

Minutes of the Redevelopment Agency meeting held on Tuesday, June 21, 2011 at 4:30 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present: Darren Stam, Chairman Mayor Snarr
 Jared Shaver Jan Wells, Chief of Staff
 Jim Brass Frank Nakamura, City Attorney
 Jeff Dredge Mike Wagstaff, Executive Director
 Tim Tingey, Executive Director
 Chad Wilkinson, Community Planner
 Citizens

Excused: Krista Dunn

Chairman Darren Stam opened the meeting.

APPROVAL OF MINUTES

Jeff Dredge made a motion to approve the minutes from the meeting on May 17, 2011. Seconded by Jared Shaver.

A voice vote was made. The motion passed, 4-0.

NEIGHBORWORKS UPDATE

Tim Tingey stated that Alison Smith, Vanessa Anderson and Eileen Maloney were present to represent NeighborWorks. Mr. Tingey stated that the NeighborWorks Board participated in a worthwhile retreat this month and participated in a number of other projects.

Alison Smith, Neighborhood Director for Murray, stated that she is pleased to be in attendance. She introduced Ms. Anderson, who will fill in for her while she is on maternity leave in the fall. She introduced Ms. Maloney, who is a member of the Advisory Board. Ms. Smith stated that the Board retreat was a success and that goals were set pertaining to acquisition of properties and which neighborhoods should be focused on. She said that lending has decreased which has created an obstacle for lending rehabilitation programs.

Eileen Maloney stated that she is a Murray resident and the newest member of the NeighborWorks Murray Advisory Board. She said that during their first year in Murray, NeighborWorks worked to get word out to Murray residents about the organization and services and their relationship with local government and citizens. She stated that NeighborWorks staff has coordinated 135 outreach events and encounter over 700 people each month. She said that the organization has been discussed in 16 media events including 3 articles in newspapers. Ms. Maloney said that during the NeighborWorks Week they had 39 volunteers that donated almost 190 hours and cleaned up 5 yards. At the end of the week they sponsored a barbecue with 160 attendees. She said that they exceeded the goals they had set for this event. Ms. Maloney said that NeighborWorks

put an offer on a bank-owned property on Box Elder Street last Friday. She stated that if the bank accepts the offer, rehabilitation work will begin immediately and they plan to add 1 or 2 more rooms to the home and renovate it inside and outside. She said that the goal is to sell the upgraded property to a qualified family for an affordable price.

Mr. Stam thanked Ms. Maloney and stated that progress is being made by NeighborWorks in Murray.

CONSIDERATION OF A RESOLUTION FOR THE 2011 – 2012 REDEVELOPMENT AGENCY BUDGET

Tim Tingey stated that the budget has been reviewed over the past few months. He said that a few changes have been made, one of which is allowing more funding to the attorney's office for work on RDA issues. He stated that there is also an increase in the Vine Street Area for Professional Services, which relate to right-of-way improvements that staff has worked on with the Public Services Department. Mr. Tingey said that the School District is still being funded out of the Central Business District area at \$440,000 and that this will be reduced, based on the recent extension agreement, to \$400,000. He stated that if any money carries over it will be re-budgeted for additional projects. He stated that staff is recommending approval of the Redevelopment Agency budget.

Jared Shaver made a motion to approve the budget. Seconded by Jim Brass.

Call vote recorded by Tim Tingey.

A ___ Mr. Shaver

A ___ Mr. Stam

A ___ Mr. Brass

A ___ Mr. Dredge

Motion passed, 4-0.

FIRECLAY AREA UPDATES

Tim Tingey stated that there has been some major clean-up at the Fireclay Villages site and preparation work has started for this project. He said that staff has also been working with Hooper Knowlton on his project in this area and that the Planning Commission recommended approval of the subdivision. He said that Mr. Knowlton is moving forward on the entitlement process for this project and has met with city representatives regarding his potential development agreement. Mr. Tingey said that staff is working on modifications to the development agreement with Mr. Brodsky of Hamlet Homes, and that there have been conversations with Mr. Brodsky and Wells Fargo Bank about the modifications.

Frank Nakamura stated that one of the issues with the development agreements relates to when tax increment will be triggered. He said that this is still being discussed, and there will be additional discussions with other developers in the Fireclay area.

Colin Wright from Strategic Capital Partners stated that construction has started on the first 400 units of Fireclay Villages. He said that a kiln was unearthed along with some large foundations. He said that plans for the bridge have been finalized and he anticipates construction to begin soon. He said that Phase 2 is approximately 90 days away from commencing construction. Mr. Wright stated that he calls the owner of the foam plant every month to discuss selling that property. He said that the TOD concept is being embraced and development is increasing. He stated that he has been approached by some parties interested in the Galleria property, and that discussions have taken place with the bank that owns the property.

Mayor Snarr stated that there was probably more buried concrete than expected in the Fireclay area. Mr. Wright agreed. The RDA thanked Mr. Wright for coming to the meeting and providing an update. Mayor Snarr thanked Mr. Wright for all of the clean-up that was done in the area.

DOWNTOWN UPDATES

Mr. Tingey stated that Highmark Medical Group has distributed marketing materials for the medical office that is planned in the downtown area. He said that they are interested in a site adjacent to Trax and are in the process of acquiring the property. They hope to have finalized acquisition by the end of the summer and will begin construction next spring. Mr. Tingey said that they are planning a 4-story building with underground parking and parking adjacent to Trax. He stated that the project will greatly contribute to redevelopment of the downtown. Mr. Tingey said that staff and city representatives attended the ICSC convention and met with Forest City, which is a large development organization that works primarily with Transit Oriented Development and downtown projects. He said that they do sustainable projects, which is how the downtown is envisioned. He stated that Forest City representatives would like to come and meet with city staff, community representatives and UTA to discuss opportunities in the downtown area. He said that he also met with hotel groups while at ICSC and that follow-up meetings are being arranged. Mr. Tingey stated that staff is still working with Culver's to locate in Murray, but there are some access issues to work through with adjacent property owners. He stated that there are other options to make this project work if an access agreement is not reached. Mr. Tingey said that the Hoffman building has been demolished and that some RDA funds will be used to pave and stripe the site temporarily for parking use.

Mr. Stam asked about the property that has already been acquired by the medical office group. Mr. Tingey replied that they are under contract for the parcel to the west of the main site that they want to purchase.

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Meeting adjourned.

B. Tim Tingey, Executive Director