



PARK CITY REDEVLEOPMENT AGENCY
SUMMIT COUNTY, UTAH
June 5, 2014

Work Session
HPB Library Design Review

Jonathan Weidenhamer, Economic Development, introduced the key players who have been involved with the Design review. As Council has directed the Historic Preservation Board has reviewed the design. The main point from the HPB meeting was that they wanted to be sure that this building was eligible to be placed on the Historic Register. From the discussions they have had with consultants and the Utah heritage Foundation are supportive with the design other than the entrance which has been modified to their liking. He did point out that there could be an appeal on this project, however; staff does not feel that there is any risk in moving forward with the project.

Board member Matsumoto stated she spoke with Sandra Morrison who said that with the old addition the building would not currently be eligible to meet the Historic Registry guidelines. Stated that a change of materials is the correct thing to do and she really likes the way that the entry way has been modified.

Board member Beerman thought that the SWCA report Ann Oliver provided was great.

Board member Peek stated he agrees with the HPB that it needs to be eligible to go on the National Historic Register. Also likes the entrance modification, asked for clarification that the historic entrance would be fully functioning. Weidenhamer stated that all the areas of the building will be accessible from the traditional staircase. Peek inquired when the application for the Historic register would begin. Weidenhamer discussed the Historic Register process stating that staff will bring back the application as well as the naming/branding piece of this project. Peek also suggested meeting with the State Historic Preservation Office (SHPO) to go over the plans to allow them to preview the project to get a head start on the application process.

Board member Henney inquired about the appeal worst case scenario. Daley stated that the worst case scenario would be that the City would loose and have to reverse the work completed or the applicant could show cause for a stay therefore putting the project on hold with the City would incurring costs during the hold. Board member Henney inquired about the timeline. Weidenhamer stated that the appeal, if it were appealed, would be heard by the BOA the first part of July.

Chair Thomas opened the discussion up for public input.

Jim Tedford felt that a City project should follow the directives to a "T" to set an example for other contractors. Stated that he made the point a month ago and would agree with Board member Peek that you can find out beforehand if the project will make the National Register. Tedford read from the staff report exhibit A stating that he finds fault with the transitions and with

size of the newly designed space. He feels the specific guidelines should have been reviewed not the universal guidelines. He complimented staff for the modifications to the entrance.

Board member Matsumoto spoke to the public comments regarding the design review stating that each person could interpret the guidelines in his or her own way. She outlined where she viewed the transition spaces to be and stated she feels the new addition will enhance the old building.

Board member Simpson stated she agreed with Matsumoto and is very familiar with the historic guidelines as she was the liaison to the Historic Preservation Board during the time when those guidelines came about. Stated that the City has a letter from a Historic consultant that says they feel the City will be able to put this project on the National Historic Register so she is content with moving forward.

Board member Henney stated he has minimal design expertise and would feel more comfortable relying on staff's expertise. He does like Peek's idea of running this idea past the Historic Board for a "pre-approval".

Board member Peek stated that he feels they should use the services of the SHPO for a "pre-approval" but clarified that it should not hold up the process.

Board member Beerman stated that we currently have a building that is not compliant with the Historic Registry and found out the hard way therefore staff has painstakingly designed this building to meet the criteria. Agrees if the SHPO process could happen concurrently then he would be in favor but too agrees that it should not hold up the process.

The Board agreed to keep the project moving forward and concurrently have staff look into the SHPO process and bring the information back in a manager's report.

Kayla Sintz, Planning Manager, stated that the entire Park City Historic Guidelines are based on the National Park Service standards and if this building does not meet historic standards then the City has bigger issues. The Board concurred.

I. ROLL CALL- Chair Thomas called the Park City Redevelopment Agency meeting to order at 3:30 pm in the Marsac Municipal Building on Thursday, June 5, 2014. Members in attendance were Jack Thomas, Liza Simpson, Dick Peek, Tim Henney, Cindy Matsumoto and Andy Beerman. Staff present were Diane Foster, Executive Director; Mark Harrington, City Attorney and Marci Heil, Secretary.

II. CONSIDERATION OF MINUTES FROM APRIL 17, 2014 AND MAY 15, 2014 RDA MEETING MINUTES.

**Board member Simpson moved to approve the minutes from the
April 17, 2014 and May 15, 2014 RDA Meetings
Board member Peek Seconded
Approved unanimously**

III. NEW BUSINESS

1. Consideration of Construction Manager At Risk Agreement With Okland Construction For Gross Maximum Price Of \$4,337,819.00

Jonathan Weidenhamer, Economic Development, asked the Board to enter into the contract with Okland Construction for the Library remodel and wave the building permitting fees related to the project.

Board member Simpson moved to approve the Construction Manager at Risk Agreement with Oakland Construction for the Gross Maximum Price of \$4,337,819.00
Board member Peek seconded
Approved unanimously

2. Consideration of Greenpark Real Estate Purchase Contract Addendum No. 6.

Jason Glidden, Economic Development Project Manager, spoke to the addendum number 6 stating it includes a finance deadline extension from June to Aug 2014.

Board member Henney stated that he feels that there seems to be a never ending conversation requesting extensions.

Glidden stated that the City and Greenpark are anxious to get this project moving and have left the settlement date on September 1, 2014. Stated that times have changed and they are looking at getting the best deal.

Board member Simpson moved to approve the Greenpark Real Estate Purchase Contract Addendum No. 6.
Board member Henney seconded
Approved unanimously

IV. ADJOURNMENT INTO CITY COUNCIL WORK SESSION

Board member Simpson moved to adjourn the RDA meeting.
Board member Beerman seconded
Approved unanimously