

A meeting of the Redevelopment Agency of Murray City was held on Tuesday, March 17, 2020 at 6:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

RDA Board Members

Brett Hales, Chair
Dale Cox, Vice Chair
Kat Martinez
Rosalba Dominguez – Via Telephone
Diane Turner

Others in Attendance

Blair Camp, RDA Executive Director
Melinda Greenwood, RDA Deputy Executive Director
Janet Lopez, City Council Executive Director
Jennifer Kennedy, City Recorder
Doug Hill, Chief Administrative Officer
Jennifer Heaps, Chief Communications Officer
G.L. Critchfield, City Attorney
Craig Burnett, Police Chief
Brenda Moore, Finance Director
Danny Hansen, IT
Joey Mittelman, Assistant City Chief
Citizens

Mr. Hales called the meeting to order at 6:00 p.m.

1. Approval of the January 21, 2020 meeting minutes

MOTION: Ms. Martinez moved to approve the minutes from the January 21, 2020 RDA meeting. The motion was SECONDED by Ms. Turner. Voice vote taken, all “ayes.”

2. Citizen Comments

No citizen comments were given.

3. Discussion on a License and Easement Agreement between The Redevelopment Agency of Utah and Vancon, Inc. for construction staging at 4800 South State Street

Blair Camp, Executive Director, noted the City has an upcoming waterline project between 4500 South and 5300 South. The city has been approached by Vancon, the contractor on that project, to use the vacant property on 4800 South and State Street for a staging area for their pipes and other equipment during this project. Since the property is owned by the RDA, Executive Director Camp wanted to make sure none of the RDA Board Members had any objection to Vancon using the property. He noted that Vancon would pay a nominal fee to use the property.

4. Project updates

Melinda Greenwood, RDA Deputy Executive Director said the demolition bids for the downtown area have come in. They received four bids with the low bid being \$160,000 and the high bid was \$411,000. Staff has been checking the low bidder’s references and everything is looking good. They will be working with the Attorney’s office to finalize the contract and get the demolition underway.

The low bid was submitted by Perez Company and they have done a lot of work with Ogden City and a few other cities.

The plat for Fire Station 81 was recorded last week. The RDA can start working with Think Architecture to get a development agreement put together. Ms. Greenwood hopes to bring that agreement to the RDA Board within the next couple of months.

The City is working on an agreement to have 4250 South constructed. The agreement will be with the City instead of the RDA because the City will be constructing the road.

Ms. Greenwood said staff needs to meet with the Ore Sampling Mill group, they have not met with them since the last RDA meeting and they have some questions about their project. Ms. Greenwood is hoping to have some more information on their project for the RDA Board after they meet.

Staff are still waiting for signatures from American Tower for the cell phone tower relocation. The last time she spoke with them was on Monday.

Ms. Greenwood said the RFP for the 4800 South State Street project is in the final draft stages and she is hoping to release it on April 1, 2020. She will send a copy of the draft RFP to the RDA Board before it is released.

Mr. Cox asked about the cost spread on the demolition bids. He advised Ms. Greenwood to make sure the low bidder hasn't missed something on the bid.

Ms. Greenwood staff is doing that and during the reference checks, they are asking about change orders and that has not been a concern so far. The firm just seems to have a leaner operation.

Ms. Dominguez asked what the process was if the RDA Board has questions on the 4800 South RFP.

Ms. Greenwood replied if the RDA Board has questions on the RFP or the RFP process to refer those to the Attorney's office and the Attorney's office will then refer those back to staff.

Ms. Turner said the Ore Sampling Site looks like a skeleton. She was curious why the property owner wanted the RDA to give them some money because it looks like they have gotten the project to where they want it.

Ms. Greenwood said she thinks the RDA Board is going to have to make some tough decisions regarding that project. Staff has been in communication from the State and has received some additional information. Staff wants to make sure they understand the method of cleanup that the owners are proposing, so when they bring it to the RDA Board everyone can comprehend what risks and challenges there may be.

During the last conversation staff had from the project owner's, they were essentially saying they would like the RDA Board to commit all the Tax Increment Funds (TIF) their project would generate so they could be compensated for the extra costs to cleanup this site. Staff needs to determine how much increment this particular project may generate and see if that would cover the cost they are estimating it would be to clean this site up, which is between \$2,000,000 and \$2,500,000. That's a huge development impediment. If their project site doesn't contribute the full amount of the TIF they have asked for, they have asked the RDA to consider contributing TIF from the rest of the increment area to their project. That brings up a lot of questions about if other areas in the project area boundary need to be developed.

There are a lot of things that need to be sorted out internally and then those will be brought to the RDA Chair and Vice Chair to vet those out. Once that is done everything will be presented to the full RDA Board for a discussion and decision.

Ms. Turner said it looks like they have done more than a cleanup on the property.

Ms. Greenwood said the property is privately owned. She believes it's been the skeletal shell for a while.

Ms. Turner said the building is more torn down than it has been in a while.

Executive Director Camp said the building itself isn't the issue for the cleanup, it's the soil. In the meantime, they have stripped that building down so they have bones to build on. They have done what they can do with the building as far as getting it ready to redevelop. The issue is what the cost will be to clean up the soil. That cost, if anything, is what is going to stop this from developing.

Ms. Greenwood said through the Brownfields Coalition, they offered the property owner some opportunities to determine cleanup costs; they weren't interested in that. There are two different divisions they will have to work with through the Department of Environmental Quality. There is a division that works with non-radioactive contaminants and a division that works with radioactive contaminants. That site has lead, arsenic, and radon on it.

Staff spoke with one of the divisions to help understand the process. The next step is for everyone internally to understand what that process is and what it means and see if everyone is comfortable with dedicating TIF to that process. The property owners are proposing something that is different from the voluntary cleanup process that has been used in the past.

The meeting was adjourned at 6:17 p.m.