltanski asked about the board identifying funds and leveraging funds. She asked about the sources of funds whether that be UDOT, WFRC, or County money. Or just that there is other money?

Chair Mayor Overson stated in her mind that number one is if the money is there and that applicants will try to get money from wherever they can, and the board can determine how they rationalize that. She stated it is important to be sure there is matching funding for the project.

Board Member Mayor Zoltanski reiterated the main thing is they have seed money.

Board Member Mayor Dahle said leveraging money is important because it helps with the limited money they have. He asked about sourcing when there is an RDA available and if there are increment funds available, that is what those funds are for. He stated this may be a debate for when they deliberate funds.

Board Member Mayor Zoltanski noted that it is too soon for deliberation but thinking out loud to think about for the future.

Board Member Mayor Dahle also noted it is important for him to know the flexibility of the projects if they aren't awarded the full amount. He stated it is nice to know from the applicants if phasing is available or if they can accept lower amounts.

Board Member Mayor Zoltanski asked if there is time to ask about feasibility if they are funded at less. She stated that just like Sandy's, there are big ticket projects that could take a lot of the funding. She wondered if they could cultivate a list or ask for applicant feedback.

Vice Chair Councilmember McCay stated she thought staff could.

Director Chalhoub stated if there are questions, they can reach out and get answers.

Chair Mayor Overson agreed that was a good way to handle it. She noted they skirt around it a little bit but is trying to get dates in mind. She stated the last schedule meeting is next week and asked if there is one scheduled on the 23rd.

Director Chalhoub stated there is nothing scheduled, and the Sales Tax meeting is on the 26th. She stated they could possibly have the meeting they are informed on the dollar amount on the 30th and she will ask Darrin Casper if he can do then or the 7th.

Board Member Mayor Zoltanski stated she will be out of town on the 30th and unavailable.

Chair Overson asked if they can schedule a meeting for October 7th.

Vice Chair Councilmember McCay stated that is the Utah League of Cities and Towns Conference.

Chair Overson said she thinks they wind down around lunch on Friday, so it may be possible to come down after. She asked if they could tentatively schedule for October 7th.

Director Chalhoub stated the hard piece is the Sales Tax committee and asked if they wanted to hold the September 23rd spot.

Chair Overson stated it sounds like that wouldn't work.

Director Chalhoub stated she will confirm with Darrin for the 7th and plan on it, unless she hears there are too many conflicts with other commitments.

Board Member Sorensen asked about eligibility if projects have already started.

Director Chalhoub stated she had reviewed the guidelines and projects cannot be started before the application process. She takes that as when the application opened at the beginning of May, and if a project had started before then it is not eligible.

Board Member Sorensen asked if local tourism counts?

Director Chalhoub stated it is a travelling tourism, and the thought is to bring tourism from outside the county and other locations to generate the tax revenue that feeds the fund. She said it is to generate tax dollars to feed the fund.

Chair Overson thanked the board for their time and stated they look forward to next week.

6. Adjournment

Chair Overson asked for a motion to adjourn.

Vice Chair Councilmember McCay made a motion.

Board Member Mayor Dahle seconded.

Chair Overson declared the meeting adjourned.