

Redevelopment Agency of Sandy City



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|-------------------------|--------------|
| 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, November 14, 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 17-09. A Resolution of the Redevelopment Agency of Sandy City approving the donation of an insignificant parcel of land located along Centennial Parkway to SPC Sandy, LLC.
3. Resolution RD 17-10. A Resolution of the Redevelopment Agency of Sandy City approving the donation of an insignificant parcel of land located along Centennial Parkway to Sandy City.
4. Resolution RD 17-11. A Resolution of the Redevelopment Agency of Sandy City approving the donation of an insignificant parcel of land located along Centennial Parkway to Boyer South Towne II, L.C.
5. Approval of Minutes:
August 29, 2017
October 3, 2017
October 17, 2017
6. 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).

Resolution No. RD 17-09

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SANDY CITY APPROVING THE DONATION OF AN INSIGNIFICANT PARCEL OF LAND LOCATED ALONG CENTENNIAL PARKWAY TO SPC SANDY, LLC.

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 a narrow—approximately 9 feet wide—strip of land, adjacent to Centennial Parkway, that ultimately was not needed for the transportation or streetscape designs (the “Remainder Parcel”);

WHEREAS a depiction of the Remainder Parcel is shown in the map attached hereto as **Exhibit A**;

WHEREAS the Remainder Parcel has little to no value because of among other things, its location and size, and the existence of deed restrictions;

WHEREAS the Agency does not want to retain ownership of the Remainder Parcel 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 Parcel to SPC Sandy, LLC, which is the owner of the larger adjoining parcel, with the intent that the owner will be able to make productive and beneficial use of the donated land as a part of the larger parcel;

WHEREAS SPC Sandy, LLC has presented to the Board the improvement plans for the Remainder Parcel, and the Board approves of those plans; and

WHEREAS the Agency Board, on October 3, 2017, by resolution, approved the donation of the Remainder Parcel to SPC Sandy, LLC, but the approval was based on, among other things, the assumption that the Agency had acquired the Remainder Parcel for free, but it has now been discovered that the Agency did not acquire the Remainder Parcel for free, so this resolution has been brought back before the Board for ratification of the donation in light of this new information.

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

1. The Board hereby finds and determines that the Remainder Parcel 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 Parcel ought to be donated to the adjoining property owner, for use with the larger parcel, so that the Remainder Parcel may be put to productive use and so that the Agency may avoid ownership, management and maintenance responsibilities and liabilities associated with the Remainder Parcel. 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 Parcel available to the adjoining property owner, to be improved substantially as provided in the plans submitted to the Board on this date, will aid in incentivizing these public realm improvements.

3. The deed in substantially the form 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 deed 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 November 14, 2017.

Chris McCandless, *Chair*

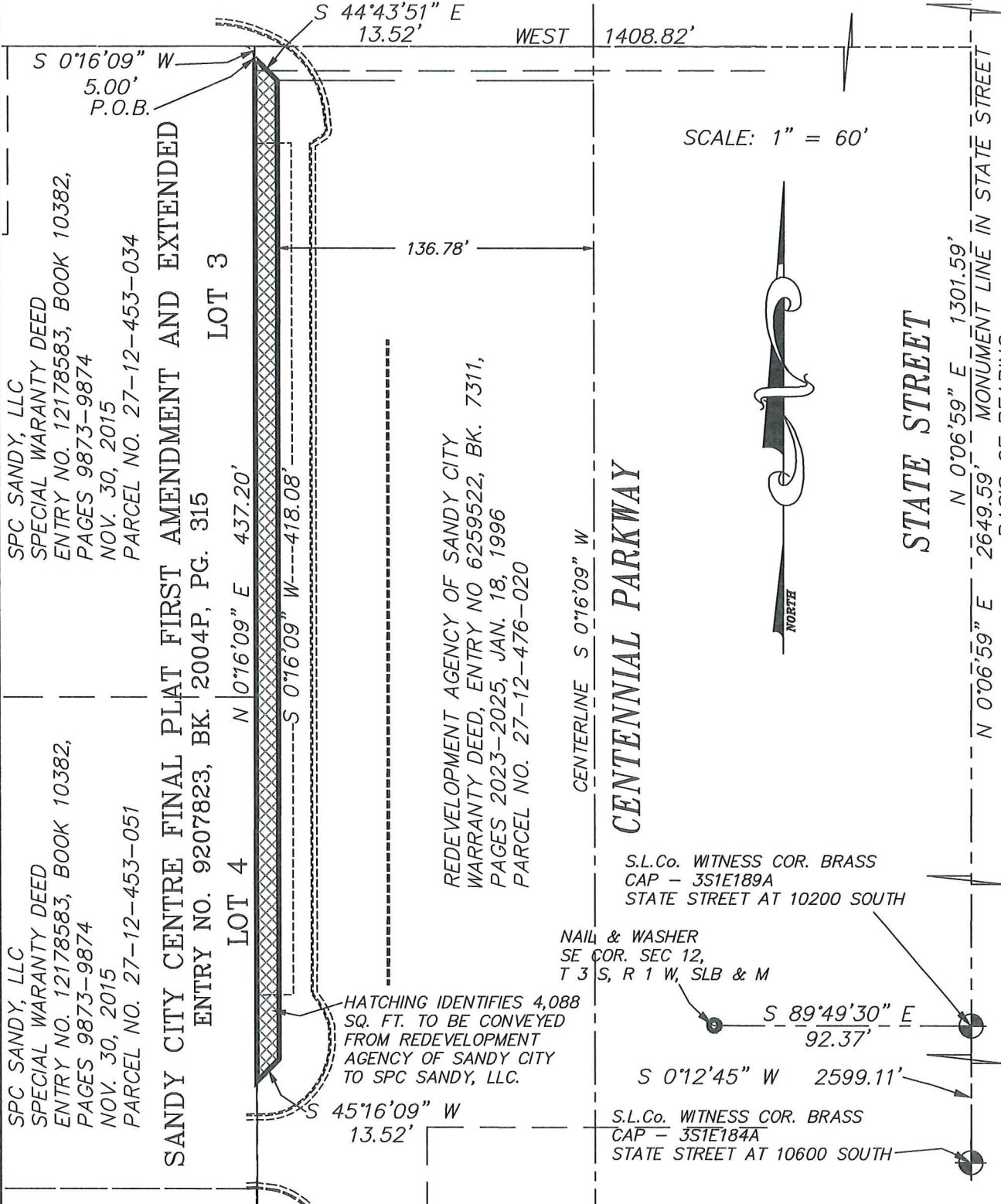
Attest:

