

Redevelopment Agency of Sandy City



Chris McCandless	Chair
Linda Martinez-Saville	Vice-Chair
Scott Cowdell	Board Member
Stephen P. Smith	Board Member
Steve Fairbanks	Board Member
Maren Barker	Board Member
Kristin Coleman-Nicholl	Board Member

Tuesday, October 3, 2017

Sandy City Hall
10000 Centennial Parkway, Sandy, Utah

Agenda

Meeting time: Approximately 7:00 p.m.

1. Motion to convene Redevelopment Agency meeting
2. Resolution RD 17-07. Consideration of a Resolution of the Redevelopment Agency of Sandy City approving the donation of insignificant parcels of land located along Centennial Parkway to, respectively, (1) Sandy City, (2) SPC Sandy, LLC, and (3) Boyer South Towne II, L.C.
3. Motion to adjourn Redevelopment Agency meeting.

In compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance please call [\(801\) 568-7141](tel:8015687141).



Redevelopment Agency of Sandy City

CHRIS McCANDLESS
Chair

LINDA MARTINEZ-SAVILLE
Vice-Chair

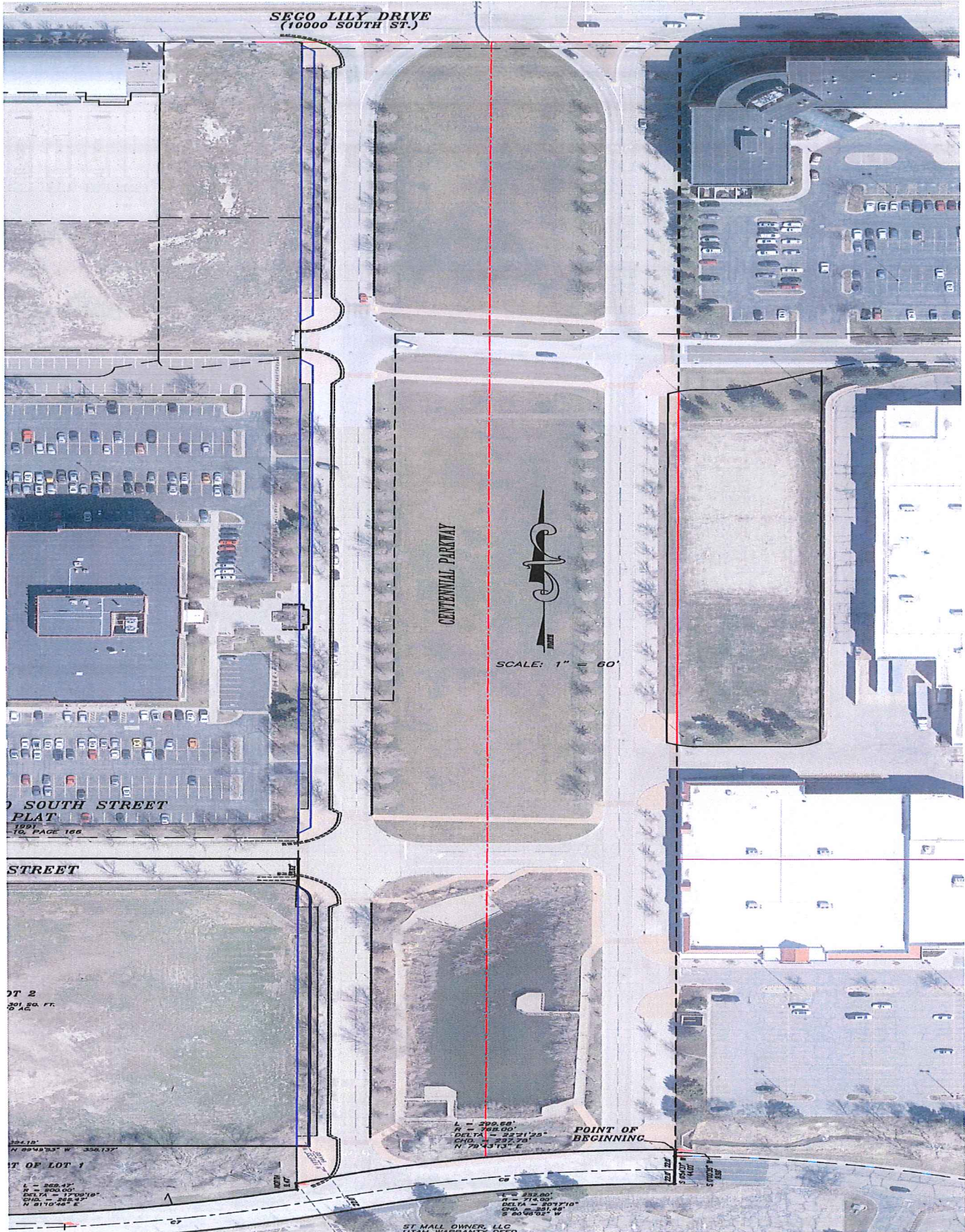
****MEMORANDUM****

To: RDA Board
From: Nick Duerksen
Date: September 21, 2017
RE: Re-conveyance of Property - Centennial Parkway

The Cairns Committee has been working on a number of plans relative to the design and planning of the area. As part of this analysis the committee reviewed transportation and streetscape needs for the area.

The committee has determined that approximately nine (9) feet of frontage property along Centennial Parkway (see attached map) is not needed for transportation and streetscape design. This property was conveyed to the RDA in 1996 as part of the installment of the Promenade and Centennial Parkway.

RDA staff recommends re-conveyance of this property through quit claim deeds back to the original parcels from which the conveyance originated.



