

Minutes of the Redevelopment Agency meeting held on Tuesday, September 20, 2016 at 4:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present:	Diane Turner	Mayor Ted Eyre
	Brett Hales	Janet Towers, Executive Assistant to the Mayor
	Blair Camp	Jan Lopez, Council Administration
	Dave Nicponski	Tim Tingey, Executive Director
	Jim Brass	Jennifer Brass

Chairwoman Diane Turner conducted and opened the meeting.

APPROVAL OF MINUTES

Ms. Turner stated that the minutes from the meeting on August 2, 2016 are prepared for approval. Brett Hales made a motion to approve the minutes. Seconded by Jim Brass.

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

REVIEW AND CONSIDERATION OF A RESOLUTION APPROVING PROPERTY EXCHANGE BETWEEN MURRAY CITY AND THE REDEVELOPMENT AGENCY IN THE CENTRAL BUSINESS DISTRICT

Tim Tingey stated that this is to formalize the process to have property exchanged between the RDA and Murray City as has been discussed previously and that the City Council will also consider this item at a later meeting. When completing transactions on properties that have bond commitments, there must be a value for value exchange and the proposed exchange is very comparable and close in the dollar value. As part of the proposed agreement there are a number of things that are included related to work that the title company will complete and to ensure that all the legal aspects are addressed. Staff has already initiated this process with the title company and will move forward if the agreement is approved. This agreement is important for redevelopment projects in the downtown and to have the opportunity to utilize these properties for private investment. Staff is recommending approval of the agreement.

Blair Camp stated that Poplar Street is misspelled on the attachment and should be corrected. Tim Tingey agreed and will correct the spelling. There was no further discussion from the Board.

Jim Brass made a motion to approve the resolution regarding a property exchange between Murray City and the Redevelopment Agency in the Central Business District. Seconded by Blair Camp.

Call vote recorded by Tim Tingey.

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

Motion passed, 5-0.

ORE SAMPLING MILL AREA DISCUSSION

Tim Tingey stated that at the next RDA meeting a resolution will be presented for consideration to move forward with performing a blight study in this area. In order to continue the process to create an urban renewal area the blight study needs to be completed and will be followed by a public hearing process. Zions Bank has been the consultant for developing this project area plan and they will perform the blight study as well, which will cost approximately \$10,000. This process can become intense because property owners that are part of the survey area will be told if their property is blighted or not and may disagree with the findings. Mr. Tingey stated that the potential developer has initiated work with an architect to put together renderings, and a structural engineer to start evaluating the building.

Blair Camp asked how many properties are involved in the proposed Ore Sampling Mill Area. Mr. Tingey stated that there are roughly fifteen to twenty parcels. Diane Turner asked how large the area is. Tim Tingey stated that the proposed area has been modified to an extent since the initial discussions and some parcels have been removed. The sampling mill is included, and properties to the south and west are still identified as part of the proposed area.

MURRAY CITY CENTER DISTRICT (MCCD) AND CENTRAL BUSINESS DISTRICT UPDATES

Tim Tingey stated that formal approval has been obtained for the first tenant in the large commercial project that is proposed on the corner of 4800 South and State. Staff anticipates moving forward on development agreements in the future that will be presented to the Redevelopment Agency and City Council. There are a number of other items that staff is working on for this area including procurement for public projects.

FIRECLAY UPDATES - PARK ACCEPTANCE

Tim Tingey stated that a memo was sent out related to acceptance of the park, with the condition that the developer needs to provide the security as has been discussed. The City will then take over maintenance of the park and Public Services and Parks personnel are comfortable with doing so as they have ensured that the improvements were done to City standards, particularly related to the sprinkler system, landscaping, and tables and benches.

Blair Camp asked if the park belongs to the City or to the RDA, and if a transfer will have to take place. Tim Tingey stated that it is in a conservation easement, meaning that the City doesn't own the park but is responsible to maintain it.

There were no additional items for discussion.

Meeting adjourned.

B. Tim Tingey, Executive Director