

A meeting of the Board of Directors of the Redevelopment Agency of Murray City was held on Tuesday, January 22, 2019 at 4:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Board Members

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

Others in Attendance

Blair Camp, Executive Director
Jennifer Heaps, Communications and PR Director
Pattie Johnson, City Council Office
Jennifer Kennedy, City Recorder
Doug Hill, Chief Administrative Officer
G. L Critchfield, City Attorney
Danyce Steck, Director of Finance and Administration
Melinda Greenwood, Community and Economic Development Director

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

Approval of minutes from the meetings on August 21, 2018, October 2, 2018, and December 11, 2018

MOTION: Mr. Cox moved to approve all three sets of minutes. The motion was SECONDED by Ms. Turner. Voice vote taken, all “ayes.”

Election of Officers

Mr. Brass stated a new Chair and Vice-Chair needed to be elected for the Board of Directors of the Redevelopment Agency (RDA) for the year 2019. He noted that Brett Hales was the Chair and that he was the Vice-Chair last year.

Mr. Brass asked for nominations for Chair of the RDA.

Mr. Cox nominated Jim Brass as Chair of the RDA. No other nominations were given.

Roll call vote:

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

Vote 4-0

Jim Brass was elected Chair of the RDA for the year 2019.

Mr. Brass asked for nominations for Vice-Chair of the RDA.

Mr. Nicponski nominated Dale Cox as Vice-Chair of the RDA. No other nominations were given.

Roll call vote:

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

Vote 4-0

Dale Cox was elected Vice-Chair of the RDA for the year 2019.

Appointment of representatives to the Taxing Entity Committee

Mr. Brass said the representatives to the Taxing Entity Committee are generally the Chair and Vice-Chair of the RDA. If the RDA would like to keep it that way, he would just need a motion to do so.

MOTION: Mr. Nicponski moved to appoint Mr. Brass and Mr. Cox to the Taxing Entity Committee. The motion was SECONED by Ms. Turner.

Roll call vote:

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

Vote 4-0

Role of Redevelopment Agency staff

Mayor Camp clarified the roles of the staff of the RDA. Mayor Camp will be serving as the Executive Director; Melinda Greenwood, Community and Economic Development Director, will be the Deputy Executive Director; and Jennifer Kennedy, City Recorder, will be taking the minutes.

Review and approval of a resolution for an amendment to the lease for Tea Rose Diner

Mayor Camp said the owner of the Tea Rose Diner would like to use the shed behind their property for storage. If the RDA is willing to amend Tea Rose Diner's lease, the only change that would be made would be to allow them to use the shed on the property for storage. The use would not change, and all other terms of the agreement will remain the same.

MOTION: Ms. Turner moved to approve the resolution. The motion was SECONED by Mr. Cox.

Roll call vote:

Ms. Turner Aye
Mr. Nicponski Aye
Mr. Cox Aye

Mr. Brass Aye

Vote 4-0

Discussion about property owned by the Redevelopment Agency

Mayor Camp said staff has been reviewing leases with the tenants of both RDA and city owned properties. Some leases are expired and need to be updated. There are four properties – 4854, 4858, 4868 and 4874 South State which are all RDA owned properties. Two are being occupied by the Wrights and one is occupied by a Martial Arts studio.

Mayor Camp said staff is concerned about the condition of these buildings. He asked the RDA about their thoughts on possibly demolishing the buildings so the site could be cleared for redevelopment.

Mr. Nicponski said he thought the plan was to demolish those buildings.

Mayor Camp asked the RDA if they would give staff direction to look into clearing those buildings and get reimbursed the cost for clearing those buildings from the RDA once the property is sold.

Ms. Turner said she thought that made sense and would recommend doing that.

Mr. Brass asked if any of these are on the list of historic buildings.

Mayor Camp responded he didn't believe any of them were.

Mr. Hill said he was contacted by Janice Strobell, a citizen, asking the city if they would lease these buildings to someone if someone was interested in leasing them. Mr. Hill said Ms. Strobell also sent him some information from Kurt Huffaker, who is with a preservation organization. Mr. Huffaker indicated that if any of these buildings were listed on the National Register of Historic Places that the city would have to go through the state and do a consultation with them. Mr. Hill noted that as he was looking at the National Registry, he didn't see any of these buildings listed, but the city would verify that before anything was done.

Mayor Camp said staff is also looking at the lease agreements on the school district buildings and will have an update for the City Council.

Project Updates

a. Think Architecture Development Plans

Mayor Camp said staff is working with Cory Solum and Think Architecture on a Development Agreement for their project which will be coming before the Redevelopment Agency. He noted that the Conditional Use Permit for the cell tower was approved at the last Planning Commission meeting.

Mr. Brass asked if they are still intending on using the building as their own. Mayor Camp replied yes, although they will be leasing some of the space out.

b. Fireclay Area Warehouse Demolition

Mayor Camp said the buildings have not been demolished yet because the owner, NeighborWorks Mountain Country and Sun Country Home Solutions, needed to have a Storm Water Pollution Protection Plan (SWPPP) Permit and they didn't have one. Once they receive the permit, they will take the buildings down.

c. Downtown Development Proposal from 5th Avenue Associates

Mayor Camp said the city has been approached by a developer who is interested in a development on State Street between 4800 South and 5th Avenue which would consist of a mixed-use of retail, residential and hotel. Staff has had an initial meeting with them, and they have submitted some questions which staff are working on answering. Another follow-up meeting will be scheduled with the developer.

d. Novasource Hotel Proposal

Mayor Camp stated the Novasource hotel proposal at 4500 South and Main Street has unraveled, mainly due to the fact that the developer was unable to acquire the property directly to the north, therefore creating a right-in, right-out access only from Main Street; which is not conducive to a hotel. Mayor Camp asked the RDA if they would still like to purchase the property or let the County know the city is no longer interested in it.

Ms. Turner asked why Novasource wasn't able to purchase the property.

Mr. Brass replied there was a third piece of property that they had to purchase from another party and that fell through, so they couldn't get their access.

Mayor Camp added that Novasource would still move forward if the city would change the zoning to allow storage units on the property, but he doesn't think that's what the city is looking to put on that corner. Mayor Camp asked the RDA if they would like to continue to pursue this property.

Ms. Turner asked how much the County wanted for the property. Mayor Camp replied \$1,600,000.

Mr. Nicponski asked how big the property was. Mr. Hill replied 2.41 acres.

The RDA directed staff to let the County know that the city is no longer interested in purchasing the property.

e. Ore Sampling Mill

The Community Development staff met with the developer to see if there was a way to salvage this project. Both parties still want to see this project go through. Staff has agreed

to facilitate a meeting between the city, the developer and the DEQ to see if the project can move forward.

Ms. Turner asked what the problem was. Mayor Camp said the DEQ wants the developer to move the radio-active material off-site.

Ms. Turner asked if that was a surprise to the developer. Mayor Camp said no, but the developer wants to do it under their own direction not under the direction of the DEQ.

Ms. Greenwood said the DEQ is requiring the developer to remove the uranium and haul it off site. The lead and arsenic can be buried and capped, but it's the uranium that is causing them the issue as far as cost. The developer hopes that if they can get the city into a meeting with DEQ maybe DEQ will be more willing to look at alternate method of disposing of the uranium.

f. Centrifly Agreement

Mayor Camp said there has been no word from Centrifly.

g. Murray Mansion Grant

The Parks and Recreation Department has applied for a \$10,000 matching grant from the State of Utah Division of Historic Preservation for a building assessment for the Murray Mansion.