Vickey Barrett, *Secretary*

Exhibit A
Map

**SEGO LILY DRIVE
(10000 SOUTH ST.)**

S.L.Co. WITNESS COR.
BRASS CAP - 3S1E074A



SPC SANDY, LLC
SPECIAL WARRANTY DEED
ENTRY NO. 12178583, BOOK 10382,
PAGES 9873-9874
NOV. 30, 2015
PARCEL NO. 27-12-453-034

SPC SANDY, LLC
SPECIAL WARRANTY DEED
ENTRY NO. 12178583, BOOK 10382,
PAGES 9873-9874
NOV. 30, 2015
PARCEL NO. 27-12-453-051

SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED

ENTRY NO. 9207823, BK. 2004P, PG. 315

LOT 3

LOT 4

REDEVELOPMENT AGENCY OF SANDY CITY
WARRANTY DEED, ENTRY NO 6259522, BK. 7311,
PAGES 2023-2025, JAN. 18, 1996
PARCEL NO. 27-12-476-020

HATCHING IDENTIFIES 4,088
SQ. FT. TO BE CONVEYED
FROM REDEVELOPMENT
AGENCY OF SANDY CITY
TO SPC SANDY, LLC.

CENTERLINE S 0°16'09" W

CENTENNIAL PARKWAY

SCALE: 1" = 60'



STATE STREET

N 0°06'59" E 1301.59'
N 0°06'59" E 2649.59' MONUMENT LINE IN STATE STREET
BASIS OF BEARING

S.L.Co. WITNESS COR. BRASS
CAP - 3S1E189A
STATE STREET AT 10200 SOUTH

NAIL & WASHER
SE COR. SEC 12,
T 3 S, R 1 W, SLB & M

S.L.Co. WITNESS COR. BRASS
CAP - 3S1E184A
STATE STREET AT 10600 SOUTH

**NARROWING OF A PORTION OF CENTENNIAL PARKWAY LOCATED IN
THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE CO., UTAH**

Exhibit B
Form of Deed

WHEN RECORDED, MAIL TO:

SPC SANDY, LLC
235 West Seego 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 Seego 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