SEGO LILY DRIVE
(10000 SOUTH ST.)

CENTENNIAL PARKWAY



SCALE: 1" = 60'

SOUTH STREET
PLAT
1991
PAGE 168

STREET

LOT 2
201 SQ. FT.
0 AC

POINT OF LOT 1
L = 202.45'
B = 200.00'
DELTA = 37°09'19"
C/O = 255.37'
N 81°10'48" E

L = 299.68'
B = 292.00'
DELTA = 22°31'29"
C/O = 252.70'
N 79°43'13" E

POINT OF BEGINNING

L = 222.00'
B = 214.00'
DELTA = 20°17'10"
C/O = 281.48'
S 80°08'02" W

ST MALL OWNER, LLC
UTAH WARRANTY DEED

Resolution No. RD 17-07

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SANDY CITY APPROVING THE DONATION OF INSIGNIFICANT PARCELS OF LAND LOCATED ALONG CENTENNIAL PARKWAY TO, RESPECTIVELY, (1) SANDY CITY, (2) SPC SANDY, LLC, AND (3) BOYER SOUTH TOWNE II, L.C.

WHEREAS the Redevelopment Agency of Sandy City (the “Agency”) has been created by the Sandy City Council to transact the business and exercise all the powers provided for by Title 17C of the Utah Code Annotated, “Limited Purpose Local Government Entities—Community Reinvestment Agency Act” (the “RDA Act”);

WHEREAS under Section 17C-1-202(1) of the RDA Act, “An agency may: ... gift, or otherwise dispose of any interest in real or personal property;”

WHEREAS the Agency acquired certain real property with the intent to provide the property to Sandy City to expand Centennial Parkway, to, among other things, facilitate and promote economic and community development activities within the Project Area;

WHEREAS the expansion of Centennial Parkway has been completed, and the Agency is left with three narrow—approximately 9 feet wide—strips of land, adjacent to Centennial Parkway, that ultimately were not needed for the transportation or streetscape designs (the “Remainder Parcels”).

WHEREAS depictions of each of the Remainder Parcels are shown in the map attached hereto as **Exhibit A**.

