Minutes of the Redevelopment Agency of Murray City held Thursday, September 23, 2004 at 6:00 p.m. at the Murray City Council Chamber, 5025 South State Street, Murray, Utah.

Present:

Patricia (Pat) Griffiths, Chair	Patti Ross
Krista Dunn	Sheri VanBibber
Robert (Robbie) Robertson	Tom Henry
Jim Brass	Scott Baker
Jeff Dredge	Steve Hirase
Dan Snarr, Mayor	Bart Bickmore
Keith Snarr, Redevelopment Director	Jolene Bickmore
	Judy Beaudoin
Frank Nakamura, City Attorney	Don Patton
Shannon Jacobs, Council Director	Wayne Chandler
	Josh Yost
Alice Larkin Steiner	Jay Bollwinkel
Karen Wikstrom	

Pat Griffiths called the meeting to order

Pat Griffiths
This meeting was initiated by the RDA Board for the purpose of discussing and reevaluating the status of studies of redevelopment survey areas known as Fashion Place North Survey Area and the College Park Survey Area. We do not expect staff presentation nor will public comment be sought as we would do in a public hearing. This meeting is intended to give RDA board members an opportunity to discuss these areas on the record, in an effort to determine if we are pursuing the right course. The people whom I've acknowledged before will be here to answer questions of the board. I'd like to begin with a brief review of the action we've taken to date that brings us to this point in time.

On April 13th, 2004 this Board considered and adopted three resolutions designating redevelopment survey areas and initiated a study of the survey areas to determine if a blight study is required in the event of redevelopment and or a benefit analysis in the event of economic development. Those survey areas are Fireclay, the second is Fashion Place North, and finally the College Park. At this meeting we also authorized engagement of professional services of Jody Burnett, an attorney, Alice Larkin Steiner, Jonnalynne Walker, Richard D. Chong and Associates and Wikstrom Economic and Planning Consultants. Blight Study information meetings were held on August 26 with property owners within the Fireclay study area and on August 31, 2004 with the property owners within the Fashion Place North survey area.

At the beginning of all this process I personally expressed concern about pursuing three potential projects simultaneously, especially considering the magnitude of the projects.

That is a concern I reiterated at the September 7 meeting of the RDA. Since the August 31 meeting I've received additional input from constituents. The stigma associated with even insinuation of blight causes a lot of contention. We need to listen to and be able to respond to their concerns. I feel that they deserve clarification of our intent. Further I feel the need for more dialogue with other taxing entities before we get too deeply into the RDA process due to the deep impact this has on them and I recognize Dr. Hirase who is here from the school district tonight.

As chair of this body I feel the responsibility to make sure that we are on the right track. I question if we've moved too quickly on two of these areas. Have we given sufficient time and analysis to them? Do we need to focus our full attention on the Fireclay Area to assure its success? There has been considerable discussion regarding the possibility of locating a major soccer league field and a transit oriented development there, which will require considerable time and resources of staff and this board to bring that to fruition. Also as a Board member I feel a responsibility to watch the Agency's budget, expending tax dollars wisely. If we are in doubt at all of our commitment to pursue all of these studies, should we be spending this money if there is uncertainty?

While I appreciate and respect the quality of work of the consultants we've engaged to do these two studies, I wonder if we've completed our due diligence as a Board. Have we explored all the options and the ramifications of proceeding with three RDA's? Before we proceed any further, I feel we need to make sure we are taking into consideration the time effort and resources that are required to make them successful. Additionally while RDA's are valuable tools for development under the right circumstances, they're under extreme scrutiny legislatively and by the public in general. Perhaps we need more discussion about other alternatives to RDA's to determine if this is the right mechanism for development of these areas. As a former Board and Council member Dick Stauffer often said, are we inviting unintended consequences by pursuing this path?

Since I am but one voice of this body and I can't speak for the rest of you board members, I would like to invite each of you now to express your individual opinions and concerns. For me personally I prefer to err on the side of caution. I open the meeting to discussion by Council (Board) members reminding you that people here are available to answer your questions.

Jim Brass
I have no doubt that the Fireclay area is an excellent choice for an RDA and I will push that quite hard and support it, particularly with the possibility of getting the soccer stadium. I think that raises the bar for that entire development if we were able to achieve that.

