

Minutes of the Redevelopment Agency meeting held on Tuesday, August 21, 2018 at 3:30 pm. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Board Members Present:

Brett Hales - Chair
Jim Brass
Dave Nicponski
Dale Cox
Diane Turner

Others Present:

Blair Camp, Mayor
Tim Tingey, Executive Director
G.L Critchfield, City Attorney
Doug Hill, Chief Administrative Officer
Jennifer Heaps, Communications & PR Director
Jennifer Kennedy, City Recorder
Jan Lopez, Council Director
Beatriz Mayorga, Office Administrator Supervisor
Susan Nixon, Associate Planner

Chairman Brett Hales conducted and opened the meeting.

APPROVAL OF MINUTES

Mr. Hales stated the minutes from the meeting on June 12, 2018 are prepared for approval. Diane Turner made a motion to approve the minutes. Seconded by Jim Brass.

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

DISCUSSION AND DECISION TO PREPARE A DEVELOPMENT AGREEMENT FOR A TAX INCREMENT FINANCING REQUEST FOR CENTRIFY ON THE PROPERTY LOCATED AT 5295 SOUTH COMMERCE DRIVE.

Tim Tingey, Executive Director of the RDA, noted that some information on this item as well as a memo from Richard Owen had been forwarded to the members of the RDA Board before this meeting. Mr. Tingey said this property is located in the Central Business District Tax Collection Area. It is the Bridge Building located off of Commerce Drive and 5300 South. He said that Mr. Owen would like to do an expansion in the Bridge Building and has received around \$600,000 from the State to fund this expansion project.

Mr. Tingey explained this request is for a portion of the tax increment that they generate on the site to use for some improvements. The total investment for this project is estimated to be \$2.3 million. Mr. Tingey said his concern is that this is an urban renewal area and the focus is on multiple properties that the RDA is trying to redevelop and clean up. However, this property is also in a tax collection area, and one important part of economic development and redevelopment is the importance of business expansion in the community. He also noted that in the General Plan, there are goals for the city to recruit technology-related industries, which is what this project would do.

Mr. Tingey recommended that the Board direct staff to begin working on a development agreement with Centrifly that will need to be approved after it is drafted.

Mr. Brass made a motion to direct staff to start working towards a development agreement for Centrifly for the property located at 5295 South Commerce Drive. Ms. Turner seconded the motion.

Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye

Motion passed 5-0

DISCUSSION AND DECISION OF A PROPOSED DEVELOPMENT AGREEMENT AND REQUEST FROM 5TH AVENUE ASSOCIATES TO PURCHASE REDEVELOPMENT AGENCY PARCELS SOUTH OF 4800 SOUTH TO 5TH AVENUE AND BETWEEN STATE STREET AND POPLAR AVENUE.

Mr. Tingey said this large-scale development would include lower-level retail, townhomes and an 18-story high-rise condominium project. He noted that during the RDA meeting in June 2018, the Board directed staff to work towards defining what should be on these properties and move forward with a request for proposals process.

Mr. Tingey said the proposal from 5th Avenue Associates came in before changes the City Council made related to density requirements in the area. He recommended the Board hold off on approving any proposal until they have had time to properly evaluate what kinds of development they would like to see in the downtown. He recommended denying both the development agreement as well as the sale of the property.

Mr. Nicponski asked when decisions will be made on designs and what the city wants in the downtown district.

Mr. Tingey replied that if the budget can be worked out, the city will be moving forward on constructing a new fire station. Also, a request for proposal for architectural services for a new City Hall will be going out in the next few weeks. It will be some time before decisions are made on what the city wants to see develop in the downtown. He said there is a conceptual plan for what the public facilities could look like, but there still needs to be significant discussion on what should be developed along State Street.

Ms. Turner verified that the city had not put out a request for proposal and that this proposal was just from someone coming to the city with an idea.

Mr. Tingey said that was correct.

Orden Yost, 5th Avenue Associates, said they have been trying to do something special in the Murray City downtown for three years. He spoke about some of the elements of his proposed project. He asked if the city would want something different than what they are proposing. They feel the city is waiting too long and that something needs to be done in downtown Murray.

Mr. Nicponski added he liked everything Mr. Yost had proposed.

Mr. Tingey reiterated he is recommending denial of this project because he feels more time is needed to define what the city wants in the downtown area.

Ms. Turner made a motion to deny the proposed development agreement. Mr. Cox seconded the motion.

Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye

Motion passed 5-0

UPDATE ON THE REQUEST FOR PROPOSALS PROCESS FOR COMMERCIAL DEVELOPMENT ON THE RECENTLY ACQUIRED PROPERTY ON BOX ELDER.

Mr. Tingey said Murray City has received two proposals for the property on Box Elder Street. One proposal is from Think Architecture. They are proposing to build a three-story office building containing 30-36,000 square feet. The second proposal is from Woodbury Corporation. They are proposing a three-story medical office building containing 15,000 square feet. Mr. Tingey stated there would be a committee evaluating the proposals and that the Board Chair and Vice-Chair are on that committee.

RDA PROPERTY ACQUISITION UPDATE.

Mr. Tingey said the city has been working with the county to purchase a property the county owns on the corner Main Street and 4500 South. The county wants to sell the property to the RDA for a project, which the RDA would work on with NovaSource. Mr. Tingey said he received an appraisal for the property last week which he forwarded to the county for their review. The next step is to develop a purchase and sales agreement for the site.

Mr. Tingey said he met with the potential new owner of the warehouse building that the city is looking at tearing down to build a road. The new owner is willing to have the property deeded over to Murray City. Once the road is built, it will create additional parking for Fireclay Villages as well as allow the new owner to build a parking structure.

Mr. Tingey gave an update on the properties the city is purchasing for the new city hall. He said the city now owns the UTA site. There are still four properties the city is looking to purchase. Negotiations are ongoing with the Fraternal Order of Eagles and the Day Law Office. The city has an agreement with Peggy Newsome for her property, and Verizon is still working on relocating their cell tower.

Ms. Turner asked if anything has changed with the Fraternal Order of Eagles.

Mr. Tingey replied he knows there are rumors that they want to sell their property, but he has had no communication with them.

UPDATE AND DISCUSSION ON THE ORE SAMPLING MILL COMMUNITY REINVESTMENT AREA.

Mr. Tingey said a meeting is scheduled with the Department of Environmental Quality (DEQ) and their engineers, the developer, and the city's environmental consultant.

The meeting adjourned at 4:03 p.m.