

Minutes of the Redevelopment Agency meeting held on Tuesday, March 20, 2018 at 4:45 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present:           Brett Hales                           Blair Camp, Mayor  
                  Jim Brass                           Doug Hill, Chief Administrative Officer  
                  Dave Nicponski                   Jan Lopez, Council Administrator  
                  Diane Turner                   Tim Tingey, Executive Director  
                  Dale Cox                           Jennifer Kennedy, City Recorder  
  G. L Critchfield, City Attorney  
  Jon Harris, Deputy Fire Chief  
  Jennifer Heaps, Communications and PR Director  
  Beatriz Mayorga, Administrative and Development Services  
  Susan Nixon, Associate Planner  
  Citizens

Chairman Brett Hales conducted and opened the meeting.

CONSIDERATION OF A REQUEST BY SECURITY NATIONAL MORTGAGE COMPANY TO BEGIN PROCESS FOR CREATION OF A COMMUNITY REINVESTMENT AREA ON THE NORTHWEST CORNER OF 5300 SOUTH AND 1-15.

Brett Hales stated that Security National has requested to postpone until April 2018 because they are having conversations with the County.

Dave Nicponski made a motion to postpone the item until April 2018. Seconded by Jim Brass.

Call vote recorded by Jennifer Kennedy.

A       Dave Nicponski

A       Dale Cox

A       Jim Brass

A       Diane Turner

A       Brett Hales

Motion Passed, 5-0.

DOWNTOWN PROPERTY ACQUISITION UPDATE.

Tim Tingey provided an update on the Downtown Property Acquisition. He stated he received a call from UTA representatives about the purchase and sales agreement that is being forwarded to their board of directors, which includes the reduction amount of two hundred thousand dollars. It has been taken to a subcommittee and they are recommending approval and it will go to the full board on April 28<sup>th</sup>. Mr. Tingey stated his presence has been requested for the meeting to provide plans for properties located near the future fire station, as well as the MCCD ordinance and what types of uses will staff on, on the properties. Mr. Tingey explained he has been in communication with UTA and clarified how this is going to enhance the Redevelopment Area.

Mr. Tingey provide an update on the Strasser Property. He stated he met with the Strasser's, Mayor and the Mayor's staff and they were able to come to a compromise. A purchased and sales agreement is being worked on to acquire the property for the appraised value plus addition cost for the legal fees. Mr. Tingey stated they are also working on making sure that the combined property and titled are formerly adequate. G. L. has prepared a draft to that agreement. Mr. Tingey anticipates having this property purchased soon.

Dave Nicponski asked if the whole block will be acquired, Mr. Tingey clarified that the majority of the property will be owned but not all.

Mr. Tingey stated they have a plan developed for The Fraternal Order of Eagles regarding their parking reconfiguration. It includes taking a portion of Murray City's property on the east and west side to create additional parking to substitute for the portion that is trying to be acquired from them. He stated that if it is facilitated they will have made significant progress for this acquisition.

He continued with an update regarding the Verizon cell tower, Mr. Tingey stated he has weekly conference calls with them. He is making sure that as they progress through the process, the timeline is being met. They have all the environmental documents which have been submitted to their experts for review of the relocation of site. Mr. Tingey stated that once the purchase and sales agreement is signed and finalized, relocation of the cell toward can move forward. Verizon can then also begin the application with the FCC.

#### FIRECLAY AREA PARKING REMEDIATION DISCUSSION.

Mr. Tingey stated that the Redevelopment Agency of Murray (RDA) is looking into a property purchase proposal. On June of 2017, the RDA approved a fourth amendment to the participation and development agreement with Fireclay Investment Partners. That was assigned to a third-party purchaser which was Timberlane Partners. Part of that agreement included \$200,000 of the phase one participant's share of tax increment financing was designated for parking remediation. Mr. Tingey stated he has evaluated many options with our Engineering staff and Fire department and they have found that with the width and road configuration, additional parking is going to be difficult to place in existing right-of-way areas. Mr. Tingey has spoken with the property owner's representatives and have submitted a letter to them requesting their consideration, of obtaining the property to be able to build the road. It will provide additional parking and better vehicular circulation for the area. It will also allow us to demolish one of the buildings which has been a problem for homeless issues. We have quotes from our engineering staff and we feel the cost to demolish the building and construct the road is under the \$200,000 we have for parking remediation. We have also requested that they consider using the portion of their property south of the proposed road to create additional temporary parking. Dale Cox asked if we will be able to demolish all three buildings with the homeless issues? Mr. Tingey replied, we will not be able to demolish all buildings due to the funding we have. We have requested that they come up with the funding do demolish the other two buildings. We will only tear one down, which will help with some homeless issues. Mrs. Turner asked who is the owner of the property? Mr. Tingey responded the owner is named Neighborhood Housing Services of Provo and they are non-profit group. They also partner with another group in Colorado and had a proposal to build an assisted living center but their funding requested through the State was deny.

#### UPDATE AND DISCUSSION ON ORE SAMPLING MILL.

Mr. Tingey provided an update on the Ore Sampling Mill, he stated that an engineering group is now developing a plan and showing how they encapsulate the materials on the site and how it would be buried and capped. This plan will then be forwarded to the Department of Environmental Quality and if an approval is given, the project will move forward. At this moment they are waiting on documents provided by the engineering group. Mr. Tingey stated that the project is still moving forward but needs additional approval from the State.

Meeting Adjourned

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B. Tim Tingey, Executive Director