

Minutes of the Redevelopment Agency meeting held on Tuesday, February 15, 2011 at 4:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present:           Darren Stam, Chairman           Mayor Snarr  
                  Jeff Dredge                       Jan Wells, Chief of Staff  
                  Jim Brass                           Doug Hill, Public Services Director  
                  Jared Shaver                       Frank Nakamura, City Attorney  
                  Krista Dunn                       Michael Wagstaff, Executive Director  
  Tim Tingey, Executive Director  
  Chad Wilkinson, City Planner  
  Citizens

Chairman Darren Stam opened the meeting.

#### APPROVAL OF MINUTES

Jim Brass made a motion to approve the minutes from January 18, 2011. Seconded by Jared Shaver.

A voice vote was made. The motion passed, 5-0.

#### REVIEW AND DECISION ON A RESOLUTION TO REIMBURSE MURRAY CITY FOR PAYMENT OF THE CITY'S SHARE OF THE TAYLORSVILLE/MURRAY TRANSIT CORRIDOR ENVIRONMENTAL ASSESSMENT

Tim Tingey stated that this study was completed over a year ago in order to assess the viable options for location of a transit connection from Taylorsville to Murray. He said that a preferred alternative route was selected and a plan identified to create a Bus Rapid Transit route from Salt Lake Community College to Intermountain Medical Center with a connection into downtown Murray. He stated that Christopher Chestnut with Utah Transit Authority (UTA) is present at the meeting, and has indicated that this potential project has moved up as a priority for funding. Mr. Tingey stated that the agreement is between the City and UTA and other organizations that are funding the study. He said that staff recommends approval of the resolution, up to the amount of \$30,000. He stated that he thinks this project will be a great benefit to the downtown area in relation to redevelopment plans.

Christopher Chestnut stated that the project is for Bus Rapid Transit on a fixed guide way between Taylorsville and Murray. He said that this resolution is for the necessary environmental assessment work. Mr. Stam clarified that the route includes Intermountain Medical Center. Mr. Chestnut confirmed that it does.

Mr. Tingey asked Mr. Chestnut to discuss the other partners that will be funding participants in the study. Mr. Chestnut said that the partners are UTA, Taylorsville City, potentially either Salt Lake County or the State of Utah, Wasatch Front Regional Council, and UDOT. He stated that all parties are contributing funds.

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Mr. Stam stated that this item has been discussed previously by the Redevelopment Agency.

Krista Dunn made a motion to approve the resolution. Seconded by Jim Brass.

Call vote recorded by Tim Tingey.

A     Krista Dunn  
A     Jim Brass  
A     Jeff Dredge  
A     Darren Stam  
A     Jared Shaver

Motion passed, 5-0.

CONSIDER FOR DECISION A REQUEST FROM FIRECLAY INVESTMENT PARTNERS, LLC FOR AN AMENDMENT TO THE PARTICIPATION AND DEVELOPMENT AGREEMENT WITH THE REDEVELOPMENT AGENCY OF MURRAY CITY

Chad Wilkinson stated that Tim Soffe is present to represent Fireclay Investment Partners. He said that there was a prior amendment to the Fireclay Transportation Master Plan. He said that this amendment is to the development agreement and will account for the changes to the street sections and landscape area that were approved a few months ago. He stated that staff is recommending approval of the development agreement changes.

Mr. Stam stated that the Redevelopment Agency has reviewed this information previously.

Jared Shaver made a motion to approve the amendment. Seconded by Jeff Dredge.

Call vote recorded by Tim Tingey.

A     Krista Dunn  
A     Jim Brass  
A     Jeff Dredge  
A     Darren Stam  
A     Jared Shaver

Motion passed, 5-0.

REVIEW AND DECISION ON PROPOSED AGREEMENT BETWEEN THE RDA AND FIRECLAY INVESTMENT PARTNERS, LLC ON REVIEW, APPROVAL AND CONSTRUCTION OF THE BRIDGE ACROSS UTAH STATE ROUTE 266, AT APPROXIMATELY 160 WEST 4500 SOUTH

Mr. Tingey stated that the agreement has been provided for review, and that an additional agreement will be considered by the City Council pertaining to this project. He said that Doug Hill and Frank Nakamura have been working to prepare and review the agreement. He stated that this agreement corresponds with wording in the development agreement between the RDA and Fireclay Investment Partners and sets terms and conditions of review and construction of the bridge. Mr. Tingey said that in the first part of the agreement, under part B, there is reference to a railroad crossing. He said that this reference will not be included in the final agreement and that the bridge is for vehicle travel. He said that staff is recommending approval of the agreement.

Jim Brass made a motion to approve the agreement, with the exclusion of the railroad crossing reference. Seconded by Jared Shaver.

Call vote recorded by Tim Tingey.

    A     Krista Dunn  
    A     Jim Brass  
    A     Jeff Dredge  
    A     Darren Stam  
    A     Jared Shaver

Motion passed, 5-0.

