

Minutes of the Redevelopment Agency meeting held on Tuesday, October 18, 2011 at 6:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present:	Darren Stam, Chairman	Mayor Snarr
	Jared Shaver	Frank Nakamura, City Attorney
	Krista Dunn	Mike Wagstaff, Executive Director
	Jeff Dredge	Tim Tingey, Executive Director
		Zachery Fountain, Legislative Affairs
Excused:	Jim Brass	Citizens

Chairman Darren Stam opened the meeting.

APPROVAL OF MINUTES

Jared Shaver made a motion to approve the minutes of August 23 and September 20, 2011. Seconded by Jeff Dredge.

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

REVIEW AND DECISION OF THE RDA TAX INCREMENT REVENUE PROJECTIONS AND APPROVAL OF THE NOVEMBER 1ST TAX INCREMENT FUNDING REQUEST

Tim Tingey stated that the State Legislature adopted some wording modifications related to the November 1st Report. The wording basically states that if an in-depth report is provided to the Taxing Entity Committee (TEC) and the State Tax Commission then an annual meeting with the TEC is not required. He said that staff is requesting approval from the RDA on the dollar amounts and the Resolution. He said that staff will then move forward with an in-depth analysis using consulting services from Zions Corporation. Mr. Tingey said that at the last RDA meeting it was discussed that a ten percent increase would be added to the tax projections. He said that the RDA suggested a fifteen percent increase, which he believes is appropriate and has used in preparing these estimates.

Jared Shaver made a motion to approve the tax increment revenue projections and approval of the November 1st tax increment funding request. Seconded by Jeff Dredge.

Call vote recorded by Tim Tingey.

A ___ Jeff Dredge
A ___ Jared Shaver
A ___ Krista Dunn
A ___ Darren Stam

Motion passed, 4-0.

FIRECLAY UPDATE

Tim Tingey stated that projects in this area are moving forward. He said that Hooper Knowlton's project, the Birkhill Apartments, ran into a delay which is not the fault of the City. He stated that Mr. Knowlton contacted him a few days prior and indicated that in order to obtain HUD funding through the Olene Walker Trust Fund a 30-day notice and comment period is required related to the environmental issues. Mr. Tingey said that this will extend the finalization of the project to the first week of November and the developer will not be able to close on the loan until that time. He stated that the Medistar critical care facility was approved by the Planning Commission and staff is waiting for plans to be submitted.

HIGHMARK MEDICAL (HMI) DEVELOPMENT AGREEMENT DISCUSSION

Tim Tingey stated that staff and the RDA Chair and Vice-Chair met with representatives of Highmark Development last week. He said that they are interested in entering into a development agreement and that Mr. Nakamura has agreed to assist in drawing up that document. He stated that a proposal will come before the RDA for consideration. He stated that the purpose of the development agreement is to help cover the parking costs that will be incurred because the ordinance specifies that parking exceeding the maximum amount must be contained within the envelope of the building. Mr. Tingey stated that staff calculated preliminary projections which indicate that approximately \$55,000 per year in increment would be available after all other obligations have been met. He said that the amount of income generated by this project and the number of development phases will be factors in estimating the increment amount.

SMEALTER SITE BUDGET DISCUSSION

Mr. Tingey stated that staff will be bringing forward a budget amendment request at the November RDA meeting. He said that the amendment relates to Smelter Site funds and the NeighborWorks projects that are currently moving forward. He said that it is important to proceed with these projects in order to get the NeighborWorks name out in the community and help families in a pro-active manner. Mr. Tingey explained that NeighborWorks has obtained two foreclosed homes that are in need of repair, which will be rehabilitated and sold to a low-to-moderate income family. He said that he wants to make sure funding is available to move forward with these current and future projects. He said that the proposal is to take \$180,000 from the Smelter area reserves, which is the 20 percent housing amount that needs to be set aside for housing. He said that \$342,000 is still in the budget from last year as it has not been used yet, but that properties are now being acquired and he expects projects to start moving quickly. This additional funding will ensure adequate capital for the projects.

Jared Shaver asked why these projects didn't move forward as rapidly as anticipated. Mr. Tingey responded that originally it was planned that citizens with emergency housing needs would apply to NeighborWorks for housing rehabilitation. He said that

applications have not been submitted as expected and NeighborWorks is still working to make the community aware of their services. He said that instead of waiting for applications, NeighborWorks has elected to be pro-active by purchasing properties and rehabilitating them for low-to-moderate income families.

Meeting adjourned.

B. Tim Tingey, Executive Director