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Salt Lake City Announces Developer for Proposed Utah Performance Center on Main

SALT LAKE CITY – The Redevelopment Agency of Salt Lake City announced the selection of Garfield Traub Swisher Development (GTS)/Hamilton Partners (HP) as the development team for the future Utah Performance Center on Main. The announcement follows an almost four month competitive process in which two proposals were considered for the project.

“Garfield Traub Swisher and Hamilton Partners were selected for their extensive experience in developing public/private partnerships,” explained D.J. Baxter, the RDA’s executive director. “After numerous meetings and a half-day “working session” with each interested development team, the RDA’s Selection Committee believed GTS and Hamilton Partners were best able to handle the financial, political, and construction needs of the project for Salt Lake City.”

Garfield Traub Swisher Development, LLC specializes in public construction and capital projects, having financed over \$9 billion in debt and equity and developed more than 27 million square feet of property in the last 30 years. Recently, GTS successfully completed the construction of the American Center for the Performing Arts in Durham, North Carolina. The 2,800-seat facility in downtown Durham shares many qualities with the proposed Salt Lake City theater, including collaboration among diverse stakeholders, resourceful financial planning and capital funding strategies, and limited operating risk for public agencies.

“The RDA Board was particularly impressed with GTS’s experience in Durham, NC,” stated Eric Jergensen, RDA Board Chair. “GTS had a unique track record in managing complex public/private partnerships with diverse stakeholders and interests at the table. I am confident GTS will serve the residents of Salt Lake City well.”

Hamilton Partners is one of the Midwest’s preeminent commercial development companies, specializing in large office buildings and industrial parks. The firm has headquarters in Illinois and Salt Lake City, Utah. Over the past 35 years the company has developed over 39 million square feet of office space throughout the region and carries a portfolio estimated at nearly \$3 billion.

As part of their submission, GTS/HP pulled together Moshe Safdie & Associates, Okland Construction, and VCBO Architects to create a project team. Each team member has extensive experience in the Salt Lake City area and has participated in numerous arts facility projects. The Salt Lake City Downtown Library, LDS Conference Center, City Creek Development, 222 S. Main, and the Grand America Hotel are among the Salt Lake City projects developed by partners of the project team.

The proposed Utah Performance Center on Main will be an approximately 2,500 seat, Broadway-style theater built to attract first-run touring Broadway shows to Salt Lake City. The project is one of 20 signature projects defined as part of the Downtown Rising plan. Concluding a report by the Downtown Theater Action Group, Mayor Becker announced the site location as 135 S. Main on Oct. 16, 2008. More information can be found at www.downtownrising.com and www.slcgov.com/events/theatre08.htm.

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