

A meeting of the Redevelopment Agency of Murray City was held on Tuesday, September 17, 2019 at 5:30 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

RDA Board Members

Jim Brass, Chair
Dale Cox, Vice Chair
Dave Nicponski
Diane Turner
Brett Hales

Others in Attendance

Blair Camp, Executive Director
Melinda Greenwood, Deputy Executive Director
Janet Lopez, City Council Executive Director
Jennifer Kennedy, City Recorder
Doug Hill, Chief Administrative Officer
Jennifer Heaps, Communications and Public Relations Director
Briant Farnsworth, Deputy City Attorney
Kim Sorensen, Parks and Recreation Director
Brenda Moore, Finance Director
Jared Hall, Community & Economic Development Manager
Jim McNulty, Community & Economic Development Supervisor
Citizens

Mr. Brass called the meeting to order at 5:30 p.m.

1. Approval of the August 27, 2019 RDA meeting minutes
MOTION: Mr. Hales moved to approve the minutes from August 27, 2019 RDA meeting. The motion was SECONDED by Ms. Turner. Voice vote taken, all "ayes."
2. Citizen Comments
No citizen comments were given.
3. Project Updates
Ms. Greenwood said she has been actively working with Zions Bank Public Finance to get the annual reporting done that is required by the State and due to them by November 1.

The Utah Department of Transportation (UDOT) has approached Ms. Greenwood regarding a project they will be doing on State Street. They need to acquire a temporary construction easement from the corner of the property where Wright's Costume is located. Ms. Greenwood has been working with Trae Stokes, City Engineer, to get the paperwork in order. The city will receive \$75.00 for the temporary construction easement. She believes the project consists of bringing pedestrian ramps up to ADA standards.

Ms. Greenwood said the RDA closed on the Peggy Newsome property on September 5, 2019. The property is located on 48 East 4800 South.

During the last Planning Commission meeting, the Planning Commission approved the subdivision of the fire station property on 4800 South. That enables the RDA to move forward with a development agreement and selling the south part of the property to Think Architecture.

Ms. Greenwood said she has had no more communication regarding the Block 1 Development. She and her staff have been working on changes to the MCCD Zoning Ordinance. In the March

2019 RDA meeting they identified a lot of issues with the ordinance that have been barriers to development. They have been systematically going through then entire ordinance and working on a draft of a new ordinance. They hope to take the new ordinance before the Planning Commission in October 2019 and before the City Council in November or December 2019.

Ms. Turner asked Ms. Greenwood what Block 1 was. Ms. Greenwood replied Block 1 is the term that Orden Yost, a developer, was using for the area on State Street between Poplar Avenue, 4800 South and 5th Avenue.

Ms. Greenwood said she is working on purchasing another piece of property located at 4869 South Box Elder Street. It is the little white house directly south of the Mechanic Man. She will work with Brenda Moore, Finance Director, to find some money to purchase that property. It's a good time to purchase that property so it can be included in the new City Hall.

Mr. Brass asked if the RDA would be purchasing that property. Ms. Greenwood replied she did not know the answer to that. The property is located in the MCCD area which is why she mentioned it. She noted that the City needs to own the property where City Hall is going to be located so if the RDA did purchase it, a property exchange agreement between the RDA and the City would eventually need to be done.

Ms. Greenwood said she has been working with the Attorney's office, Brenda Moore, Finance Director, and Trae Stokes, City Engineer to identify all the projects that need to be moved into the city's name so that when we move forward with the bonding documents everything is in the city's name and not the RDA's.

Ms. Greenwood said she is still working with American Tower on the cell tower relocation. They had a project walk through with some city departments and staff from American Tower in preparation for American Tower to do their bid walk on that project. They have a pool of contractors that are preselected to do the work for them. They hope to get the bid walk done by the end of next week. Once that is done, the finalized costs will be put into a relocation agreement that will be presented to the RDA Board.

Ms. Greenwood said there has been a little bit of progress at Fireclay. There is a sales agreement between Timberlane Partners and those who own the 106 South Fireclay property. The hope is that Timberlane can purchase part of that parcel to provide more parking to their tenants over there. An application to subdivide the property should be coming in the next few weeks.

The meeting was adjourned at 5:41 p.m.