

A meeting of the Redevelopment Agency of Murray City was held on Tuesday, October 2, 2018 at 4:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Board Members Present:

Brett Hales (Chair)
Jim Brass
Dave Nicponski
Diane Turner
Dale Cox

Other's in Attendance

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

Mr. Hales called the meeting to order at 4:00 p.m.

Review and decision on the RDA tax increment revenue projections and approval of the November 1st tax increment funding request.

Tim Tingey, RDA Executive Director, said he wanted to get the November 1st report completed. He noted that Zion's Financial helped with the report and the report includes a request for funding, which is the most important thing the RDA does each year. The report also includes a narrative of the Ore Sampling Mill, which the RDA is not requesting funding for this year. Mr. Tingey recommended approval of the report. He added that once it's approved, it will be forwarded to all the taxing entities. The taxing entities need to receive it by November 1, 2018.

Mr. Brass made a motion to accept the RDA Tax Increment Revenue Projections and approve the November 1st Tax Increment Funding Request. Mr. Nicponski 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 two proposals were submitted for the property on Box Elder Street, one from Woodbury Corporation and the other from Think Architecture. A committee reviewed both proposals and decided to move forward with Think Architecture. He noted that Think Architecture has some capital and they are ready for this project. An agreement is being drafted that will come before the RDA for approval in the next couple of months.

Ms. Turner asked what Think Architecture is proposing to develop on the property. Mr. Tingey replied they are proposing a three-story, 30,000 square foot office building that would include an office for them as well as some retail on the first floor.

Mr. Tingey added that Think Architecture might have to do some environmental remediation and possibly bury some power lines. He noted the RDA Board could provide them an incentive if they choose to do so.

Mr. Nicponski asked how many acres the site is. Mr. Tingey replied that the site is .19 acres.

RDA property acquisition update.

Mr. Tingey said he had a conference call with the representatives of American Cell Tower. They should have FAA and FCC approval in the next couple of weeks. They have also submitted their documents for zoning approval. They are making significant progress and are hoping to be under construction by the second quarter of next year. Mr. Tingey stated that once they receive all their approvals, the relocation aspects and a purchase and sales agreement will have to be negotiated.

Mr. Tingey said he is working with the Attorney's office on finalizing a lease agreement with Peggy Newsome's hair salon. She will stay at her location until the city is ready to have her move.

The Fraternal Order of Eagles and the Day Law Office are the last two properties left for the city to acquire. MOCA is working on some plans for those two properties. Once the city receives those plans negotiations can be finished on those two parcels.

Mr. Tingey stated he is working with the county and Nova Source to purchase the property located on Main Street and 4500 South. The county wants Murray City to purchase that property soon; however, the timing depends on how quickly NovaSource can complete their due diligence in getting some other properties to allow for a private project to work there.

Ms. Turner verified that the RDA is not purchasing the Fraternal Order of Eagles structure, just a part of their parking lot. Mr. Tingey replied that was correct, the RDA is not purchasing the structure.

RDA area updates

Mr. Tingey noted that agreements with Think Architecture, Centrifly, and NovaSource would be coming before the RDA in the next few months. IHC has drafted an agreement to acquire a portion of the Quality Oil site.

Mr. Tingey said an amendment to the Remedial Action Plan with Terracon has been signed.

Mr. Tingey stated he received a request for temporary parking on the RDA sites in the downtown area from Murdock Hyundai and Mike Brodsky.

Mr. Tingey noted that all the reimbursements for the development agreements that are in place are complete for this year. He added there will be some property exchanged between the city and RDA coming up and next year there will be a request for funding for the Ore Sampling Mill.

The meeting was adjourned at 4:21 p.m.

Jennifer Kennedy, City Recorder