WHEREAS the Remainder Parcels have little to no value because of among other things, their location and size, and the existence of deed restrictions; and

WHEREAS the Agency does not want to retain ownership of the Remainder Parcels because, among other things, the Agency does not want to retain management and maintenance responsibilities or associated liability risks, and so the Agency wants to donate the Remainder Parcels to, respectively, the owners of the larger adjoining parcels, with the intent that the owners will be able to make productive and beneficial use of the donated land as a part of the larger parcel.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE REDEVELOPMENT AGENCY OF SANDY CITY:

1. The Board hereby finds and determines that each of the Remainder Parcels has little value, if any at all, to the Agency, and is incapable of being marketed productively because of, among other things, the location, size, and shape of, and deed restrictions upon, the Remainder Parcel.

2. The Board hereby finds and determines that the Remainder Parcels ought to be donated to the respective adjoining property owners, for use with the larger parcel, so that the

Remainder Parcels may be put to productive use and so that the Agency may avoid ownership, management and maintenance responsibilities and liabilities associated with the Remainder Parcels. Additionally, the Sandy City Cairns Streetscape Design plans call for private improvements within the public realm of frontage along Centennial Parkway, and the Board finds and determines that making the Remainder Parcels available to the adjoining property owners will aid in incentivizing these public realm improvements.

3. Each of the three deeds in substantially the forms attached hereto and incorporated herein as **Exhibit B**, is hereby approved, and the Executive Director of the Agency is authorized and directed to execute the same for and on behalf of the Agency. The Executive Director is authorized on behalf of the Agency Board to approve any modifications, amendments, or revisions to the deeds as may be in the Agency's best interest and in harmony with the intent and purposes set forth in this resolution.

4. This resolution takes effect upon adoption.

APPROVED AND ADOPTED on October 3, 2017.

Chris McCandless, *Chair*

Attest:

Vickey Barrett, *Secretary*

Exhibit A

Map

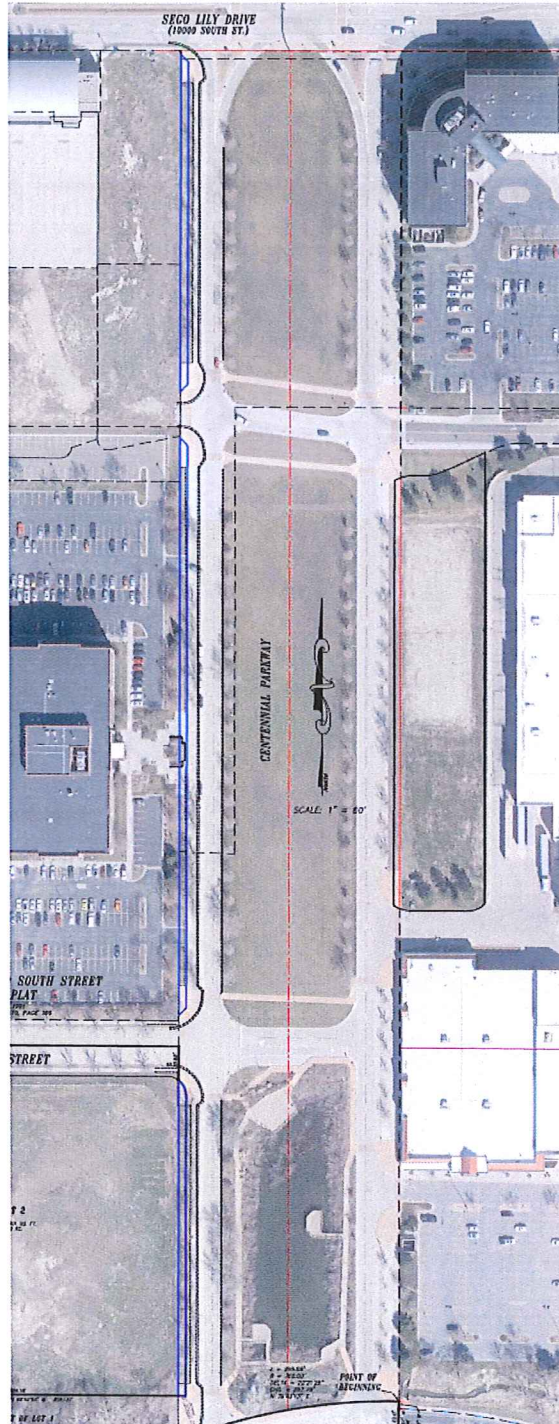


Exhibit B
Forms of Deeds

WHEN RECORDED, MAIL TO:

BOYER SOUTH TOWNE II, L.C.
90 South 400 West, Suite 200
Salt Lake City, Utah 84101

Quitclaim Deed

Salt Lake County

S.L.Co. Assessor Parcel No.: 27-12-476-020, 27-12-476-024

REDEVELOPMENT AGENCY OF SANDY CITY, a Utah political subdivision, **GRANTOR**, of 10000 Centennial Parkway, Sandy, Salt Lake County, State of Utah, 84070, hereby quitclaims to **BOYER SOUTH TOWNE II, L.C.**, a Utah limited liability company, of 90 South 400 West, Suite 200, Salt Lake City, Utah 84101, **GRANTEE**, for the sum of Ten Dollars, and other good and valuable consideration, the following described parcel of real property located in Salt Lake County, State of Utah, more particularly described as follows:

A parcel of land located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows:

Beginning at a point on the westerly right-of-way line of Centennial Parkway North 0°06'59" East 1301.59 feet along the centerline and monument line in State Street, West 1408.82 feet to the westerly right-of-way line of Centennial Parkway and along said westerly right-of-way line, South 0°16'09" West 502.20 feet from a Salt Lake County monument located on the centerline of State Street at 10200 South, said monument lies South 89°49'30" East 92.37 feet, more or less, from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian;
thence South 44°43'51" East 13.52 feet;
thence South 0°16'09" West 730.30 feet;
thence South 45°16'09" West 13.52 to said westerly right-of-way line of Centennial Parkway;
thence along said westerly right-of-way line of Centennial Parkway, North 0°16'09" East 749.42 feet to the Point of Beginning.

The above-described parcel contains approximately 7,073 square feet in area or 0.162 acre.

Subject to, without limitation, all taxes, assessments, and other matters of record, and any matters that would be disclosed by an accurate, current survey and inspection of the Property.

WHEN RECORDED, MAIL TO:

SPC SANDY, LLC
235 West Segoe Lily, Suite 250
Sandy, Utah 84070

Quitclaim Deed

Salt Lake County

S.L.Co. Assessor Parcel No.: 27-12-476-020, 27-12-476-024

REDEVELOPMENT AGENCY OF SANDY CITY, a body corporate and politic of the State of Utah, **GRANTOR**, of 10000 Centennial Parkway, Sandy, Salt Lake County, State of Utah, 84070, hereby quitclaims to **SPC Sandy, LLC**, a Utah limited liability company, **GRANTEE**, of 235 West Segoe Lily, Suite 250, Sandy, Utah 84070, for the sum of Ten Dollars, and other good and valuable consideration, the following described parcel of real property located in Salt Lake County, State of Utah, more particularly described as follows:

A parcel of land located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows:

Beginning at a point on the westerly right-of-way line of Centennial Parkway which lies North 0°06'59" East 1301.59 feet along the centerline and monument line in State Street, West 1408.82 feet to the westerly right-of-way line of Centennial Parkway and along said westerly right-of-way line, South 0°16'09" West 5.00 feet from a Salt Lake County monument located on the centerline of State Street at 10200 South, said monument lies North 89°49'30" East 92.37 feet, more or less, from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian;
thence South 44°43'51" East 13.52 feet;
thence South 0°16'09" West 418.08 feet;
thence South 45°16'09" West 13.52 to said westerly right-of-way line of Centennial Parkway;
thence along said westerly right-of-way line of Centennial Parkway, North 0°16'09" East 437.20 feet to the Point of Beginning.