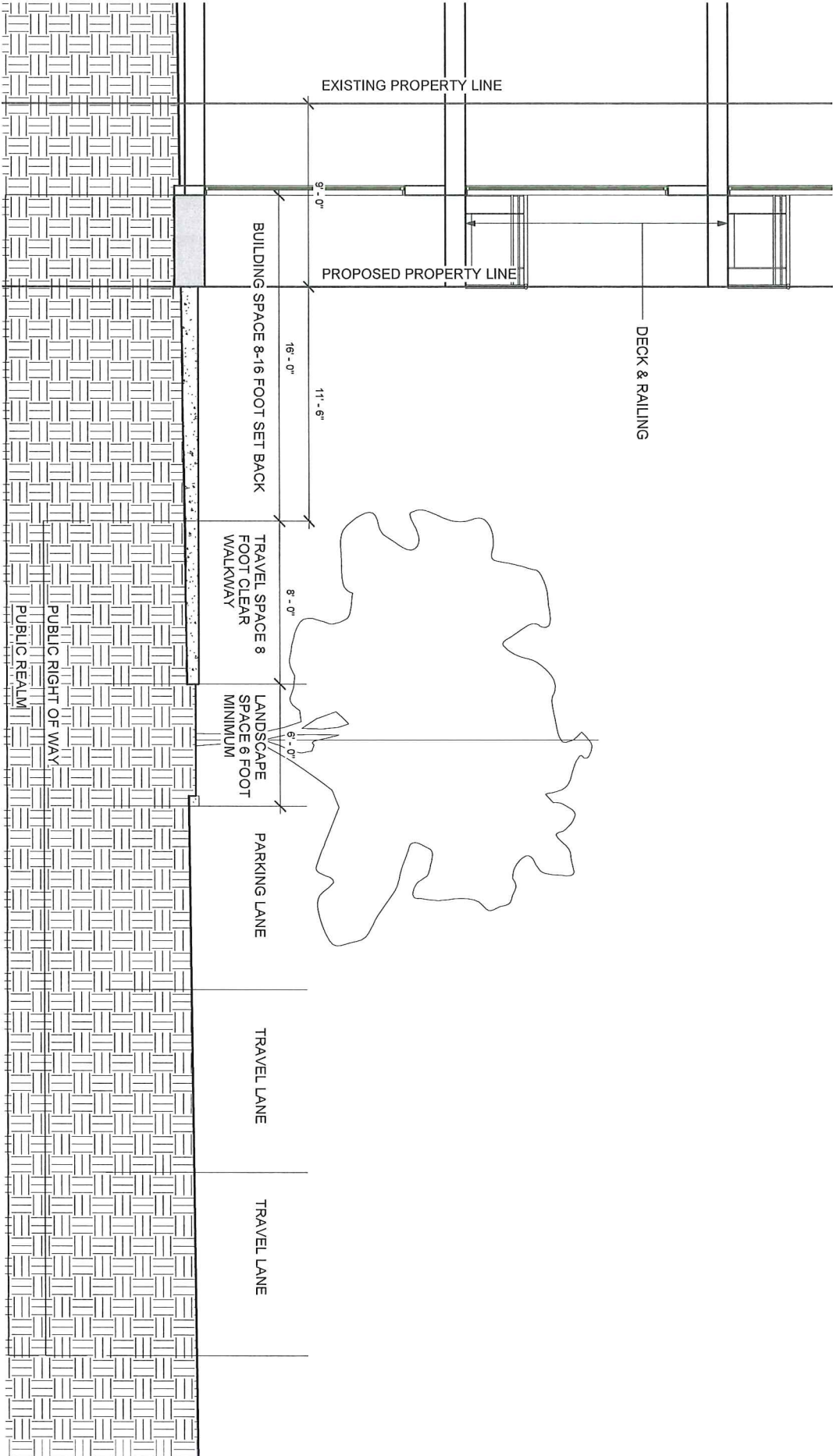
ATTEST:

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



Resolution No. RD 17-10

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SANDY CITY APPROVING THE DONATION OF AN INSIGNIFICANT PARCEL OF LAND LOCATED ALONG CENTENNIAL PARKWAY TO SANDY CITY.

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 a narrow—approximately 9 feet wide—strip of land, adjacent to Centennial Parkway, that ultimately was not needed for the transportation or streetscape designs (the “Remainder Parcel”);

WHEREAS a depiction of the Remainder Parcel is shown in the map attached hereto as **Exhibit A**;

WHEREAS the Remainder Parcel has little to no value because of among other things, its location and size, and the existence of deed restrictions;

WHEREAS the Agency does not want to retain ownership of the Remainder Parcel 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 Parcel to Sandy City, which is the owner of the larger adjoining parcel, with the intent that the owner will be able to make productive and beneficial use of the donated land as a part of the larger parcel; and

WHEREAS the Agency Board, on October 3, 2017, by resolution, approved the donation of the Remainder Parcel to Sandy City, but the approval was based on, among other things, the assumption that the Agency had acquired the Remainder Parcel for free, but it has now been discovered that the Agency did not acquire the Remainder Parcel for free, so this resolution has been brought back before the Board for ratification of the donation in light of this new information.

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

1. The Board hereby finds and determines that the Remainder Parcel 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 Parcel ought to be donated to the adjoining property owner, for use with the larger parcel, so that the Remainder Parcel may be put to productive use and so that the Agency may avoid ownership, management and maintenance responsibilities and liabilities associated with the Remainder Parcel. 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 Parcel available to the adjoining property owner will aid in incentivizing these public realm improvements.

3. The deed in substantially the form 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 deed 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 November 14, 2017.

Chris McCandless, *Chair*

Attest:

Vickey Barrett, *Secretary*

S.L.Co. WITNESS COR. BRASS CAP - 3S1E074A
STATE STREET AT 9800 SOUTH

N 0°07'36" W 2649.59'

N 89°53'20" E
92.33'

SE COR. SEC 12,
T 3 S, R 1 W,
SLB & M

S.L.Co. WITNESS COR.
BRASS CAP -
3S1E189A
STATE STREET AT
10200 SOUTH

SANDY CITY CORPORATION
SPECIAL WARRANTY DEED
ENTRY NO. 11754494,
BOOK 10190,
PAGES 4520-4522
NOV. 5, 2013
PARCEL NO. 27-13-202-001

L = 22.690'
R = 25.00'
DELTA = 52°00'05"
CHD. = 21.919'
S 25°58'29" E

SCALE: 1" = 60'

SANDY CITY CORPORATION
SPECIAL WARRANTY DEED
ENTRY NO. 11754494, BOOK 10190,
PAGES 4520-4522
NOV. 5, 2013
PARCEL NO. 27-13-202-002

N 0°02'16" E 410.81'
S 0°01'34" W 391.13'

REDEVELOPMENT AGENCY OF SANDY CITY
WARRANTY DEED, ENTRY NO 6277216,
BOOK 7327, PAGES 1430-1439,
FEB. 9, 1996
PARCEL NO. 27-12-476-024

CENTERLINE S 0°01'34" W

CENTENNIAL PARKWAY



STATE STREET

S 0°01'50" E 455.40'
S 0°01'50" E 2599.11' MONUMENT TO MONUMENT
BASIS OF BEARING

HATCHING IDENTIFIES
3,907 SQ. FT. TO BE
CONVEYED FROM
REDEVELOPMENT
AGENCY OF SANDY
CITY TO SANDY CITY
CORPORATION

P.O.B.

