

**MURRAY CITY - SCHOOL COORDINATING COUNCIL**  
**MINUTES**

The Murray City - School Coordinating Council met on Wednesday, April 14, 2010, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray, Utah.

**Board Members Present**

**Murray City**

Jeff Dredge - Chair

Darren Stam

Jim Brass

Jared Shaver

Krista Dunn

**School District**

Laura Baker

Lloyd Naylor

Marjorie Tuckett

Mitzie Huff

Darrell Pehrson

**Others Present**

Mayor Dan Snarr

Michael Wagstaff

Jan Wells

Janet M. Lopez

Steve Hirase

Tim Leffel

Tim Tingey

Chairman Dredge called the meeting to order at 5:15 p.m. and welcomed those in attendance.

**Approval of Minutes**

Mr. Dredge asked for any corrections or modifications to the minutes from the meeting held on January 20, 2010. Ms. Dunn moved approval as written, and Ms. Huff seconded the motion. Motion carried 10-0.

**Central Business District Tax Increment Financing**

Tim Tingey related his appreciation to be present to share an update of economic issues. Mr. Tingey displayed a map outlining the Central Business District (CBD) area. His proposal is to expand the tax collection area, and extend for 20 years. The expansion would move the line to the TRAX line.

The proposal is to renegotiate the agreement on the amount of tax increment financing the School Board would receive. Originally, the proposal was for \$350,000 per year for five years, and \$300,000 for the remaining 15 years. However, the School Board's proposal back to the RDA is that from 2010 to 2035, the increment amount would be capped at \$400,000. That amount would keep the School Board budget whole from its current amount. Numerous discussions have taken place, and that is the proposal that will be taken to the Taxing Entity Committee (TEC). If the tax increment financing is less than \$400,000, the District would receive the lesser of the two amounts.

Mr. Tingey stated that he has met with the State Education Board, and the County, and will give them the revised details of this concept prior to the final TEC committee meeting. It looks to be something that is acceptable.

The master planning process is continuing, and the City and RDA will partner together for the CBD plan. Property has been acquired at 4800 South State Street on the south west corner. It is a major component of the CBD. The property is blighted, contains the Hoffman building, and has a huge hole from prior demolition. The City will be doing clean up and landscaping just to improve the appearance of the site. Subsequently, the City/RDA will move forward with the master plan and redevelopment. The City will market the front portion of the property to potential users. Some restaurants are interested, and it will be further marketed. The remainder of the land will be developed for public facilities, both parking and other elements.

The master plan process includes a meeting with the public within the next two to three months, and as part of that, ordinance changes will be proposed to create a whole new Murray City Center District zoning area. That will include a variety of different elements, such as, sustainability, increased density opportunities, a historic preservation factor, although, that will not be the primary focus.

Mr. Tingey commented that a significant investment has been made for the area, and the City is planning to capitalize on that investment, and creating some positive outcomes.

Mr. Tingey showed a slide of the property pointing out the building, and describing where a chimney had been removed because it was an imminent hazard, tilting and buckling. Clean up has begun.

Ms. Tuckett asked if the City/RDA is planning to purchase the remaining properties on the block. Mr. Tingey pointed out where the parking structure will go, and there may be a possibility of additional parcels in the block and area, but those steps will come in the future. There are no current discussions with any property owners. Discussions have taken place, but one issue is that prices are too high. Much of it will be contingent upon future financing.

Mr. Pehrson asked if the original master plan had a five to six story City complex. Mr. Tingey stated that the master plan is a work in progress, and one area was considered for a performing arts facility and other buildings. The master plan has not been adopted, and those types of investments are being discussed.

### **Economic Development Update**

*Fireclay* - Mr. Tingey stated that the final agreement for the current development at Fireclay did preserve what the City felt strongly about, the commercial component. Before any increment in Phase II or Phase III will be paid, the company must acquire the property for the commercial development. This protects the TEC and public interest to maximize the increment and tax value in the area. The builder is moving forward with plans to develop Phase I, which is 400 residential apartment units. The big difference in this area will be the strict design standards that must be followed. Many amenities must be provided as part of the development. The site plan has been submitted to the City for review. A number of concerns and issues have been raised by the City. July is their target to begin construction, if financing, and City approvals are all in place. Prior to any occupancy, the bridge must be developed. Mr. Tingey expressed his skepticism of the optimistic time lines by the builder. Total proposed residential units are 668.

Hamlet Homes has begun some live/work units, of which several have already been sold. This concept is for units with lower level commercial, upper level residential.

The School District would be notified prior to any construction beginning.

Mr. Shaver commented that the land has been vacant, unused, and to have something beginning, draws interest. Others will see growth, and actually want to be a part of it. Hopefully, the momentum will continue to grow.

Mr. Tingey emphasized that with the design standards in place, this will not be the ordinary apartment complex. The ordinance dictates the standards, with pathways around the sides, open space, lots of landscaping, and lots of required amenities. The City will not allow skimping on set backs, or amenities.

Mr. Tingey pointed out the TRAX line, and FrontRunner line, explaining that the development is bounded on both sides by rail lines. The City is requiring pathways, and setbacks so that people riding on the trains can see the community with open space, and nice amenities. Mr. Shaver commented that the walkability is part of the development, giving direct access to TRAX.

