

Minutes of the Redevelopment Agency meeting held on Tuesday, July 17, 2018 at 3:30 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

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

Mayor Camp was excused. Doug Hill was mayor pro-tempore.

Chairman Brett Hales conducted and opened the meeting.

APPROVAL OF MINUTES

Mr. Hales stated that the minutes from the meeting on May 15, 2018 are prepared for approval. Jim Brass made a motion to approve the minutes. Seconded by Diane Turner.

A voice vote was made. Motion passed, 5-0.

DISCUSSION ON A DRAFT REQUEST FOR PROPOSALS FOR COMMERCIAL DEVELOPMENT ON THE RECENTLY ACQUIRED PROPERTY ON BOX ELDER

Tim Tingey stated a request for proposal (RFP) request was drafted for the property on Box Elder, and said it is important to move forward with this project because there has been interest in the site for some time. He stated there is a developer that is interested in developing this site for offices. It was communicated to them that Murray City will move forward with an RFP process to accept proposals for development. Mr. Tingey stated that the future developers will purchase the site as part of a development agreement and will adhere to that agreement or there will be penalties. Negotiation for a reduced price would likely be discussed in the development agreement. Mr. Tingey disclosed there will be environmental work that must be completed for development of the site. The agreement also states that proposals must meet the vision of the Murray City Center District. All proposals must be either a single commercial use or mixed commercial use, there are not residential uses allowed in this project. He stated that relocation and environmental dilemmas must be considered by future developers. It is stated in the agreement that Murray City will work with the developer on the possibility of public incentives, which includes tax increment financing. However, reasoning must be provided by the developers to explain why Murray City should participate. Based on the appraisal, and considering the site is .95 acres, Mr. Tingey estimates the property is worth approximately \$450,000. He explained that the RFP process is a great opportunity to see what type of projects are submitted and then negotiate for the best commercial project. Mr. Tingey asked the board for their opinions on the RFP. Dale Cox asked about the timeline for the RFP. Mr. Tingey replied that the proposals are due August 10, and once proposals are in a committee will be put in place to evaluate each proposal. He explained that once the proposals have been evaluated, and if a project moves forward, it will be presented to the board at a future meeting for consideration of a development agreement. The board gave direction to proceed with the RFP.

CONSIDERATION OF A RESOLUTION FOR THE 2018-2019 BUDGET

Mr. Tingey stated a public hearing was held on the Redevelopment Agency budget through the budget process. Each year, there is a resolution for the board to consider for adoption of the budget. The final budget amount is approximately \$3.7 million, which includes the projected amount of tax increment to be requested in the November 1, 2018 report. Mr. Tingey stated that staff recommends approval of the resolution. addressed the council and asked for approval to adopt the 2018 RDA budget.

Dave Nicponski asked how much was in the budget last year. Mr. Tingey recalled that last year it was between \$3.2-3.3 million.

Jim Brass made a motion to approve the Redevelopment Agency of Murray City's 2018–2019 fiscal year budget. Seconded by Dale Cox.

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, stating the UTA property on the corner of Box Elder & 4800 South has been acquired. Additionally, all documents related to the acquisition of the cell tower property have been sent to American Cell Tower Corporation. He stated staff is working with the attorney's office on an agreement to purchase the property owned by Peggy Newsome, which should be finalized in October. The last two remaining properties, the Day Law Office and Fraternal Order of Eagles (FOE), are still being discussed and staff is working on some plans with MOCA related to these parcels. He explained that we only intend to buy a portion of the FOE property in order to accommodate the new roadway.

Dale Cox asked who will be responsible to pay for the clean-up of the UTA property. Tim Tingey responded that the Redevelopment Agency will paying for the clean-up, however the costs were addressed during the sale negotiation, resulting in a reduced property price.

UPDATE AND DISCUSSION ON ORE SAMPLING MILL COMMUNITY REINVESTMENT AREA

Mr. Tingey stated that the developer of the Ore Sampling Mill site met with representatives from the governor's office, the department of environmental quality (DEQ), and city staff. Concerns were expressed about the process of evaluating the plans for relocation of contaminated materials. The meeting went well and DEQ committed to sitting down with the developers to see if they could assist and expedite the process. City staff is working to coordinate the meeting. The developer is still committed to the project but is concerned about the amount of time it is taking to work through the significant environmental issues.

Meeting Adjourned

Crystal Benitez, Administrative Assistant