



Jared Shaver made a motion to approve a Resolution to approve and authorize a request to Salt Lake County of tax increment funds for the Central Business District Redevelopment Area, the Smelter Site Redevelopment Area, the Cherry Street Redevelopment Area, the East Vine street Redevelopment Area and the Fireclay Redevelopment Area, subject to staff approval of the correct funding amount. Seconded by Darren Stam.

Call vote recorded by Tim Tingey.

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

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

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

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

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

Motion passed, 5-0.

### SALT LAKE COUNTY PERFORMING ARTS CENTER DISCUSSION

Tim Tingey stated that the Redevelopment Agency owns some property on the corner of 4800 South and State Street and the City owns the adjacent parcel to the west. He said that over a year ago the City submitted an application to the County for a Performing Arts Facility to be built on these parcels. He said that there has been discussion about further Redevelopment Agency participation in this project through the building of a parking structure. Mr. Tingey stated that from an economic development perspective this type of facility in a downtown area is a catalyst for redevelopment. Additional discussion took place about which parcels are owned by the Redevelopment Agency and the City in this area.

Doug Hill stated that the City received a positive recommendation from the Salt Lake County Cultural Facilities Advisory Board. He explained that the County would build, own and operate the performing arts facility. He said that the City's application indicated willingness to donate land for the facility and that it would also fund, construct and own a parking structure that would have a minimum of 265 parking stalls. He said that the master plan for the area recommends a parking structure with over 1,100 parking stalls. He said that the advisory committee recommending approval of the City's application is a very positive step. He said that the advisory board met with the TRCC board last month and recommended that the county fund the performing arts center using TRCC funds. Mr. Hill explained that the TRCC funds come from the Tourism, Recreation, Cultural and Convention Tax paid to the county, which results in approximately \$35 million per year being available for distribution. Mayor McAdams will soon be compiling a budget related to how the TRCC funds will be spent and it will be presented at the next TRCC board meeting. Following that meeting the final recommendation will go before the County Council for consideration of adoption. City staff has met with Mayor McAdams about this project and he indicated that he would likely not recommend funding of the performing arts center simply due to the cost. However, Mayor McAdams thought that there may be other opportunities in the upcoming year for the county to review additional funding options for building the facility. Staff has plans to talk to the County Council members that will be voting on this issue to share the City's support and commitment to move the project forward. Doug Hill said that if the county determines that the facility should be built in Murray then an interlocal agreement will be needed between the Murray Redevelopment Agency and the county related to the donation of land and construction of a parking structure. He stated that he would like support from the RDA board related to the commitments being discussed and for future discussions with the county on this project.

Jared Shaver asked if the TRCC funds have been committed to a different project or if there are available funds. Doug Hill responded that the majority of TRCC funds are committed to ongoing projects like the Salt Palace Convention Center, South Towne Convention Center and Abravanel Hall among others. He said that it has been communicated that only \$7 million is available for funding other projects this year and there are multiple

communities requesting that money for different projects. He said that of the \$7 million only half of that amount would be available as ongoing funding. He clarified that there may be other funding options not related to the TRCC funds.

Dave Nicponski stated that for the record, he represents Taylorsville City on Capitol Hill which creates a conflict for him on this issue. He said that giving away \$2.4 million in property and having something built on that property that won't generate taxes doesn't seem to be the best course. He said that he doubts the performing arts facility would generate the development activity that others have indicated.

Jared Shaver asked what is being requested from the RDA at this time. Jim Brass stated that Mr. Hill's memo indicates that staff wants to ensure that the Redevelopment Agency is still supportive of a regional performing arts center before pursuing additional meetings with County Council representatives.

Mr. Shaver made a motion to support moving forward with meeting County Council representatives and pursuing the opportunity to have a performing arts center in Murray. He said that he understands the points made by Mr. Nicponski, but he believes that the amount given away in property value would provide great returns by taxes generated around that area.

Darren Stam seconded the motion. He said that RDA and city staff have been working for a long time to get projects started in the downtown area. There have been numerous meetings with developers and nobody wants to be first with a project although there is interest in the area. He said that if this is the first project then additional projects will follow. Jim Brass stated that the hospital will drive much of the development in the area and that there needs to be a variety of facilities for patrons. He asked if the 265-stall parking structure has to be committed to the performing arts facility or if it would be open to the public. Doug Hill said that the representation made by the City is that the parking stalls would be open to the public and could be shared use spaces. It was further discussed that the number of stalls could be expanded depending on what the City decides in the future. The vision for the area was discussed and the different plans that have been considered over the past few years for these parcels.

Dave Nicponski asked about the cost to build a parking structure. Tim Tingey responded that it ranges from \$12,000 to \$15,000 per stall, which is estimated to be \$3.9 million total for 265 stalls. Jim Brass stated that when the RDA extended the downtown area for another twenty years that one of the primary issues was parking. The taxing entities were supportive of using funds for a parking structure. Brett Hales stated that he supports the idea of the City not being responsible for maintenance of the facility.

Call vote recorded by Tim Tingey.

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

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

N \_\_\_\_\_ Dave Nicponski

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

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

Motion passed, 4-1.

#### DEVELOPMENT UPDATES

Tim Tingey stated that a building permit was recently issued for the Holiday Inn Express project near the Ore Sampling Mill site. He said that the developers indicated that they had obtained financing and were moving forward. He said that a redevelopment plan is still being evaluated for this area and that the Ore Sampling site is

in the process of being cleaned up. He stated that there is a meeting scheduled with a developer this week to discuss ideas for this site.

Meeting adjourned.

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B. Tim Tingey, Executive Director