The FrontRunner stations are located in downtown Salt Lake City, and at the Intermountain Medical Center.

Ms. Baker asked the total number of residential units anticipated with those

already started, and those in the planning stages. Mr. Tingey said that it is 760 apartment units between the two complexes. Then there are some condominiums planned, as well. The live/work units probably will not have many students.

*Fashion Place Mall* - Mr. Tingey expressed his optimism regarding the things occurring at Fashion Place. The plaza area is being finished, additional tenants are set to be in place in May/June, including California Pizza Kitchen, and major remodels with some existing tenants are moving forward. General Growth is planning a partial demolition of the old Nordstrom area, and creating an entrance with major reinvestment to improve and upgrade even more. A landscaping overhaul is under discussion, too. Sales numbers are healthy at Fashion Place, as the top mall in a three-state area, and the potential future tenants are exciting.

*Larry H. Miller* - The Miller investment is anticipated to be a \$60 million sum over the next few years. Greg Miller has stated that number. Along State Street, they have the former LaPoint Ford location site for the Chevrolet dealership, which will open in about June.

There is a hearing on May 4, before the City Council for the vacation of a right-of-way on 5530 South. Neighborhood meetings, and traffic studies have been conducted, and it will probably be a positive thing for the area. It will reduce the cut through traffic.

There is an application that has been approved by the Planning Commission for the site of the Chevrolet property, which will be remodeled to become the Toyota store. The projected time line is to begin construction June 15 with a completion date next January. The existing Toyota store will be demolished at 5800 South in January 2011, and construction will begin to relocate the Honda store to that site.

The Lexus dealership will be marketed to sell or lease, and the plan is to construct a new dealership on another property. The property where the current Honda vehicles are sold at 4500 South will be leased after all this occurs.

The \$60 million investment includes the land acquisition, and construction plans. Mr. Tingey showed renderings of the new dealerships.

*Take 5 Site* - A lot of discussions have taken place about hotels on this site. The City has met numerous times with the owner, and in a recent meeting it seemed they would move forward soon. It will be for a Marriot Residence Inn. The challenges involve negotiating some county land that is needed for additional parking. The site is not quite big enough to accommodate the hotel. This would mean getting a rezone from open space to CDC. The City Council would have to approve that. The proposal is to have underground/lower level parking. The other challenge is regarding height requirements. The current proposal has a 50-foot height moving up to about an 80-foot height. The

School District owns this adjacent property, which is residential zoning. The zone ordinance says there must be a 100-foot set back from residential prior to going higher than 35 feet. There is no way for that to happen. Therefore, the owner will have to request a variance, and the challenge will be meeting the standards of a variance. The City is waiting to see a proposal from them, and they will have to pursue these processes.

Mr. Pehrson asked if any homes would be affected to the east on 5300 South. Mr. Tingey said no, they would not. The county is looking at removing the grandstands, as they are old with safety issues, and additional parking would be created.

Mayor Snarr mentioned that the county is looking at putting in some nice restrooms, reorienting the one rugby field into two, and bringing in portable bleachers, with major enhancements. The property will go back on the tax roles for the county, and Murray, and will facilitate major improvements. The Take 5 property has been vacant for over a year, and it would need to have restrooms installed to be used as a restaurant. The expense to renovate that building, and the one behind is not cost effective.

Mr. Tingey stated that the hotel people will start with the variance process. The Murray Code and state law requires that there cannot be an economic hardship. They need a certain number of rooms to provide the amenities, and security necessary. The elevation is a challenge too, the Mayor stated. There would be 134 rooms. Mr. Tingey conveyed that he is struggling with his recommendation. The height is still a problem. He will keep everyone informed, and the District will receive formal notices for all the processes.

*In and Out Burger* - Mr. Tingey noted that they are looking at sites, and are committed to opening in Murray. Property along State Street is being considered, although, no final determination has been made.

*NeighborWorks of Salt Lake* - Mr. Tingey informed the group that he is working with the Council about the possibility of entering into a partnership with NeighborWorks. This would be an effort to help folks on fixed, and low to moderate income, for housing rehabilitation, as well as, some new single family housing for the area. Some funding from the RDA will be brought forward, and NeighborWorks will match dollar for dollar for these programs. This is a way to leverage RDA money, and help people with older homes.

### **School District Project Report**

Dr. Hirase reported that there had been no new activity since the last City-School Council meeting.

Mr. Leffel commented that they are still working on acquiring the last five homes along Hillside. All the owners have been contacted.

### **Election of Officers**

Mr. Dredge stated that the new Chairman would come from the School Board this time. Mr. Naylor was suggested for Chairman, however, he commented that he has an election to go through, and his reelection is not assured. The term of office for this committee is from October 2010 to October 2011, therefore, Mr. Naylor will still be in office. Lloyd Naylor was nominated for the position of Chairman. A voice vote was taken, and unanimously approved.

Vice Chair was to be from the City Council. Krista nominated Jared Shaver. A voice vote was taken, and passed unanimously.

Mr. Dredge thanked the presenters, and adjourned the meeting at 5:55 p.m.

Janet M. Lopez  
Council Office Administrator