The above-described parcel contains approximately 4,088 square feet in area or 0.094 acre.

Subject to, without limitation, all taxes, assessments, and other matters of record, and any matters that would be disclosed by an accurate, current survey and inspection of the Property.

IN WITNESS WHEREOF, Grantor has executed this instrument this _____ day of _____, A.D. 201__.

REDEVELOPMENT AGENCY OF SANDY CITY

Tom Dolan, Executive Director

ATTEST:

Vickey Barrett, Secretary

STATE OF UTAH }
 :ss
COUNTY OF SALT LAKE}

In the County of Salt Lake, State of Utah, on this _____ day of _____, 201____, before me, the undersigned notary, personally appeared Tom Dolan, the Executive Director of the Redevelopment Agency of Sandy City, who is personally known to me or who proved to me his identity through documentary evidence, and who affirmed to me that he executed the foregoing on behalf of the Redevelopment Agency of Sandy City.

Notary signature and seal

WHEN RECORDED, MAIL TO:

Molly Spira
Sandy City Recorder
10000 Centennial Parkway
Sandy, Utah 84070

Warranty Deed

Salt Lake County

S.L.Co. Assessor Parcel No.: 27-12-476-024

REDEVELOPMENT AGENCY OF SANDY CITY, a Utah political subdivision, **GRANTOR**, of 10000 Centennial Parkway, Sandy, Salt Lake County, State of Utah, 84070, hereby **CONVEYS** and **WARRANTS** to **SANDY CITY CORPORATION**, a municipal corporation of the State of Utah, of 10000 Centennial Parkway, Sandy, Utah 84070, **GRANTEE**, for the sum of Ten Dollars, and other good and valuable consideration, the following described parcel of real property located in Salt Lake County, State of Utah, more particularly described as follows:

A parcel of land located in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows:

Beginning at a point which lies South $0^{\circ}01'50''$ East 455.40 feet along the centerline and monument line in State Street and North $89^{\circ}49'53''$ West 1403.17 feet from a Salt Lake County monument located on the centerline of State Street at 10200 South, said monument lies North $89^{\circ}53'20''$ East 92.33 feet, more or less, from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North $89^{\circ}49'53''$ West 9.69 feet, more or less, to the westerly right-of-way line of Centennial Parkway;
thence along said westerly right-of-way line, North $0^{\circ}02'16''$ East 410.81 feet;
thence Southeasterly 22.690 feet along the arc of a 25.00 foot-radius non-tangent curve to the right whose center bears South $38^{\circ}01'29''$ West 25.00 feet, has a central angle of $52^{\circ}00'05''$ and a chord bearing and length of South $25^{\circ}58'29''$ East 21.919 feet to a point of tangency;
thence South $0^{\circ}01'34''$ West 391.13 feet to the Point of Beginning.

The above-described parcel contains approximately 3,907 square feet in area or 0.090 acre.

IN WITNESS WHEREOF, Grantor has executed this instrument this _____ day of _____, A.D. 201__.

REDEVELOPMENT AGENCY OF SANDY CITY

Tom Dolan, Executive Director

ATTEST:

Vickey Barrett, Secretary

STATE OF UTAH }
 :ss
COUNTY OF SALT LAKE}

In the County of Salt Lake, State of Utah, on this _____ day of _____, 201____, before me, the undersigned notary, personally appeared Tom Dolan, the Executive Director of the Redevelopment Agency of Sandy City, who is personally known to me or who proved to me his identity through documentary evidence, and who affirmed to me that he executed the foregoing on behalf of the Redevelopment Agency of Sandy City.

Notary signature and seal