

Minutes of the Redevelopment Agency meeting held on Tuesday, January 22, 2013 at 2:30 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present:           Darren Stam, Chairman           Mayor Snarr  
                  Brett Hales                        Jan Wells, Chief of Staff  
                  Dave Nicponski                 Frank Nakamura, City Attorney  
                  Jared Shaver                     Tim Tingey, Executive Director  
                  Jim Brass                         Jan Lopez, Council Administration  
  Citizens

Chairman Darren Stam opened the meeting.

### APPROVAL OF MINUTES

Jared Shaver made a motion to approve the minutes from November 13, 2012. Seconded by Jim Brass.

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

### REVIEW AND DECISION ON A FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH HAMLET DEVELOPMENT

Tim Tingey stated there are some changes to the site plan that have been proposed as part of this amendment. He said that those changes include a proposal to reduce the number of townhouses from 111 down to 92 in order to accommodate some units with two-car garages. It is also proposed to increase the 97,500 square feet of commercial space to a little over 100,000 square feet. Mr. Tingey said that this figure includes the critical care facility. He said that the area where a road had previously been proposed will be developed into a plaza instead. He said that this proposal does not contain any changes to the amenities in the park facility. He said that staff is recommending approval of the amendment.

Jared Shaver asked if the parking will be increased in order to accommodate the increase in commercial space. Tim Tingey responded that the parking standards will be met and that an increase of spaces is not necessary. Mr. Shaver asked if the plaza will be open to the sidewalk or adjacent structures. Tim Tingey said that there will be a number of different connections into the plaza along with some amenities. Jim Brass asked how many live/work units are proposed. Tim Tingey explained that every other unit facing Birkhill Avenue and Main Street will be live/work units, and that the corner units are designated as commercial on the lower level.

Michael Brodsky from Hamlet Homes distributed some renderings and architectural drawings from Henry Walker Homes for the new townhouses. He said that the Fireclay area is developing into a nice mixed-use, transit-oriented community. He stated that currently there is 15,000 square feet of commercial space and ten live/work unit townhouses. He stated that Henry Walker Homes is under contract to purchase all of the remaining fee simple townhouse property that is for sale. There is a parcel in Phase 4 that is not being purchased by Henry Walker and is intended to eventually have a 40,000 square foot commercial building and some additional live/work townhouses. He said that this property is currently owned by the bank. Mr. Brodsky stated that he anticipates the parking area in Phase 4 will be redesigned for more efficiency since the street adjacent to the site has been eliminated. He said that this amendment also includes a timeline in relation to construction of the park. He said that the park will begin construction concurrent with Phase 2 of the project, and is to be completed within either one year or upon issuance of the thirtieth Certificate of Occupancy for units in that phase, whichever comes first. He explained that the live/work units have access to the upper living area from both the lower level commercial space and from an outside entrance.

The Redevelopment Agency thanked Michael Brodsky for his work in developing this area.

Jim Brass made a motion to approve the fourth amendment to the Development Agreement with Hamlet Homes. Seconded by Brett Hales.

Call vote recorded by Tim Tingey.

A \_\_\_\_\_ Jim Brass

A \_\_\_\_\_ Brett Hales

A \_\_\_\_\_ Jared Shaver

A \_\_\_\_\_ Dave Nicponski

A \_\_\_\_\_ Darren Stam

Motion passed, 5-0.

#### ELECTION OF OFFICERS

Darren Stam stated that election of officers will follow the same protocol as used by the City Council.

Brett Hales made a motion to nominate Jim Brass as Chair of the RDA. Seconded by Dave Nicponski.

Jared Shaver made a motion to nominate Darren Stam as Chair of the RDA.

Ballots were provided to the Board for a vote.

Ballots were counted by Tim Tingey, with three votes for Jim Brass and two votes for Darren Stam.

Jim Brass was elected as the Chair of the Redevelopment Agency for the upcoming year.

Darren Stam stated that he would accept nominations for the Vice-Chair of the RDA.

Jim Brass made a motion to nominate Jared Shaver. Seconded by Dave Nicponski. There were no additional nominations for Vice-Chair.

A voice vote was made. Motion passed, 5-0.

#### SELECTION OF TAXING ENTITY COMMITTEE REPRESENTATIVES

Darren Stam stated that Taxing Entity Committee (TEC) representatives need to be selected. He stated that in prior years, the Chair and Vice-Chair of the RDA have been the TEC representatives. Jared Shaver asked for additional information about the TEC. Tim Tingey explained that the TEC exists in accordance with state law, and its role is to evaluate new proposals for redevelopment areas. The committee has representatives from the City, Salt Lake County, Murray School District, State Board of Education and all of the other taxing entities. He said that the committee receives an annual report, which is referred to as the November 1<sup>st</sup> Report, related to the City's redevelopment areas. If this report is submitted as required then an annual meeting is not necessary unless there is a new area proposed. The Board discussed various scenario's that would involve the TEC.

Dave Nicponski made a motion that the RDA Chair and Vice-Chair represent the City on the Taxing Entity Committee. Seconded by Jim Brass.

A voice vote was made. Motion passed, 5-0.

## DOWNTOWN ECONOMIC DEVELOPMENT AND MARKET PRESENTATION

Tim Tingey stated that there have been previous discussions with the RDA about development groups that have interest in the downtown area. He said that there is an upcoming meeting with a developer to discuss the area and outline market elements. A presentation has been prepared for that meeting and staff requested input from the RDA related to the material. Mr. Tingey proceeded with a PowerPoint presentation that included a profile of the City, the history and background of the Murray City Center District, the vision for the area, market factors and development opportunities.

The Board discussed additional information that would be helpful for perspective businesses, such as power reliability rates. They agreed that the presentation was informative and thanked staff for working on this material.

## REDEVELOPMENT AREA UPDATES

Tim Tingey stated that staff has been working with the Power Department on relocation of the power lines related to the State and Vine LLC hotel project. The developer has met with the Building Division and Community and Economic Development to review their plans and intend to break ground on March 1<sup>st</sup>. He said that the Birkhill Apartments are planning to have final inspections completed on levels one through three during the first part of February and hope to have Temporary Certificates of Occupancy by February 22<sup>nd</sup>. He stated that the Fireclay Villages project is still moving forward.

Mr. Tingey stated that the Wasatch Front Economic Development District is a group that has been established to apply for federal funds through the Small Business Administration. He said that they have solicited applications from a number of cities for infrastructure improvements and projects and Murray City submitted some applications. The applications submitted were for relocation of power lines on Vine Street and Commerce Drive, infrastructure improvements in the Fireclay area related to the Transportation Master Plan elements, some infrastructure on 5300 South and a study related to the Galleria site.

Jared Shaver asked about the proposed project on 5300 South. Tim Tingey responded that he was advised that the financial partnership was in place but has not received additional information since that time.

Darren Stam thanked staff for all of their efforts.

Meeting adjourned.

---

B. Tim Tingey, Executive Director