UPDATE FROM NEIGHBORWORKS REPRESENTATIVES

Alison Smith was present to represent NeighborWorks. She said that over the past few months they have participated in 65 outreach events in Murray City, which resulted in exposing approximately 1500 people to NeighborWorks. She stated that they have provided loan applications to seven individuals but that some have not been returned and others were not a good fit for the applicant. She said that NeighborWorks has partnered with Salt Lake County in order to offer other loan options and repairs for specific applicants. Ms. Smith stated that a challenge for NeighborWorks has been the perception that their services are too good to be true. She said that due to the current economy, people don't believe that they can obtain a low interest home improvement loan. She stated that they refer people to the Chamber of Commerce and the Mayor's office to verify that NeighborWorks services are legitimate. Ms. Smith stated that another challenge has been the Safe Act, which requires people providing loans to be licensed. She said that initially non-profit organizations were exempt from that requirement, however that changed and recently the NeighborWorks staff completed 60 hours of

training and individually passed two tests in order to become licensed. She stated that they are now the only non-profit organization in the State that has properly licensed staff.

Jared Shaver asked how NeighborWorks is handling the perception that their services are too good to be true. She said that they encourage people to come in and talk to them in order to explain what they have to offer. She stated that they also refer people to trusted sources for verification.

Mayor Snarr asked if NeighborWorks can refer applicants to previous individuals that they have already helped. Ms. Smith responded that they do have a bank of testimonials, but that due to confidentiality they do not release specific contact information.

Ms. Smith stated that the first week of June is NeighborWorks Week, which is a week of service in partnership with other local organizations. She said that a specific area on Winchester Street between State Street and 300 West has been targeted for outreach during that week.

Tim Tingey encouraged everyone present to make referrals to NeighborWorks whenever they hear of needs or issues. He said that making sure people are aware of the programs available is important in making housing rehabilitation successful.

Ms. Smith stated that referrals are helpful and even accompanying someone to their offices will help to confirm the legitimacy of NeighborWorks.

#### UPDATE ON THE CENTRAL BUSINESS DISTRICT

Tim Tingey stated that the Taxing Entity Committee is meeting on February 24<sup>th</sup> to consider the resolution for this area and he is hoping for a final decision at that time. He said that if the resolution is approved, it will be followed by a public hearing on the area plan, which requires a 30-day notice to property owners in the district. He anticipates that the hearing will take place at the first meeting in April and that staff is working closely with the attorney's office to ensure that the noticing is done correctly.

Mr. Tingey said that the Hoffman Building was inspected and found to contain asbestos. He said that there are noticing timeframe requirements with the State in order to remove asbestos, and a contractor has been selected to move forward with this process. He said that the removal is scheduled to start on March 7, 2011 and will take approximately 10 days. He stated that following asbestos removal, staff will begin the process for demolition. Mr. Shaver asked if there is any part of the building façade that can be saved. Mr. Tingey responded that although this issue has been discussed, there has not been a final decision. He said that some of the brick may be usable, but the entire façade will not be kept intact. Mr. Shaver stated that some of the ornamental detail may be worth preserving for historical reasons.

Tim Tingey stated that there has been some interest in the downtown area from developers over the past few weeks. He said that they are waiting for the Murray City Center District ordinance to be adopted, which will be presented at the March 15, 2011 meeting. He said that with the new ordinance and the Central Business District extension, the city will have the tools in place to be proactive in recruiting developers to the area.

DISCUSSION ON THE REQUEST TO CONNECT FIBER FROM 4800 SOUTH TO 5300 SOUTH

Tim Tingey stated that this is a new request from the owner of the Wardley Building, which is located near 5300 South on Commerce Drive. He said that the owner indicated a desire to have fiber connected to his building, which currently has Telesphere as a tenant. He stated that the owner met with UTOPIA and developed a cost analysis to connect fiber from 4800 South along Commerce Drive to a number of different buildings. Mr. Tingey said that the owner requested that the Redevelopment Agency participate in the cost of fiber installation. He said that he recommended that the property owner contact other businesses in the area to determine if there is any willingness to participate in sharing these costs. He stated that he has some concerns about the RDA budget due to recently incurred expenses, and asked the RDA about their opinion on contributing funds to this project.

Jim Brass stated that the two homes the RDA purchased on Poplar Street also had some additional costs, including asbestos removal. He said that other buildings could potentially have the same issues and result in unanticipated expenses. Darren Stam asked about the total cost to install fiber as requested. Tim Tingey replied that the total cost is \$68,000. Krista Dunn said that she wants to see people connecting to UTOPIA and that it is a benefit to the property owner. She said that she may consider a minimal cost to promote UTOPIA. Mayor Snarr stated that there are a number of businesses in the same area as the Wardley Building that may be willing to share in the costs. Jared Shaver stated that he would recommend waiting to see what the property owner brings forward before making a decision. He said that he does not want to set precedence by participating in fiber installation costs. Mayor Snarr said that the property owner could develop a way to recoup some costs if he paid for the installation and then charged other businesses that wanted to hook into the same line along Commerce Drive.

Meeting adjourned.

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B. Tim Tingey, Executive Director