N 89°49'53" W 1403.17'

N 89°49'53" W
9.69'

NARROWING OF A PORTION OF CENTENNIAL PARKWAY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE
& MERIDIAN, SANDY CITY, SALT LAKE CO., UTAH

S.L.Co. WITNESS COR.
BRASS CAP - 3S1E184A
STATE STREET AT 10600
SOUTH

Exhibit B
Form of Deed

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°01'50" East 455.40 feet along the centerline and monument line in State Street and North 89°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°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°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°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°01'29" West 25.00 feet, has a central angle of 52°00'05" and a chord bearing and length of South 25°58'29" East 21.919 feet to a point of tangency;

thence South 0°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

BT

5.62'

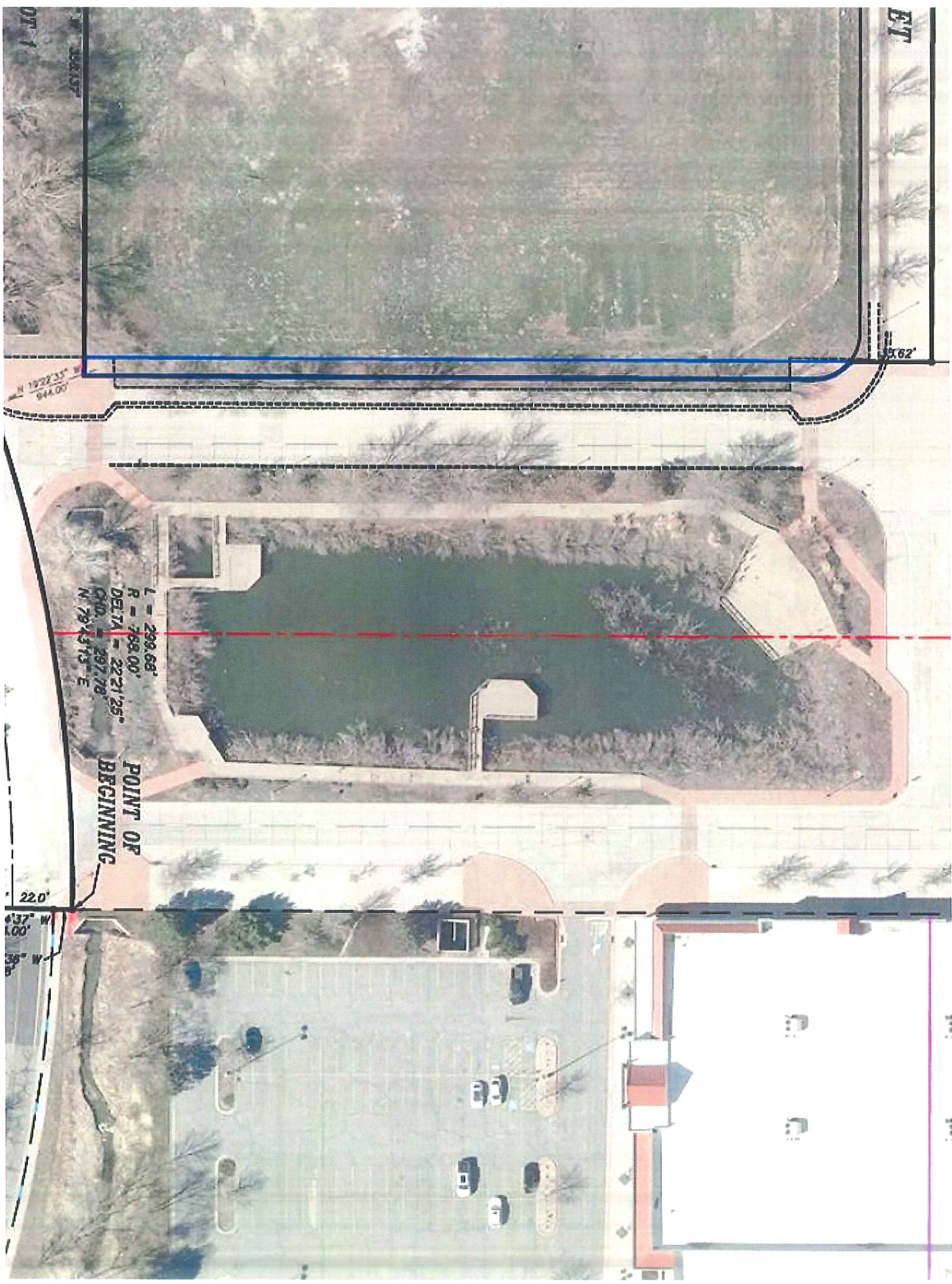
BT
N 192°23' W
844.00'

L = 299.68'
R = 769.00'
DELTA = 22°21'25"
C.D. = 297.78'
N 79°43'13" E

POINT OF
BEGINNING

22.0'

