

A meeting of the Board of Directors of the Redevelopment Agency (RDA) of Murray City, Utah was held on Tuesday, October 15, 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

Mayor 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  
G.L. Critchfield, City Attorney  
Kim Sorensen, Parks and Recreation Director  
Brenda Moore, Finance Director  
Danny Astill, Public Works Director  
Jon Harris, Fire Chief  
Isaac Zenger, IT Department  
Citizens

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

**1. Approval of the September 17, 2019 RDA meeting minutes**

MOTION: Mr. Hales moved to approve the minutes from the September 17, 2019 RDA meeting. The motion was SECONDED by Ms. Turner. Voice vote taken, all “ayes.”

**2. Citizen Comments**

No citizen comments were given.

**3. Discussion and possible decision on flexibility for RDA meeting start times**

Mayor Blair Camp, Executive Director, said a couple of months ago, the RDA Board voted to start the RDA meetings at 5:30. However, staff has found over the past couple of months that it would be helpful to have some flexibility to arrange the RDA’s schedule around the other meetings. Mayor Camp asked the Board if they would have concerns approving a starting time between 5:00 p.m. and 6:00 p.m. although they would try to start the meetings as close to 5:30 p.m. as possible.

Mr. Brass said he didn’t have any concerns with changing the time of the RDA meetings and that it made sense. The other Board Members agreed. Mr. Brass directed staff to make that change and that no motion would be needed.

**4. Discussion and update on Centrifly Development Agreement last discussed at the August 21, 2018 RDA meeting.**

Melinda Greenwood, Deputy Executive Director, said between the time she sent out the RDA meeting packet on Friday and the meeting today, she was contacted by Mr. David Baird who is with Economic Development Solutions who represents Centrifly. He let Ms. Greenwood know that Centrifly no longer wishes to pursue the development agreement due to some changes they have had on their end.

**5. Discussion and decision on approving a resolution for a Second Amendment to the Agreement between the Redevelopment Agency of Murray City and Terracon Consultants Inc. for Voluntary Cleanup Program Assistance for the Property Located at 4800 South Box Elder Street**

Ms. Greenwood said there has been a history of contaminated soils in Murray. This property is close to the railyard and through the process of constructing the Fire Station, Terracon has discovered some higher levels of lead and arsenic in a portion of the site where the detention basin is going. The State is requiring changes to the previous approved remediation action plan.

This will hopefully be the final contract amendment and will increase the current contracted amount of \$58,000 by an additional \$15,000 to a total of \$73,000. This should be adequate to cover the management and oversight for the environmental cleanup through the remainder of the project.

MOTION: Mr. Hales moved to approve the Second Amendment to the Agreement between the Redevelopment Agency of Murray City and Terracon Consultants Inc. The motion was SECONDED by Ms. Turner.

RDA roll call vote:

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

Motion passed 5-0

**6. Discussion on decision on setting a special meeting for approval of an agreement with American Tower and Budget Amendment**

Ms. Greenwood said American Tower had their bid walk one week ago and they anticipate their contractors should have their costs into them by this coming Friday. Once they receive the costs from their contractors, they will put those costs and other elements into an agreement that the Board will need to approve in order to relocate the cell tower.

Ms. Greenwood said with the weather and seasons changing she would like to get the agreement approved as soon as possible. She asked the Board about the possibility of

setting a special meeting in the event the agreement is received within the next week or two so the Board doesn't have to wait until the next regularly scheduled meeting to approve the agreement. The RDA still needs to close on the property and that property needs to be in the RDA's name by January. American Tower cannot order the steel for the new tower and the utility companies won't start putting fiber into the new site until after the agreement has been executed.

Ms. Greenwood said she is hoping to receive an agreement by the last week of October and asked the Board what some potential meeting dates would be between that time and the next scheduled meeting which is set for November 19, 2019.

Mr. Brass said he didn't have an issue scheduling a special meeting as long as they work within the noticing requirements.

Ms. Greenwood added the Board would also need to do a budget amendment as part of this agreement which would also require noticing for a public hearing.

Mr. Brass said to wait and see what happens with the agreement. No special meeting date was set.

## **7. Project updates**

Ms. Greenwood gave the following updates:

- Ms. Greenwood is working with Zions Public Finance to get the November 1, 2019 report finalized. A copy of that report will be sent to all the taxing entity committees when it is done. She will give the Board a report at the December meeting.
- The property at 4869 South Box Elder Street will be purchased by the City instead of the RDA.
- Staff has finished the Murray City Center District (MCCD) Zone revisions and they will present those to the Planning Commission on Thursday, October 17, 2019.
- Staff is still talking with the property owners of 106 West Fireclay Avenue and they have a draft of a subdivision plat for that property. They hope the property purchase and sale agreement between Timberlane Partners and the property owners of 106 West Fireclay can move forward so Timberlane Partners can purchase that property and create about ½ acre of parking in that area.

Mr. Nicponski asked if there were any new projects on State Street.

Ms. Greenwood replied no. However, after the MCCD Zones revisions are done will be a good time to start recruiting new projects.

Mr. Nicponski asked if anything was going on with the Ore Sampling Mill.

Ms. Greenwood said there's really nothing new with the Ore Sampling Mill. She met with a developer the other day that had an interest in RDA areas within the city so she gave him the property owners contact information.

The meeting was adjourned at 5:42 p.m.

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Jennifer Kennedy, City Recorder