

Minutes of the Redevelopment Agency meeting held on Tuesday, May 7, 2013 at 4:30 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present: Jared Shaver Mayor Snarr
 Brett Hales Jan Wells, Chief of Staff
 Dave Nicponski Frank Nakamura, City Attorney
 Darren Stam Tim Tingey, Executive Director
 Jan Lopez, Council Administration
 Chad Wilkinson, Community & Economic Development
 Citizens

Excused: Jim Brass

Vice-Chairman Jared Shaver opened the meeting.

APPROVAL OF MINUTES

Darren Stam made a motion to approve the minutes from March 19, 2013. Seconded by Brett Hales.

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

DISCUSSION OF AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY AND NEIGHBORWORKS SALT LAKE

Tim Tingey stated that this item will be considered by the City Council later today. He said that the agreement was entered into in 2007 and there have been a few modifications since that time. The agreements are in force for a two-year period. He stated that the RDA is not required to make a decision on the agreement, although there are some components of the agreement that involve RDA funds. He explained that there were a number of items to be completed by NeighborWorks in relation to the contract, and all of those tasks have been completed including establishing the NeighborWorks Murray Advisory Board, a loan committee to evaluate projects in Murray and a number of community meetings intended to enhance the neighborhoods and housing opportunities in the City. Mr. Tingey stated that the proposed agreement outlines a number of expected outcomes, such as the processing of six loans for housing rehabilitation and the acquisition of two properties for rehabilitation or new construction. He said that the City will designate CDBG funds through the budget process in addition to the twenty percent RDA funding for housing. He stated that NeighborWorks is a good partner for the City because every dollar that the City provides is leveraged for additional funding through the NeighborWorks national organization and various business partners. He stated that NeighborWorks has a proven track record in Salt Lake and that Murray is fortunate to have this partnership.

Jared Shaver welcomed Sonya Martinez from NeighborWorks. Ms. Martinez thanked the RDA for its ongoing partnership with NeighborWorks resulting in a successful program. She provided an update on many of the projects that have been completed in Murray and explained that in addition to loan products and housing rehabilitation, NeighborWorks also provides housing counseling services to avoid foreclosure and also first-time homebuyer education. She said that when someone purchases a home through NeighborWorks there is post-purchase counseling with the buyer about how to maintain the property. Ms. Martinez stated that the Paint Your Heart Out event is a community building activity that helps out seniors and others with disabilities and that there were four homes painted in Murray last year. She shared photographs of homes in Murray that have been rehabilitated or are currently in the process of rehabilitation, and also provided information about the people that have purchased these homes. She stated that rehabilitation of the property on 700 West is underway and that the old structure has been demolished and the process has started for general contractor bids. The home on Hanauer Street is going to be reconfigured to add an additional room and bathroom and is also currently in process of

receiving bids for subcontractors. Ms. Martinez also shared a photo of a home that obtained an improvement loan for roof repair that the homeowner could otherwise not afford. She stated that NeighborWorks has also formed a partnership with Home Depot to receive product donations which has been very beneficial and helped a number of families. She said that NeighborWorks works closely with other non-profit organizations in utilizing resources.

Brett Hales asked about the funding of first-time mortgages. Ms. Martinez stated that this topic has been discussed with board members and different options are being evaluated, such as creating a loan pool with lenders or raising private dollars to go into a continual fund. Jared Shaver asked how much money would be needed to establish a continual fund. Ms. Martinez stated that no exact amount has been determined but it would be in the millions of dollars.

Tim Tingey stated that the agreement will move forward to the City Council for consideration.

DISCUSSION OF A PROPOSED REDEVELOPMENT AREA AT THE ORE SAMPLING MILL SITE AND ADJACENT AREAS

Tim Tingey stated that there have been prior conversations about future redevelopment areas to consider. He said that the Ore Sampling Mill area was one of those identified for redevelopment and over the past few months there has been some interest expressed in a development project, such as a hotel. He said that in order to create a suitable area that facilitates redevelopment there needs to be a substantial project proposed. He stated that the entire area needs to be considered and that staff advised the developer to contact adjacent property owners and come together as a group to facilitate redevelopment of the area. Since that time there has been discussion between various property owners and a meeting is scheduled soon with RDA staff to discuss a potential redevelopment area.

The boundary of the proposed area was discussed. Mr. Tingey stated that there are some underutilized properties that he has included in the proposed area, but those details will be discussed later if development moves forward. Jared Shaver asked about the properties in this area that are owned by the City. Mayor Snarr stated that Animal Control is located in the area along with a parcel owned by the Water Department.

UPDATES RELATED TO THE MEMORANDUM OF UNDERSTANDING PRESENTED AT THE PREVIOUS RDA MEETING

Tim Tingey stated that this item was discussed previously and that a draft Memorandum of Understanding is under review by a development group. He anticipates a response soon and after the Memorandum details are worked out the document will come before the RDA for consideration. The purpose of the Memorandum is to define work to be completed prior to consideration of an entire Development Agreement.

DEVELOPMENT UPDATES

Tim Tingey stated that the Hilton Hotel plans are back to the developer for review and should be resubmitted to the City within the next few weeks. He said that a ground breaking is anticipated during the first week of June. He said that right now there is demolition taking place at the site and some general clean up. He stated that the Marriott is in a similar status with the developer reviewing the comments made on the plans by the Building Division. Mr. Tingey stated that staff has met with the property owners of the Shopko site on State Street and some new retail facilities are being considered. The property owner is interested in creating a redevelopment area and staff has communicated the necessity of a substantial investment into the area before the RDA would consider creation of a redevelopment area and tax increment funding. He reported that Fashion Place Mall currently has no vacancies for new retailers.

Meeting adjourned.

B. Tim Tingey, Executive Director