N 43°37' W
100.00'
N 66°58' W



Resolution No. RD 17-11

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SANDY CITY APPROVING THE DONATION OF AN INSIGNIFICANT PARCEL OF LAND LOCATED ALONG CENTENNIAL PARKWAY TO 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 a narrow—approximately 9 feet wide—strip of land, adjacent to Centennial Parkway, that ultimately was not needed for the transportation or streetscape designs (the “Remainder Parcel”);

WHEREAS a depiction of the Remainder Parcel is shown in the map attached hereto as **Exhibit A**;

WHEREAS the Remainder Parcel has little to no value because of among other things, its location and size, and the existence of deed restrictions;

WHEREAS the Agency does not want to retain ownership of the Remainder Parcel 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 Parcel to Boyer South Towne II, L.C., which is the owner of the larger adjoining parcel, with the intent that the owner will be able to make productive and beneficial use of the donated land as a part of the larger parcel; and

WHEREAS the Agency Board, on October 3, 2017, by resolution, approved the donation of the Remainder Parcel to Boyer South Towne II, L.C., but the approval was based on, among other things, the assumption that the Agency had acquired the Remainder Parcel for free, but it has now been discovered that the Agency did not acquire the Remainder Parcel for free, so this resolution has been brought back before the Board for ratification of the donation in light of this new information.

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

1. The Board hereby finds and determines that the Remainder Parcel 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 Parcel ought to be donated to the adjoining property owner, for use with the larger parcel, so that the Remainder Parcel may be put to productive use and so that the Agency may avoid ownership, management and maintenance responsibilities and liabilities associated with the Remainder Parcel. 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 Parcel available to the adjoining property owner will aid in incentivizing these public realm improvements.

3. The deed in substantially the form 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 deed 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 November 14, 2017.

Chris McCandless, *Chair*

Attest:

Vickey Barrett, *Secretary*

S.L.Co. WITNESS COR.
BRASS CAP - 3S1E074A

S 0°16'09" W
502.20'

WEST 1408.82'

P.O.B.

S 44°43'51" E
13.52'

SCALE: 1" = 100'

BOYER SOUTH TOWNE II, L.C.
WARRANTY DEED, ENTRY NO. 5928402,
BOOK 7024, PAGE 1073, PARCEL NO. 27-12-453-047
SPECIAL WARRANTY DEED
ENTRY NO. 11864657, BOOK 10237, PAGES 6610-6613,
PARCEL NO. 27-12-453-052,
27-12-453-053, 27-12-453-054, 27-12-453-055

N 0°16'09" E 749.42'

S 0°16'09" W 730.30'

REDEVELOPMENT AGENCY OF SANDY CITY
WARRANTY DEED, ENTRY NO 6277216, BK. 7327,
PAGES 1430-1439, FEB. 9, 1996
PARCEL NO. 27-12-476-024

CENTERLINE S 0°16'09" W

CENTENNIAL PARKWAY



STATE STREET

N 0°06'59" E 1301.59'
MONUMENT LINE IN STATE STREET
BASIS OF BEARING
N 0°06'59" E 2649.59'

S.L.Co. WITNESS COR.
BRASS CAP -
3S1E189A
STATE STREET AT
10200 SOUTH

NAIL & WASHER
SE COR. SEC 12,
T 3 S, R 1 W,
SLB & M

S 89°49'30" E
92.37'

S 0°12'45" W
2599.11'

S 45°16'09" E
13.52'

HATCHING IDENTIFIES 7,073
SQ. FT. TO BE CONVEYED
FROM REDEVELOPMENT
AGENCY OF SANDY CITY TO
BOYER SOUTH TOWNE II, L.C.

10200 SOUTH STREET

S.L.Co. WITNESS COR.
BRASS CAP - 3S1E184A
STATE STREET AT 10600
SOUTH

NARROWING OF A PORTION OF CENTENNIAL PARKWAY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE
& MERIDIAN, SANDY CITY, SALT LAKE CO., UTAH

Exhibit B
Form of Deed

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 $0^{\circ}06'59''$ 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 $0^{\circ}16'09''$ West 502.20 feet from a Salt Lake County monument located on the centerline of State Street at 10200 South, said monument lies South $89^{\circ}49'30''$ 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 $44^{\circ}43'51''$ East 13.52 feet;
thence South $0^{\circ}16'09''$ West 730.30 feet;
thence South $45^{\circ}16'09''$ 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 $0^{\circ}16'09''$ 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.

