

Minutes of the Redevelopment Agency meeting held on Tuesday, May 15, 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 Doug Hill, Chief Administrative Officer
 Dave Nicponski Jan Lopez, Council Administrator
 Diane Turner Tim Tingey, Executive Director
 Jennifer Kennedy, City Recorder
 G. L Critchfield, City Attorney
 Jennifer Heaps, Communications and PR Director
 Beatriz Mayorga, Administrative and Development Services
 Susan Nixon, Associate Planner
 Citizens

Excused: Dale Cox

Chairman Brett Hales conducted and opened the meeting.

APPROVAL OF MINUTES

Mr. Hales stated that the minutes from the meetings on January 16, 2018 and March 20, 2018 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

CONSIDERATION OF TOWER RELOCATION BETWEEN THE RDA AND AMERICAN TOWER DELAWARE CORPORATION FOR EVALUTION OF A NEW TOWER SITE IN THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL

Tim Tingey provided an update on the cell tower relocation. The cell tower is located on 4800 south, near the existing fire station. He stated he has been in negotiation with American Tower Corporation for several months. Originally a letter was sent a year and a half ago regarding eminent domain on that site and at the time they expressed willingness to relocate the cell tower. However part of the challenge with relocation is that American Tower Corporation has a due diligence process that is required for them to go through in order to relocate. Mr. Tingey stated it is a time intensive process. He explained that the Tower Evaluation Agreement is typically done as part of the due diligence for relocation of the tower and ensures that the site meets all the specifications as well as federal and local requirements for relocation. Currently they have three providers that have to agree to the change as well. American Tower presented the RDA with an agreement to conduct the due diligence process, the agreement includes a due diligence fee of \$35,000 which is a non-refundable investigation fee. This fee includes time and effort as well as consultants hired in evaluating the relocation. There is also a \$15,000 fee, for a total of \$50,000 which provides cost for additional out of pocket expenses. If the total amount is not utilized, it may be refunded if the funds do not go beyond the thirty-five thousand. He goes on to state that the evaluation is intense and includes approval from the Federal Aviation Administration and the Federal Communication Commission. They must go through an application process as well as evaluate and provide architectural and engineering plans. The timing is approximately a six-month process. Mr. Tingey stated, all together the process takes about fourteen to sixteen months. Mr. Tingey plans to be done with this project by the fall of 2019, which allows for the start of construction on the new city hall building.

A motion was made to pass the Relocation Agreement between the RDA and the American Tower Corporation for the evaluation of a new tower site in the Central Business Renewal Area.

A voice vote was made, approved 4-0

DOWNTOWN PROPERTY AQUISITON UPDATE

Mr. Tingey stated they have the closing of the UTA property scheduled for July 6th and the environmental plans and data are in to DEQ, they are being reviewed. Preparation for bids is in process and they have met with architects that are preparing those bids. He stated construction of the new fire station is being planned for July. He explained that he negotiations with Fraternal Order of Eagles and Day Law Office have been going well. Mr. Tingey stated they are preparing surveys and documents for the Fraternal Order of Eagles, and they are getting ready to provide an offer to them for an exchange of property and purchase of a lane to build a road. He stated they have met with the Day Law Office regarding the possibility of constructing a new, larger building that allows for additional tenants.

FIRECLAY AREA PARKING UPDATE

Mr. Tingey provided an update on the Fireclay parking, and they are working with the City Attorneys who are preparing documents. He stated they would like to begin demolition of buildings and construction of the road in the fall of 2018. Mr. Tingey stated they are also trying to negotiate other properties to allow for additional parking. This is all being funded by the 200,000 thousand dollars that was built into the fourth amendment to the development agreement with Timberlane Partners.

UPDATE AND DISCUSSION ON ORE SAMPLING MILL

Mr. Tingey stated he has met with the developers who are interested in developing the Ore Sampling site. He stated the developers are frustrated with the environmental issues. Mr. Tingey explains they have met with the Division of Radiation Control of the Department of Enviornmental Quality. They submitted plans on a relocation of some environmental materials, however the plans were not adequate. A representative of Kleinfelder, an environmental group that is consulting and helping Murray City, and the developers are helping to get an engineer on board that can provide the adequate documentation. As of right now it is still in process. Mr. Tingey stated he is concerned that the developer may end up walking away from the project. He stated they hope that in two months the issues will be addressed to move the project the along.

Meeting Adjourned

B. Tim Tingey, Executive Director