I do have concerns about the North Fashion Place RDA. Just looking at a lot of the properties, I find it hard to believe that we will get a finding of blight even in the civic definition of the term and not the Webster's, which people would agree with. There are a lot of nice homes in that area; there are a lot of good buildings in that area. I do not dispute the fact that we need to do something along the state street corridor between 5900

South and 6100 South to get business in there. When I originally agreed to looking at this as an RDA it was simply to force us to study that area. I might in the future entertain a better definition of the boundaries of an RDA over there that did not include the residential areas and then some of the other buildings that are quite new. That is what I have concern with.

One of my concerns with College Park is that there are a few structures there, the Valley Center Towers being one, which are brand new. Yet they're going to be included in an area for a blight survey. I know some of our taxing entities have severe problems with that, and so do I. So I would also look at a change in the boundaries there. Those are the two areas we're discussing I have trouble with.

Krista Dunn
I just have two quick comments. When this was brought to us in the beginning, as others have mentioned I've had problems from the very beginning with the Fashion Place site. As Jim noted I think all of us are extremely interested in getting those buildings filled up again and bringing businesses back into that area. The question of blight is questionable in all of our minds. I remember the first meeting that we had expressing concern in having the residential area included in that particular piece. That's an area that was part of my district for quite some time. It's no longer part of my district, but I've gotten to know those people and their homes, and they have beautiful homes and it hurts when somebody says we're considering this for blight even in any sense or any definition of the word. For all of us our homes are our castles and that's where we live and they are a huge part of our lives.

Having said that I guess my biggest concerns are number one including the residential areas in that study. If I were to agree to move forward I would say we should move forward by realigning the boundaries; and number two, RDA's have been a topic of frustration and a lot of discussion in the legislature for a lot of years. There are laws around RDA's, there are a lot of questions about RDA's because many communities go after RDA's where they don't belong. I want to make sure that when we go after an RDA that it's somewhere where it belongs. To reiterate on Jim's point and Pat's, three at once are an awful lot.

Robbie Robertson
Those are all concerns I can share. I would like to talk a little bit about the College Park area. I'm concerned about the boundaries there. On the east side of the freeway, third west area, I think if we're going to do one down there that needs to be part of that, and I'm not sure we need to include the residential district between there and 7th West. I can understand some concerns with 5300 South, but I don't think it needs to go in. So I think we need to maybe think the boundaries again. My personal feelings are that we ought to concentrate all our efforts on an area that we need to get the work done in and I agree with Jim that the one we've started on, Fireclay, is probably where we ought to expend our energies. Rather than split it up and go to many directions.

Jeff Dredge

I share some of the same feelings, but I'm somewhat torn. We've spent a lot of time effort and money on our master plan and we're going to spend a lot of time on a new transportation plan. Murray is right now looking to the future and saying what are we going to be for the next 20-30 years.

Although I have some concerns about some of the boundaries I recognize that once a study has been done those can be adjusted or perhaps they can adjusted to address some of our concerns now. I feel like the professional staff knows what their capabilities are and if they feel that they can run three RDA's at the same time especially this front end where we're essentially in my mind ascertaining what our resources are. I don't look at this as we have to do anything with it once we get the information. I think we're looking at the assets, we're looking at the resources and we're making a determination where we possibly could go in the future.

I have a concern that we've already engaged professionals, that they have spent time and effort, incurred costs and for us to withdraw at this point would not be responsible on our part. That being said, I do have some of the same concerns that you've addressed, but my feelings in all of this are, if we don't look down the road, if we don't give concern to where we're dying then we're going to have some of the problems Salt Lake has. I don't want that to happen. We are spending tax payer's dollars, but in terms of the off setting potential costs, it costs us a lot more to do nothing.

Krista Dunn
I agree with you Jeff and I've thought about that a lot in the last couple of days. We have engaged these professionals to start looking at things. Where I'm really torn at this point is do you go through and spend money for a study when you pretty much know the outcome already. Or is it going to be that much different than what we think it is going to be. Again, maybe our answer is we go through with the studies, but why not rewrite the boundaries up front if we don't want those areas in there. To the point of 300 West that Robby talked about, when Dick Stauffer was on the council he and I used to talk about all the time 300 West, perfect area for an RDA. I'm just interested as to why we're not looking at that area.

Robbie Robertson
We're building a bridge and let's not build a bridge to nowhere. All of the businesses on Green Street on the other side of there are practically new.

Jeff Dredge
I agree with your point, and I'm not saying we shouldn't reassess the boundaries. I don't think this is cast in stone, I hope its not. This is work in process and if we can make it a better project based on feedback and a little more time to look at it, then I guess support the theory of looking critically at what areas are challenged right now. Maybe determining that this is not a good area for an RDA, but it's a good area for an EDA. Until we take a survey of these areas, an in depth survey and really know what we have, I don't know if we can effectively do that. I think the fact that we're doing that has put us ahead with this opportunity with the new stadium and its development in an area we all

agree needs an RDA. Some of these areas we may be able to attract similar types of development if we're at least working on it.