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

REDEVELOPMENT AGENCY OF SANDY CITY

Tom Dolan, Executive Director

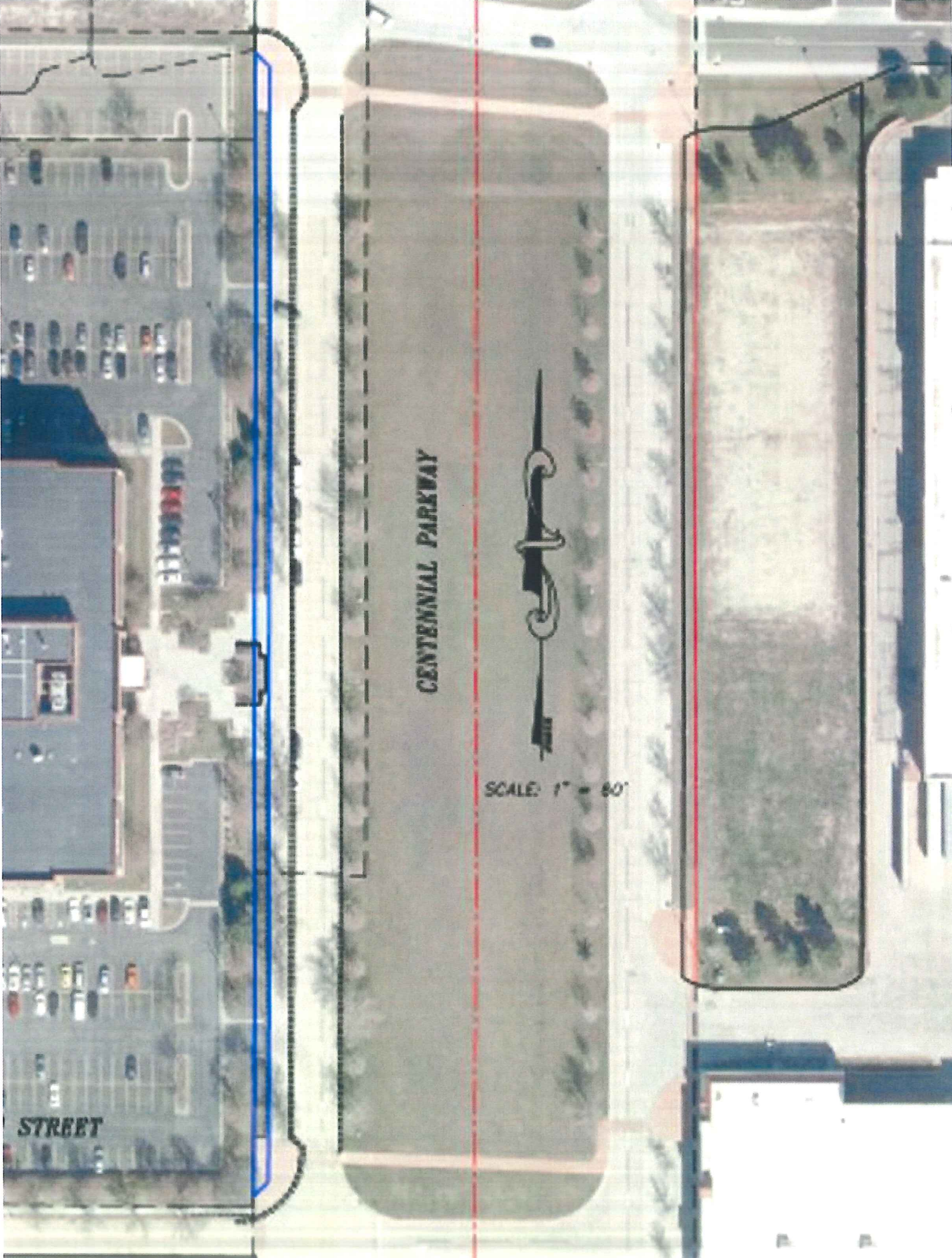
ATTEST:

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



CENTENNIAL PARKWAY

SCALE: 1" = 80'



STREET

Meeting of the Redevelopment Agency of Sandy City

August 29, 2017

City Council Chambers, Sandy City Hall
10000 South Centennial Parkway, Sandy, Utah

MINUTES

Present: Present: Chairman Chris McCandless, Scott Cowdell, Kristin Coleman-Nicholl, Steve Fairbanks, Linda Martinez Saville.

Absent: Maren Barker, Stephen P. Smith

Mayor: Tom Dolan

Others in Attendance: CAO Scott Bond, Deputy Mayor Nicole Martin, Assistant CAO Korban Lee, Assistant CAO Shane Pace, Economic Development Director Nick Duerksen, Economic Development Project Manager Kasey Dunlavy; Public Works Director Mike Gladbach, Police Chief Kevin Thacker, Fire Chief Bruce Cline, City Attorney Rob Wall, Community Development Director James Sorensen, Public Utilities Director Tom Ward, Parks & Recreation Director Scott Earl, Administrative Services Director Brian Kelley, Council Office Director Mike Applegarth.

1. Motion was made by Mrs. Nicholl to recess the meeting of the City Council and convene the Sandy City Redevelopment Meeting. Mr. Fairbanks seconded the motion with all voting "yes".

The Redevelopment Agency Meeting commenced at 7:43 p.m.

2. Adoption of RD 17-05. A Resolution approving an Interlocal Cooperation Agreement with Sandy City, which agreement provides, generally, for the conveyance of about 2.49 acres of surplus property, located between Monroe Street and I-15, just south of Sego Lily Dr., from the City to the Agency, with the intent for the Agency to sell that property, along with neighboring Agency-owned property, as a single unit to a private developer.

Nick Duerksen stated this is the RDA's side of the Inter-local with the City that was approved earlier in the evening by the City Council.

Mrs. Nicholl asked what the timeframe is that the developer has to build. Nick stated the developer has to pull a permit by February of 2019 but no timeframe on the build. Nick stated it's his experience that once the developer has landed a tenant they cannot build fast enough.

