

Minutes of the Redevelopment Agency meeting held on Tuesday, July 21, 2015 at 5:30 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present: Brett Hales Mayor Ted Eyre
 Jim Brass Frank Nakamura, City Attorney
 Dave Nicponski Jan Wells, Chief Administrative Officer
 Blair Camp Janet Towers, Executive Assistant to the Mayor
 Tim Tingey, Executive Director
 Jan Lopez, Council Administration
 Jennifer Kennedy, City Recorder
 Citizens

Excused: Diane Turner

Vice Chair Brett Hales conducted and opened the meeting.

APPROVAL OF MINUTES

Blair Camp made a motion to approve the minutes of June 16, 2015. Seconded by Dave Nicponski.

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

REVIEW AND DECISION OF AN AGREEMENT BETWEEN MURRAY CITY AND THE REDEVELOPMENT AGENCY RELATED TO THE USE OF PROPERTY AT 166 E. MYRTLE AVENUE

Tim Tingey stated that this site was discussed last month and that the Redevelopment Agency approved purchase of this property. The parcel is adjacent to Murray Park and staff is currently working on contracts to have an environmental assessment completed prior to demolition of the structure. Once the demolition is complete and the site is cleared, the City has expressed interest in locating pickle ball courts in this area and constructing a bridge across the creek to make the site more accessible from the open spaces of the park. Staff is recommending approval of the agreement and resolution to develop the site for pickle ball courts. Mr. Tingey stated that this parcel is located in the Central Business District redevelopment area and it had become somewhat blighted. Developing the site with pickle ball courts and integrating it with the adjacent open space meets the intent of the area and will enhance Murray Park.

The precise location of the property was discussed. Tim Tingey stated that a similar agreement will be presented to the City Council at the meeting this evening.

Jim Brass made a motion to approve the agreement between Murray City and the Redevelopment Agency related to the use of property at 166 East Myrtle Avenue. Seconded by Dave Nicponski.

Call vote recorded by Jennifer Kennedy.

A ___ Brett Hales
A ___ Dave Nicponski
A ___ Blair Camp
A ___ Jim Brass

Motion passed, 4-0.

DEVELOPMENT UPDATES

Tim Tingey stated that staff is continuing to work with a development group on the redevelopment of the downtown area which is located in the Central Business District area. Hopefully there will be some draft development agreements ready in the upcoming months and staff will prepare for a detailed discussion with the RDA related to the agreements. Also, a contract was recently signed for additional environmental sampling at the Quality Oil site, which is also located in the Central Business District.

Dave Nicponski stated that he thinks consideration should be given to developing a theme for the downtown redevelopment area. He suggested that a communications firm may be able to help identify a theme and assist in developing promotion ideas for the area. Tim Tingey stated that typically areas like this do have a branding component and he expects the issue to be discussed in the future.

Tim Tingey said that at the last meeting the Board discussed a letter that was sent to Fireclay Villages related to reimbursement of tax increment funds. The developer has responded with a number of questions about the documentation that needs to be submitted for review. He said that he clarified with the developer that Phase 1 is the only phase that is eligible for reimbursement and that there are still concerns about parking and some other issues that were outlined in his correspondence. There has not been additional communication from the developer since that time although Mr. Tingey expects to hear from them again in the near future. He said that staff has also been working with the attorney's office and UTA on a proposal from the Metro Group related to an apartment development in the Fireclay area. An agreement is currently under review that would include UTA deeding the right-of-way, which is a portion of Birkhill Boulevard, to the City. The agreement should be ready for review by the City Council in the upcoming months.

Meeting adjourned.

B. Tim Tingey, Executive Director