

Minutes of the Redevelopment Agency meeting held on Wednesday, June 18, 2014 at 5:30 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present: Diane Turner Mayor Ted Eyre
Dave Nicponski Frank Nakamura, City Attorney
Brett Hales Jan Wells, Chief Administrative Officer
Blair Camp Janet Towers, Executive Assistant to the Mayor
Tim Tingey, Executive Director
Doug Hill, Public Works Director
Jan Lopez, Council Administration
Citizens

Excused: Jim Brass

Vice-Chair Diane Turner is conducting and opened the meeting.

APPROVAL OF MINUTES

Brett Hales made a motion to approve the minutes of May 6, 2014. Seconded by Blair Camp.

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

REVIEW AND APPROVAL OF A RESOLUTION ADOPTING THE 2014-2015 REDEVELOPMENT AGENCY BUDGET

Tim Tingey stated that the Redevelopment Agency is an entity separate from the City and it is required by State law that the budget for the Redevelopment Agency be adopted separately. He said that both budgets are reviewed through the same process. The expenditures are projected to be higher in this budget as the Fireclay area will begin collecting tax increment funding this year. He stated that staff is recommending approval of the proposed budget and resolution.

Dave Nicponski made a motion to adopt the Redevelopment Agency budget. Seconded by Brett Hales.

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

ICSC GLOBAL RETAIL CONVENTION REPORT

Tim Tingey stated that he, Mayor Eyre and Jim Brass attended the ICSC Convention last month. He said there were some very positive meetings with businesses. They met with Metropolitan Theaters about the possibility of locating a theater in Murray City. Maps were prepared in advance to identify various sites and the theater group expressed interest in obtaining additional information about population and traffic counts in the area. Brett Hales asked which sites were identified as potential theater locations. Tim Tingey responded that there were three sites discussed, including two along State Street and one near 4800 South where the RDA owns property. Mr. Hales mentioned that the Larry H. Miller Group may be interested in the Murray area for a theater as well. Diane Turner asked if there was discussion about the size of a theater. Tim Tingey said that the discussions have not yet progressed to that level of detail.

There was also a meeting with Foursquare Properties representatives who expressed some interest in the Ore Sampling Mill site. Considerable time was spent with Woodbury Development staff with a focus on conducting meetings with grocers and other retailers for the Murray downtown area as discussed during the last RDA meeting. Woodbury representatives expressed enthusiasm about potential projects in the downtown. Mr. Tingey stated that they also met with General Growth Properties about Fashion Place Mall and that there is not an announcement yet about a retail tenant to occupy the existing Dillards building. In addition to meeting with

businesses and developers, Mr. Tingey stated that a tour was arranged for them at the new Las Vegas City Hall. He said that the prior City Hall site was sold and a new building constructed in a redevelopment area. It was interesting to see how they worked through the process of building a new City Hall.

DEVELOPMENT UPDATES

Mr. Tingey stated that the Hilton Hotel that is currently under construction in the Central Business District is anticipated to receive a Certificate of Occupancy during the first week of July. He said that some right-of-way work is being finalized and a reimbursement agreement is being drafted for use of RDA funds for some specified improvements. Brett Hales asked about the retailers to be located on the main floor of the hotel. Tim Tingey stated that Subway and Wasatch Broiler have signed leases to locate there and additional negotiations are taking place for a third restaurant. He said that Woodbury wants to start working toward entering a development agreement and have begun some preliminary preparation to move forward. He said that it will take a few months to work through the elements of a development agreement and there will be future discussions related to this. Dave Nicponski asked how much property is owned by the RDA in the Central Business District. Tim Tingey explained that the RDA owns the entire block between 5th Avenue and 4800 South, and between State Street and Poplar Street, with the exception of one property. Mr. Nicponski asked what is anticipated to develop in this area. Mr. Tingey stated that the next step toward development would be a Performing Arts Center if Salt Lake County approves that project. Additionally, this area is also being evaluated for construction of a new City Hall although there are other sites being considered as well.

Tim Tingey stated that he has met with representatives of the University of Utah to discuss the Fireclay area. They have a parcel under contract that is on the corner of Birkhill Boulevard and Fireclay Avenue. The parcel is a vacant lot and the university is interested in locating a continuing education facility and office space at this site. If the university develops this site there will not be any tax increment reimbursement because they are a non-profit school, however it would be a good use for the area. Brett Hales said that the Fireclay area is very busy and he thinks it is a good development. He said that although there are some issues with parking, he thinks that overall it is a positive area. Tim Tingey stated that one of the developers in this area, Hooper Knowlton, has moved into one of the condominiums that he developed and reported that the access to TRAX is a great benefit. Blair Camp asked if the University of Utah facility would replace the campus currently located in the Cedar Park office complex. Tim Tingey confirmed that it would and may potentially be a larger facility.

Mr. Tingey stated that the Ore Sampling Mill site is currently under contract by Holdaway Construction. He has met with them twice to discuss different uses including retail, restaurant and office space on the lower level with residential loft apartments above. He said that the Redevelopment Agency previously gave staff direction to move forward with evaluating the creation of a redevelopment area around this site. Staff has been working through that process and will be presenting information to the RDA Board to review later in the year. Dave Nicponski asked if the school that will be locating in the renovated Galleria property will have to pay property taxes. Tim Tingey said that they are a charter school and he does not believe that they are required to pay property tax.

Meeting adjourned.

B. Tim Tingey, Executive Director