

Minutes of the Redevelopment Agency meeting held on Tuesday, September 20, 2011 at 5:15 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
	Krista Dunn	Frank Nakamura, City Attorney
	Jeff Dredge	Mike Wagstaff, Executive Director
	Jim Brass	Tim Tingey, Executive Director
		Chad Wilkinson, Community Planner
		Doug Hill, Public Services Director
		Citizens

Chairman Darren Stam opened the meeting.

APPROVAL OF MINUTES

There were no minutes for approval on this agenda.

DISCUSSION OF INCOMM BUSINESS EXPANSION OPPORTUNITY

Tim Tingey stated that this is a global corporation that has a very small office located in Murray. He said that the company is looking to expand in the western region and is considering the Salt Lake area. He said that the company contacted Economic Development Corporation of Utah requesting information on incentive possibilities and that they have submitted an application for State of Utah Tax Incentives. He said that the application requires any participating City to provide a matching incentive. Mr. Tingey stated that the company is interested in expanding in Murray and that he has discussed possible locations with them. He stated that they are looking for 50,000 square feet of office space and will be hiring up to 100 employees. He said that it would be good for Murray City to have the company expand here, but there would have to be a match from the City, even if it is a minimal amount. He stated that staff has made contact with the individuals that need to be involved in evaluating the expansion and that if the company chooses to expand in Murray then additional discussion will take place in relation to incentive possibilities with the RDA as there are some project funds in the Central Business District budget to assist with infrastructure.

Jared Shaver asked if the company has stated that they have a particular location in mind or if they are in the negotiation process. Mr. Tingey responded that the company first wants to identify the place for expansion and available funding before making any decisions and that they are also considering expansion in Texas.

UPCOMING NOVEMBER 1ST REPORTING REQUIREMENTS DISCUSSION

Tim Tingey stated that he is encouraged by the County report that he just received related to valuation projections. He said that the Central Business District has increased in value over \$3 million and Cherry Street has increased approximately \$10,000. East Vine Street

and the Smelter Site have decreased in valuation, but the tax levy rates are helpful in that the City will receive additional funds from these areas even though the value has decreased. He stated that concerns have been discussed previously related to the County projections being low, resulting in the City's request for funds being too low. He said that if the final value is higher than the projection amount the City is not able to recover the additional money. Mr. Tingey stated that the County has been notified that the City disagrees with the decision not to pay the full amount but that the issue has not been resolved. He stated that legal action may have to occur in order to resolve this issue. He said that the November 1st report this year will be based on the County Auditor report that was received or the projection amount, whichever is higher. He said that there will be an additional ten percent added to the requested amount to ensure that the City is receiving the full amount due.

Jared Shaver asked if the Legislators may be able to help in this process. Mr. Tingey responded that he doesn't think this is within the Legislator's purview and that Murray is not the only community that has major concerns with this process. He said that a number of cities within the Salt Lake Valley, including Murray, have met with legal counsel to pursue this matter. City staff elected to pursue the issue individually and submitted a letter to the County Auditor. He stated that the response to his letter and to the other communities is that the County does not believe they are obligated to pay the funds. Mr. Tingey stated that Frank Nakamura has been involved in these discussions and that he will keep the RDA updated on the status. Mr. Shaver stated that he is concerned about this as it results in a significant amount of money being withheld year after year. Mr. Tingey agreed and said that the legal opinion is that per State Code, the County should be paying the cities the full amount.

Mayor Snarr asked what the County's explanation is. Tim Tingey responded that the County has taken the position that the cities are submitting the November 1st Report based on the projections provided, which is also the amount that is budgeted to be paid regardless of actual value. Darren Stam asked if adding ten percent to the City's request is going to be enough. Tim Tingey stated that it should be enough based on last year's experience, although he may increase that slightly if needed.

DOWNTOWN UPDATE

Tim Tingey stated that Highmark Development is proposing a medical office facility at the corner of Vine Street and Box Elder where the soccer arena exists currently. He said that the developer has received approval from the Planning Commission for this project. He said that the ordinance has specific parking requirements in this area and that if the maximum parking is exceeded then the spaces must be contained within the footprint of the building. He stated that the developer is concerned about the cost to provide parking within the footprint of the building and had applied for a variance to the parking standard, which was denied. Mr. Tingey stated that the recent extension of the Central Business District that was approved by the Taxing Entity Committee had funds for parking facilities identified as an item for reimbursement. He said that he plans to work with the

developer over the next few weeks to discuss cost projections and the value that this project will bring to the area. He stated that there is potential to enter into a development agreement to offset some of the costs for parking. Mr. Tingey said that staff has continued discussions with hotel groups that have interest in the downtown although no formal plans have been submitted at this time.

FIRECLAY UPDATE

Mr. Tingey stated that Parley's Partners are proceeding with finalizing financing for their project and that staff recently met with some of the financing groups. He said that staff is waiting for the plat to be finalized and a few other items to be submitted by the developer. He stated that the construction schedule is quite aggressive with plans to have Phase 1 built by the end of next year.

Mr. Tingey said that the City Council will be reviewing a Transportation Master Plan modification at the October 4, 2011 meeting in relation to the Strathmill Road area where a critical care facility is proposed to be located. He said that the critical care facility has submitted an application to the Planning Commission for the October 6, 2011 meeting. He stated that the permit process will follow the Planning Commission meeting and that construction is anticipated to start in the next few months. Mr. Shaver asked if this development group has built any similar facilities previously. Mr. Tingey confirmed that they have built similar facilities in Texas and are familiar with the permitting process. He said that this is a good project and that positive things are happening in the Fireclay area. Mr. Stam stated that the bridge girders have been erected near Fireclay.

NEIGHBORWORKS UPDATE

Mr. Tingey stated that there are currently two loans in process for housing rehabilitation. He said that a second home was recently purchased on Box Elder Street to be rehabilitated and then sold to a low-to-moderate income family.

Meeting adjourned.

B. Tim Tingey, Executive Director