

Minutes of the Redevelopment Agency meeting held on Tuesday, January 16th, 2018 at 3:30 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present:	Brett Hales	Blair Camp, Mayor
	Jim Brass	Janet Towers, Executive Assistant to the Mayor
	Dave Nicponski	Jan Lopez, council Administration
	Diane Turner	Tim Tingey, Executive Director
	Dale Cox	Jennifer Kennedy, City Recorder
		G. L Critchfield, City Attorney
		Citizens

Chairman Brett Hales conducted and opened the meeting.

#### APPROVAL OF MINUTES

Mr. Hales stated that the minutes from the meetings on July 18, 2017, August 22, 2017, October 17, 2017 and November 6, 2017 are prepared for approval. Jim Brass made a motion to approve the minutes. Seconded by Diane Turner.

A voice vote was made. Motion passed, 4-0.

#### ELECTION OF OFFICERS AND SELECTION OF TAXING ENTITY COMMITTEE REPRESENTATIVES

Mr. Hales asked for clarification on representatives for the Taxing entity committee. Tim Tingey stated that las year, the board had decided that the Taxing entity committee representatives would be the RDA Chair and RDA Vice Chair.

Mr. Hales stated that the Redevelopment Agency will now elect a Chair and Vice-Chair. He asked for nominations from the Board for the position of Chair.

Mr. Brass nominated Brett Hales for Chair of the RDA. Seconded by Dale Cox There were no other nominations for the position of Chair.

A voice vote was made. Motion passed, 4-0

Mr. Hales called for nominations for Vice Chair. Dave Nicponski nominated Dale Cox for Vice Chair. Diane Turner nominated Jim Brass for Vice Chair. Seconded by Dale Cox.

#### UPDATE ON ORE SAMPLING MILL COMMUNITY REINVESTMENT AREA

Tim Tingey provided an update on the Ore Sampling Mill. He stated that they are working with a developer, Bart Warner who is interested in developing the site. They have run into many intense environmental issues as they have done testing on the area. This in turn has prompted the State of Utah to get involved to assist in resolving the environmental issues. Mr. Tingey explained he has been in contact with Bart Warner and the state, he is in full support of cleaning up the site and helping facilitate that. He stated that the RDA will hire an environmental consultant to work with them and allow them to asses what needs to happen with the site. He will be revisiting this in the future with a development agreement on what Murray City's role will be with the cleanup and what tax increment financing will be proposed. Mr. Tingey acknowledged the developers are struggling with the cost of cleanup, however he will work with the state to promote clean up and development on this site.

## UPDATE ON DOWNTOWN CENTRAL BUSINESS DISTRICT PROPERTY ACQUISITION AND PROJECTS

Mr. Tingey stated the UTA property is being negotiated for future redevelopment of a fire station as well as other private investment. Mr. Tingey stated that a recent purchase and sales agreement has been submitted and is being considered. There are a variety of elements to the agreement including that UTA would be a joint applicant with Murray City and the state for a voluntary cleanup program. UTA will also share the cost of this plan. Mr. Tingey explained that the fire station plans, and construction drawings have been accepted by the building division and they have begun the review of those plans. He stated that he has talked to the state and they will fast track the environmental review for this project as fast as possible. He explained there is arsenic and lead in the soils and there are petroleum issues on the site as well. He said ultimately, they want to make sure that the risks are mitigated prior to purchase of the property and an understanding is built into the purchase and sales agreement before they move forward. Mr. Tingey provided an update on the Verizon property, he stated they are willing to sell however a relocation will be necessary. One of the options for relocation of the cell tower is the UTA site, this move would be costly and further evaluation will be made as city hall options are explored in the area.

Mr. Tingey stated that he will be meeting with the Fraternal Order of Eagles in order to acquire property from them. He also stated that the Day Law offices are interested in building a whole new building and they are evaluating their options with architects. They are willing to sell in order to facilitate the road. Mr. Tingey stated he was able to get another appraisal on the Strasser property. He stated that he did mail them an offer letter, included in the letter is a possibility of going through a process of eminent domain. Mr. Tingey explains that a lot of work has been done in a year and many properties have been acquired with only four left to purchase. Mr. Nicponski asked how many properties have been purchased. Mr. Tingey responds that in the area approximately twenty to twenty-five properties have been acquired over multiple years. Mr. Nicponski asked how many have been purchased in the last year, Mr. Tingey states they have acquired about six or seven in the last year. Diane Turner asked if there was a difference in the Strasser property. Mr. Tingey clarifies that the Chow and Strasser property were separate at one point, however the Strasser's combined the two. The appraisal for both properties combined was \$120,000 and which what was offered. The Strasser's have contacted the appraiser and asked for a PDF of the appraisal.

Dale Cox asked if the petroleum issue on the UTA property was pre UTA or if it was something they did. Mr. Tingey replies that UTA claims it is not something they contributed to the site.

Meeting Adjourned

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B. Tim Tingey, Executive Director