

Minutes of the Redevelopment Agency meeting held on Tuesday, February 21, 2017 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 Administrator
	Jim Brass	Tim Tingey, Executive Director
		Jennifer Kennedy, City Recorder
		Frank Nakamura, City Attorney

Excused: Dave Nicponski

Chairman Brett Hales conducted and opened the meeting.

APPROVAL OF MINUTES

Mr. Hales stated that the minutes from the meeting on January 10, 2017 are prepared for approval. Jim Brass made a motion to approve the minutes. Seconded by Diane Turner.

A voice vote was made, motion approved 4 – 0.

CENTRAL BUSINESS DISTRICT DOWNTOWN DEVELOPMENT UPDATE

Tim Tingey stated that a number of downtown issues were discussed in the Council retreat last week. He said that there are some issues that are still being discussed related to the development agreement, and that staff is working on an analysis of parking. Staff has contracted with Walker Consultants to perform a parking study for the area and we anticipate obtaining the results in the next few weeks. The information in the study will assist staff in framing some of the issues in the agreement related to parking, and staff has been working closely with legal counsel on this issue.

UPDATE ON ORE SAMPLING SITE AND BLIGHT STUDY

Tim Tingey stated that the agenda packet contains a draft of the blight study that was prepared by Zions Public Finance Group. There are sections of the Utah State Code that pertain to defining blight, and there are different elements in an area that have to be evaluated such as excessive vacancy, abandoned or outdated facilities, threats to public health or safety, criminal activity, and defective or unusual conditions that would render a title non-marketable. There are also certain percentages of the properties and acreage that have to be determined blighted in order for an entire area to be considered blighted. Zions performed an analysis on all of the properties in this area and addressed these different categories in the blight study, making a final determination that the area is blighted. Mr. Tingey explained that there is a thirty day notice period that must be sent out to all of the property owners in the area, and staff has been working to get the notice drafted. He anticipates that the blight hearing will be scheduled for April, 2017 in the Redevelopment Agency meeting. The property owners will be invited to attend and comment on the blight study. He stated that a blight hearing is not a typical public hearing and there are unique processes involved.

Frank Nakamura stated that a blight hearing is different than regular public hearings because property owners within the proposed project area have the right to elicit testimony and cross-examine witnesses. He said that representatives from Zions will be present and the board will be able to ask questions about the study.

Tim Tingey stated that following the blight hearing, staff will move forward with a project area plan and process if the RDA determines that the area is blighted. This will include working through the Taxing Entity Committee to consider establishing a redevelopment area. There is a development group that has expressed significant

interest in the Ore Sampling Site, and they have already started to clean up the site and building. They have requested a meeting with staff to discuss tax increment finance projections in the event that the project area is adopted. Adjacent property owners have commented that they are particularly concerned about the Ore Sampling Site building with how it looks and how it affects adjacent businesses. Mr. Tingey stated that he thinks it is in the best interest of the City to move forward with a redevelopment area. Jim Brass stated that he was surprised that there was an airport in that area, as it states in the report that the area includes some or all of the superfund site, inactive industrial site or inactive airport site.”

FIRECLAY AREA UPDATES

Tim Tingey stated that a site plan proposal has been submitted for a 136 unit assisted living facility located just west of the Trax and north of the 668 units of multi-colored apartments. Staff has also been working with a group that is considering acquiring the north part of the Lionsgate project. They are aware of the parking issues associated with this project and staff has met with them and had a conference call to discuss a number of concerns. The buyers are trying to identify ways to address parking and staff has offered some suggestions. The buyer proposed a modification to the transportation master plan to eliminate public streets, but there are serious concerns with that idea because of the infrastructure that the City has in these streets as well as the connectivity that the streets provide through the area. Mr. Tingey said that there may be a point in the future where staff will present to the board the possibility of utilizing some of the tax increment financing in the Fireclay area to enhance parking. Diane Turner asked for clarification on the number of beds in the new proposal. Tim Tingey responded that they are proposing 136 units.

Meeting adjourned.

B. Tim Tingey, Executive Director