Motion was made by Mrs. Nicholl to adopt Resolution RD 17-05. A Resolution approving an Interlocal Cooperation Agreement with Sandy City, which agreement provides, generally, for the conveyance of about 2.49 acres of surplus property, located between Monroe Street and I-15, just south of Segó Lily Dr., from the City to the Agency, with the intent for the Agency to sell that property, along with neighboring Agency-owned property, as a single unit to a private developer Mr. Fairbanks seconded the motion.

Vote: Yes: 5 - Scott Cowdell, Kristin Coleman-Nicholl, Chris McCandless, Steve Fairbanks, Linda Martinez Saville.

Absent: Maren Barker, Stephen P. Smith

3. Adoption of RD 17-06. Consideration of a Resolution approving a Purchase and Sale Agreement providing, generally, for the sale of vacant land located between Monroe Street and I-15, just south of Segó Lily Dr., to the KC Gardner Company, L.C

Nick Duerksen stated this agreement is for the sale of all 4 acres of property shown and discussed the details of the agreement such as the purchase price, minimum requirements of the developer to build 250,000 square feet of Class A office space, and conditions that are required prior to closing. These conditions include the design of the project needing to be approved by the Mayor and RDA Board, regulatory and Planning Commission approvals, and a building permit issued no later than February 1st, 2019 OR within 30 days of receiving all necessary approvals, whichever comes first.

Nick also stated the RDA would work with the developer on participation of about a 1,500 stall parking structure contingent on the structure being available to the general public on evenings/weekends and for special event use. There is a provision in the Purchase Sale Agreement that allows the RDA to repurchase the property for non-performance.

4. Motion was made by Mr. Fairbanks to adopt Resolution RD 17-06. A Resolution approving a Purchase and Sale Agreement providing, generally, for the sale of vacant land located between Monroe Street and I-15, just south of Segó Lily Dr., to the KC Gardner Company, L.C. Mrs. Nicholl seconded the motion.

Vote: Yes: Steve Fairbanks, Kristin Coleman-Nicholl, Chris McCandless, Linda Martinez Saville, Scott Cowdell.

Absent: Maren Barker, Stephen P. Smith

5. Motion to adjourn Redevelopment Agency Meeting: Mr. Fairbanks made a motion to recess the meeting of the RDA. Mrs. Nicholl seconded the motion, with all voting “yes”.

The meeting recessed at 7:52 p.m.

ATTEST:

Chris McCandless – Chairman

Vickey Barrett - Secretary

Meeting of the Redevelopment Agency of Sandy City

October 3, 2017

City Council Chambers, Sandy City Hall
10000 South Centennial Parkway, Sandy, Utah

MINUTES

Present: Present: Chairman Chris McCandless, Scott Cowdell, Kristin Coleman-Nicholl, Steven P. Smith, Steve Fairbanks, Linda Martinez Saville.

Absent: Maren Barker

Mayor: Tom Dolan

Others in Attendance: CAO Scott Bond, Deputy Mayor Nicole Martin, Assistant CAO Korban Lee, Assistant CAO Shane Pace, Economic Development Director Nick Duerksen, Economic Development Project Manager Kasey Dunlavy; Public Works Director Mike Gladbach, Police Chief Kevin Thacker, Fire Chief Bruce Cline, City Attorney Rob Wall, Community Development Director James Sorensen, Public Utilities Director Tom Ward, Parks & Recreation Director Scott Earl, Administrative Services Director Brian Kelley, Council Office Director Mike Applegarth.

1. Motion was made to recess the meeting of the City Council and convene the Sandy City Redevelopment Meeting with all voting “yes”.
2. The Redevelopment Agency Meeting commenced at 9:37 p.m.
3. Adoption of RD 17-07. A Resolution 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..

Nick Duerksen reminded Council about parcels along Centennial Parkway that were conveyed to the RDA for installment of roads and parkway in 1996. The Cairns District committee has been working on the streetscape in the Cairns area and determined that excess property owned by the RDA, approximately 9 feet, would not be necessary for transportation and pedestrian uses and that it would be best to re-convey the property back to the original owners.

Nick indicated this is all vacant property with no improvements. Mr. Cowdell asked if the original owner gave this property to the RDA. Nick indicated that it was, there was no money involved. Mr. McCandless asked if there are any restrictions for the development on this property. Nick said there is not as per the Cairns guidelines. Mrs. Nicholl and Mr. Smith expressed concern regarding the impact this would have on the look and feel of the promenade and area close to the sidewalk and would like further discussion regarding the Cairns Development guidelines and plan.

Motion was made by Mr. Smith to table the RD17-07. A Resolution 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. Mrs. Nicholl seconded the motion.

Vote: Yes: 2 - Stephen P. Smith, Kristin Coleman-Nicholl

No: 4 – Steve Fairbanks, Chris McCandless, Linda Martinze Saville, Scott Cowdell

Absent: Maren Barker

Vote to table failed

Mr. McCandless made a motion to approve RD 17-07. A Resolution 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. with a strong recommendation to staff and administration to take City Councils concerns into consideration in approving site plans. Mrs. Saville seconded the motion.

Mr. Smith made a motion to amend the motion to include language in the staff report indicating that the City did not pay for the land originally. So it is clear we are not giving up value, just what they conveyed. Seconded by Mrs. Saville.

