

Minutes of the Redevelopment Agency meeting held on Tuesday, January 19, 2016 at 5:45 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

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

Chairwoman Diane Turner conducted and opened the meeting.

APPROVAL OF MINUTES

Ms. Turner stated that the minutes from the meetings on November 17, 2015 and December 1, 2015 are prepared for approval. Brett Hales made a motion to approve the minutes from both meetings. Seconded by Blair Camp.

A voice vote was made. Motion passed, 5-0.

ELECTION OF OFFICERS

Diane Turner stated that the Redevelopment Agency will now elect for the Chair and Vice-Chair positions. She asked for nominations from the Board for the position of Chair.

Dave Nicponski nominated Brett Hales. Mr. Hales stated that he is more interested in being Vice Chair. Blair Camp nominated Diane Turner as Chair. Seconded by Brett Hales.

Call vote recorded by Jennifer Kennedy.

A _____ Blair Camp
A _____ Brett Hales
A _____ Dave Nicponski
A _____ Jim Brass
A _____ Diane Turner

Ms. Turner asked for nominations for the position of Vice-Chair. Dave Nicponski nominated Brett Hales. There were no other nominations.

Call vote recorded by Jennifer Kennedy.

A _____ Blair Camp
A _____ Brett Hales
A _____ Dave Nicponski
A _____ Jim Brass
A _____ Diane Turner

Motion passed, 5-0.

SELECTION OF TAXING ENTITY COMMITTEE REPRESENTATIVES

Diane Turner asked for nominations for the Taxing Entity Committee (TEC) representatives. Tim Tingey stated that the Taxing Entity Committee (TEC) representatives from the City have historically been from the Redevelopment Agency Board. He said that there needs to be two City representatives, with the rest of the TEC made up of two representatives from Salt Lake County, two representatives from Murray School District, one from the State Board of Education and one that represents multiple smaller taxing entities. Frank Nakamura clarified that the Murray City TEC representatives don't have to be RDA Board or City Council members.

Blair Camp asked if the TEC representatives have typically been the Chair and Vice-Chair of the RDA. Mr. Tingey confirmed that it has been the Chair and Vice-Chair since he has worked at the City. Frank Nakamura stated that in the past there have been representatives that are not on the RDA Board or a City Council member.

Brett Hales made a motion to appoint Diane Turner as one of the TEC representatives. Seconded by Blair Camp, with a request to modify the motion. Mr. Camp made a motion to appoint the RDA Chair and Vice-Chair as the Murray City representatives on the Taxing Entity Committee. Seconded by Jim Brass.

Call vote recorded by Jennifer Kennedy.

A Blair Camp
A Brett Hales
A Dave Nicponski
A Jim Brass
A Diane Turner

Motion passed, 5-0.

MURRAY CITY CENTER DISTRICT REDEVELOPMENT UPDATES

Tim Tingey stated that representatives of J.R. Miller, who are present at this meeting, have been working on conceptual plans for a new City Hall. Some initial input has been provided and he expects the conceptual plans to be presented for review in the near future. He said that the site location has not yet been determined and will be discussed with the RDA in the upcoming months. The developer is working to acquire properties in the area to facilitate redevelopment, and the City has been working with UTA on some of the properties they own in this area and that there will be a process necessary to acquire those parcels. Tim Tingey stated that Utah State University is looking for a new location for their Wasatch Campus, and the developer has been meeting with the university administrators to identify a site in Murray. This is a promising opportunity for the City to have USU locate in the City by leasing space in the downtown area.

Mr. Tingey stated that staff continues to work on the Murray Theater and it seems that each month there are additional costs incurred for repairs. The electrical work is now complete inside, although it was discovered today that there were some problems with some neon tubes that had to be removed. There are some doors being replaced this week and additional lighting was added to the theater area which has made a significant difference. The carpets have been cleaned and the building is ready to be used for some arts performance practices. Tim Tingey stated that a short trip is scheduled this month to visit the Phoenix area and assess a number of community art centers. He will also be attending a grant workshop that relates to funding for arts facilities in redevelopment areas.

Dave Nicponski asked if anyone is actively soliciting tenants for the downtown area right now. Tim Tingey stated that the developer is working on tenant leads. Dave Nicponski asked when there will be an overview provided related to the types of tenants that are desirable to have in the area. Tim Tingey responded that as property acquisition moves forward additional discussions will take place related to tenants. He said that the first step is to identify how much land is actually available for development.

REDEVELOPMENT AREA TAX INCREMENT ANALYSIS

Tim Tingey stated that he was contacted by Richard Reese from Murray School District a few months ago requesting information on the mix of taxable properties that are commercial and residential, and how many properties are owned by non-profit organizations. He was also asking for the value and acreage of land in our RDA areas. Our GIS staff compiled this information, focusing on the areas in the City that are within the Murray School District boundaries. Mr. Tingey showed a map of the school district boundaries and stated that 19% of the area is commercial, 43% is residential, 35% is non-taxable and 3% is taxable open space. It is important to note that redevelopment acreage is only 5% of the school district area. Tax valuation analysis indicates that 26% is non-taxable, 49% is taxed as residential, 23% is commercial and 13% is taxable open space. Additionally, staff performed an RDA analysis and calculated a total base value of \$1.2 million in all of the RDA areas, and the school district receives a percentage of that. In most communities a school district would only receive a percentage of the base value amount with the rest of the increment going towards projects in the area. Murray School District is unique in that they receive approximately 45% of the total increment in the Central Business District up to a specified cap amount. In the Cherry and Vine Street areas, the school district gets the base value and also a portion of the haircut provision, which provides 80% of the increment to the City and 20% to the other taxing entities. The City receives the full amount of increment in the Smelter Site area, and in the Fireclay area there is an education mitigation amount that goes to the school district. These amounts add up to just under \$1 million annually that is paid to the school district.

FIRECLAY AREA UPDATES

Tim Tingey stated that the property on the corner of Birkhill Boulevard and Fireclay Avenue is no longer under contract for a critical care facility. Staff has received some inquiries about possibly putting townhouses on that land but have responded clearly that this parcel is part of a development agreement and is supposed to contain a commercial project. Additionally, staff has been working with Salt Lake County on the parcel that is on the corner of 4500 South and Main Street and he anticipates an interlocal agreement to acquire that property will be presented at a future meeting. The Metro at Fireclay, which is an apartment complex project, is moving forward and building permits will be issued very soon.

DEVELOPMENT UPDATES

Mr. Tingey stated that plans are under review for the Zupa's that will be located just south of the park. Security National is also moving forward on the permitting process for their first phase of development. He thanked Stan Hoffman and the representatives of J.R. Miller Enterprises for all of the work they've done related to the downtown development process.

Meeting adjourned.

B. Tim Tingey, Executive Director