

FIRECLAY TRANSPORTATION MASTER PLAN DISCUSSION

Tim Tingey stated that this item was discussed at Committee of the Whole a few weeks ago. There are some proposed modifications to the Transportation Master Plan and he would like the RDA to review the changes and provide input. The original map in the Transportation Master Plan was reviewed in addition to a version that was modified a few years later. Street configurations were discussed and Mr. Tingey explained that due to some recent development proposals, and concerns from UTA, there will be a new proposal related to the configurations. He said that based upon input from Mr. Brass at the last Committee of the Whole meeting, the trail component of the area plan has also been modified. The proposed modifications also include some changes to street widths, slightly moving some streets to more closely align with property boundaries, and adding streets in certain locations to create better connectivity. Tim Tingey stated that the modified plan will be presented to the Planning Commission and ultimately to the City Council for consideration.

There were no further comments on this matter.

DISCUSSION OF REQUEST FOR QUALIFICATIONS AND CONCEPTS (RFQ-C) FOR DEVELOPMENT OF THE DOWNTOWN INCLUDING A NEW CITY HALL

Mr. Tingey stated that this has been discussed previously and that the full document is being provided to the Board. The attachments to the RFQ-C include the Murray City Center District (MCCD) ordinance, the Design Guidelines, the proposal for the Performing Arts Center and some maps of the area. He said that this is a critical time for redevelopment in the downtown and the purpose of the RFQ-C is to assist in the overall vision and development of the area, including a City Hall. He said that the RFQ-C will be sent out on January 23rd, with submissions due on February 27th. Selection of a developer will be based upon concepts they provide, experience and other elements as outlined in the document. He said that once a group has been selected the next step would be to enter into a development agreement. Mr. Tingey stated that the key to future development is integration and that this RFQ-C is not for a standalone City Hall project or Performing Arts Center.

Dave Nicponski asked for additional details related to the timeline for responses to the RFQ-C and selection process. Tim Tingey stated that selection of a developer will likely take place before March 18th. Following that, negotiation of a development agreement will commence.

ORE SAMPLING MILL CDA TIMELINE DISCUSSION

Tim Tingey stated that when this item was discussed a few months ago the area plan was almost complete and that preliminary discussions could start to take place with County representatives. The focus over the past few months has shifted to putting full effort into supporting the City's application for locating a Performing Arts Center in the downtown. He suggested that it may be best to wait to present the proposed Ore Sampling Mill area to the County until there is a better idea of where we stand with the Performing Arts Center. Staff is recommending that the Ore Sampling Mill CDA project be delayed until a determination is made on location of a Performing Arts Center.

Diane Turner agreed that it makes sense to not be handling multiple projects at once with the County. Mr. Tingey stated that he does receive phone calls from development groups that are interested in the Ore Sampling Mill site and that he has communicated the potential for a CDA to be created there in the future.

Blair Camp asked if it would be advantageous to wait for a development project to be proposed before moving forward with creating the CDA. Tim Tingey replied that it is an advantage although the property owners in the area have argued that it is hard to market their parcels without having a CDA in place and have requested that the City move forward with creating the area in order to attract more interest.

DEVELOPMENT UPDATES

Tim Tingey stated that some business owners in the Cherry Street redevelopment area had voiced complaints about properties that were not being maintained. There is a line item in the budget for property improvement enhancement grants, so staff has begun to market the availability of these grants to property owners in the Cherry Street area that need to perform site improvements. He said there are some fencing and landscaping improvements that would be beneficial to the area and worth the investment of funds if there is interest from the property owners. Letters have been sent out to property owners notifying them of the funding opportunity.

Meeting adjourned.

B. Tim Tingey, Executive Director