Vote: Yes: 4 - Steve Fairbanks, Chris McCandless, Linda Martinez Saville, Scott Cowdell

No: 2 – Stephen P Smith, Kristin Coleman-Nicholl

Absent: Maren Barker

4. Motion to adjourn Redevelopment Agency Meeting: Mr. Fairbanks made a motion to recess the meeting of the RDA. Mrs. Saville seconded the motion, with all voting “yes”.

The meeting recessed at 9:52 p.m.

ATTEST:

Chris McCandless – Chairman

Vickey Barrett – Secretary

Meeting of the Redevelopment Agency of Sandy City

October 17, 2017

City Council Chambers, Sandy City Hall
10000 South Centennial Parkway, Sandy, Utah

MINUTES

Present: Present: Chairman Chris McCandless, Scott Cowdell, Kristin Coleman-Nicholl, Steven P. Smith, Steve Fairbanks, Maren Barker.

Absent: Linda Martinez-Saville

Mayor: Tom Dolan

Others in Attendance: CAO Scott Bond, Deputy Mayor Nicole Martin, Assistant CAO Korban Lee, Assistant CAO Shane Pace, Economic Development Director Nick Duerksen, Economic Development Project Manager Kasey Dunlavy; Public Works Director Mike Gladbach, Police Chief Kevin Thacker, Fire Chief Bruce Cline, City Attorney Rob Wall, Community Development Director James Sorensen, Public Utilities Director Tom Ward, Parks & Recreation Director Scott Earl, Administrative Services Director Brian Kelley, Council Office Director Mike Applegarth.

1. Motion was made by Mr. Fairbanks to recess the meeting of the City Council and convene the Sandy City Redevelopment Meeting. Seconded by Mrs. Nicholl with all voting "yes".
2. The Redevelopment Agency Meeting commenced at 9:07 p.m.
3. Resolution RD 17-08. Consideration of a Resolution of the Redevelopment Agency of Sandy City approving a Purchase and Sale Agreement with Sandy Inn, L.C., and Sandy City Utah, providing for, among other things, the sale of land used for parking at the 200 W Sego Lily Residence Inn, from the Agency to Sandy Inn, L.C. and related matters.

Nick reminded Council when the RDA purchased the property where Hale Theatre and the Mountain America Corporate Office Building are located, Woodbury inadvertently included approximately 30 parking stalls by the Residence Inn in the sale of the property. This resolution approves to sell back to Woodbury the parking stalls, correct easements, and provides for the city to acquire needed property along Monroe Street.

Motion made by Mr. Cowdell to adopt Resolution RD 17-08. Consideration of a Resolution of the Redevelopment Agency of Sandy City approving a Purchase and Sale Agreement with Sandy Inn, L.C., and Sandy City Utah, providing for, among other things, the sale of land used for parking at the 200 W Sego Lily

Residence Inn, from the Agency to Sandy Inn, L.C. and related matters. Seconded by Mrs. Nicholl.

Vote: Yes: 6 - Mr. Cowdell, Mrs. Nicholl, Mr. Fairbanks, Mr. Smith, Mr. McCandless, Ms. Barker – Yes

Absent: Linda Martinez-Saville

4. Reaffirming Resolution RD 17-07. A Resolution 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..

Nick reminded the Board that this item was brought before them previously and approved the conveyance of property along Centennial pkwy to adjoining property owners. It was previously indicated and in documentation the property was a gift but after further research staff determined there were funds involved to purchase the 9 ft of property. Nick asked if the Board is still in agreement with conveying the property back to the property owners.

Motion was made by Mr. Fairbanks to reaffirm RD 17-07. A Resolution 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. Mr. Cowdell seconded the motion.

Vote: Yes: 3 – Steve Fairbanks, Scott Cowell, Chris McCandless

No: 3 – Kristin Coleman-Nicholl, Steve Smith, Maren Barker

Absent: Linda Martinez-Saville

Motion failed.

Nick offered a recommendation for a motion when the roads are dedicated that these parcels be included in the right-of-way dedication and gifted to the city from the RDA.

Mr. Smith clarified his vote stating the planning for the Cairns area is not complete so it is unclear how the 9 feet will be utilized and would like to wait until that has been determined. Nick asked if SPC Sandy, LLC would bring forward what they propose do with the 9 feet would that allow the Board to move forward and convey that parcel alone? Mr. Smith indicated it would be.

Mr. McCandless asked that a presentation to the board be made requesting a presentation by SPC and how they will use the parcel. Nick stated they will bring this back to a future meeting.

5. Approval of Minutes:
September 20th, 2016

October 11th, 2016
November 15th, 2016
March 14th, 2017
June 13th, 2017

Motion made by Kris Coleman-Nicholl to approve the minutes for September 20th, 2016, October 11th, 2016, November 15th, 2016, March 14th, 2017, June 13th, 2017. Mr. Smith seconded the motion with all voting “yes”.

6. Motion to adjourn Redevelopment Agency Meeting: Mr. Smith made a motion to recess the meeting of the RDA. Mrs. Fairbanks seconded the motion, with all voting “yes”.

The meeting recessed at 9:20 p.m.

ATTEST:

Chris McCandless – Chairman

Vickey Barrett - Secretary