

Minutes of the Redevelopment Agency meeting held on Tuesday, June 12, 2018 at 4:00 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
 Jennifer Heaps, Communications and PR Director
 Beatriz Mayorga, Administrative and Development Services
 Susan Nixon, Associate Planner
 Citizens

DISCUSSION AND DECISION TO DIRECT STAFF TO CONDUCT DUE DILIGENCE FOR A FUTURE PURCHASE OF PROPERTY LOCATED AT 48 EAST 4800 SOUTH

Tim Tingey provided an update on the property owned by Peggy Newsome, he stated there was a purchase and sales agreement between her and Poplar Properties, a development group otherwise known as Dakota Pacific. Mr. Tingey stated that they have gone through the process to have the property assigned to Murray City and he also stated Peggy has signed an extension of the purchase and sales agreement that allows for due diligence on the property. There are several things to be done, which include making sure there are environmental documents and that the title is clear. Most importantly if the property is to be acquired, an additional agreement must be drafted to define how long Peggy Newsome will be at the site and how long she will be allowed to stay and operate her business. Mr. Tingey stated the deadline to negotiate this property is October. He addressed the council and asked if they would like to move forward with this project. Dave Nicponski asked what the property was zoned. Mr. Tingey replied it is zoned Murray City Center District. Diane Turner made a motion to continue due diligence for future purchase of the property located at 48 East 4800 South.

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

DOWNTOWN PROPERTY ACQUISITION UPDATE

Mr. Tingey provided an update on the Downtown Property Acquisition, he stated that the Strasser Property has been acquired and finalized. Mr. Tingey then provided an update on the Verizon Cell tower, he stated they are continuing their due diligence. The due diligence agreement has been signed and they are moving forward on their evaluation. Mr. Tingey stated they have weekly conference calls to ensure the relocation will be done in a timely manner. He then provided an update on the UTA Property, he stated that they are confident on the location of where the fire station will be built. He stated, the DEQ approval of the remedial action plan has been approved on the property. All notices have been sent out and it has been published in the paper. Once that is finalized, the property will be acquired. He stated that bids will be in by the end of the month. Construction of the Fire Station is expected to begin in Mid-July. He clarified that everything is in place and moving along smoothly. The final two properties that need to be acquired are the Fraternal Order of Eagles and Day Murray music. Those two properties are important for the Hanauer Street extension.

UPDATE AND DISCUSSION ON ORE SAMPLING MILL COMMUNITY REINVESTMENT AREA

Mr. Tingey stated that the Ore Sampling Mill developers have contacted a representative in the governor's office, they are reaching out for assistance as they move their environmental plans forward. He stated that in the meantime, he is working with Kleinfelder (environmental consultant) to help in the engineering aspects of the site.

DISCUSSION OF A REQUEST FOR PROPOSALS FOR RDA OWNED PROPERTY IN THE CENTRAL BUSINESS DISTRICT

Tim Tingey said that there are groups that have expressed interest in property south of the future fire station, for potential office development. However, Mr. Tingey believes it is important they go through due diligence process to see what kind of proposals are offered and to promote fairness in working with potential developers. He stated he is interested in putting together an RFP for projects on the southern part of the UTA property and in the future, other RDA owned properties once the new City Hall is moving forward. He then addressed the RDA board, stating he would like to move forward with request for development on the property. Jim Brass stated he would like to see multiple buildings in the downtown area. The RDA board expressed the desire to move forward with the RFP process and the board agreed to consider RFP processes for other sites in the future.

RDA BUDGET AMENDMENT DISCUSSION

Mr. Tingey communicated that low-income funding was utilized to pay for a development agreement that had low income housing elements with Timberlane Partners. The Fireclay Villages were also assigned over to Timberlane. Mr. Tingey stated Murray City had not payed Timberlane Partners for two years, three years of reimbursement were owed to them because they did not meet all requirements. Once those requirements were made Murray City was obligated to pay as part of the agreement. Six hundred seventy-two thousand was paid to Timberlane Partners. Therefore, a budget amendment is proposed to utilize reserve funds to cover these costs which will be considered as part of a budget amendment at the City Council meeting.

Meeting Adjourned

B. Tim Tingey, Executive Director