Mayor Snarr
As the Mayor I have a contractor's mentality and if not running twenty jobs simultaneously I'm out of business. I had a really interesting conversation this morning. I was at the gym and Ralph Johnson showed up. I think all of you know who Ralph Johnson is and his connections to development in the State of Utah. He started talking about things and opportunities in Murray, those that Murray currently has and the dynamics of the community. One of the things he said to me really struck me. He said "Dan, the successful cities are prepared, they have a plan, they have a vision and they're working towards making it a reality." He said "That takes analysis before you reach that conclusion as to what you can do."

I really appreciate every single comment that has been made here, because I consider all these too, I really do. I know that it's disturbing for certain areas in which there are residential components to a potential RDA, that those people, they have some concerns, and they should. I'm not denying that fact. A lot of it is education; they need to understand how the process works.

I sometimes think that at least we could move forward and get some answers, and maybe we need a plan, maybe we need an idea or maybe we need to say if this isn't going to work, what can we do to incentivize a potential development down there. Maybe we have to go back and create an economic development fund because people aren't just going to come. I wish they could, but I just don't think that. You have Kohl's and all these other big boxes and they're going where people are giving them money. I don't want to give them an extraordinary number of dollars, I want to be reasonable. I think we are reasonable compared to what other communities are doing.

Some way we have to be prepared for the opportunity that may arise. Fortunately for us, and the timing was excellent, we're on the road to determining the fate of an area that's challenged Murray for a long time. There were anxious sellers of properties down there. Those properties have been sitting on the market for years. That area down there I don't want to see it go any further south on us. Ms. Wikstrom has some good ideas and some good suggestions and I'm willing to listen to them. That's her expertise, that's where I go to have understanding about what direction we should be going.

I think we should move forward. I agree that maybe some of these boundaries could be changed. But ironically it's my neighborhood where Allendale and Hamblin streets are, and those people have been coming to me recently and saying you've got to get us out of here Mayor. There are issues down there, we had a drug related incident where someone's life was taken and other things. Some of those people are saying it's time to fold up and sell out and move, if there was some way to do that.

Jim Brass

When you have people with homes who are looking for that I don't think you'll find a problem.

Mayor Snarr
Well it's not everybody, you're always going to have a people say, just leave me and let me die here.

Jim Brass
Edison Street in the Fireclay area has people who feel the same way. Yet I don't know that you could realistically compare Edison Street to the neighborhood behind Shopko. I like what you said and I like what Jeff said, have a plan and a vision. The thing that's making Fireclay work is there was a vision years before we started this process, with Envision Utah looking at a transit oriented development. That was for the three years I was on Planning and Zoning. Now we have a modified plan that looks rather attractive in what we've seen for concept drawings for the stadium.

What we lack in the other two areas are a plan and a vision. I think that's what frustrates people is that we're going through this process, but what are we going to do, its like raising power rates to throw it into reserves. I'd like to see a plan and a vision for those areas. We need to fix the retail in that stretch of State Street. But I look at what Gary Howland was able to accomplish with economic development money and most of his own and he's got a very successful development down there. I wonder why 6 blocks away we can't do that?

Mayor Snarr
I can tell you this. To two critical issues that face Utah in my opinion are urban sprawl and urban blight. Unfortunately urban blight has to be incentivized in order for the problem to be cured in cities. Because it is much more expensive to develop existing land and readdress existing infrastructure. In that area I have a real challenge with the fact that if we have any more big boxes that are closed up. The truth be known, there is no incentive for the current land owner of where Linens and Staples is to do anything because he's getting full market value on his lease, he doesn't care. People need to know and understand that. That is a challenge that is out of our control. I appreciate the dialogue and I look forward to what we can discuss here tonight with those people that we've hired if you so choose to, regarding what their ideas and concepts would be regarding those areas. Whether we need to change the boundaries, if we need to look at other opportunities or what else we could do down in those areas to bring them back to life. Unfortunately down there we're not going to get those two big boxes changed unless someone's willing to come and pay full retail.

Pat Griffiths
So what would this accomplish to remedy that situation? I guess the problem I have is should we be using RDA funds? Can we justify it if it's not going to meet the qualifications for an RDA? We've never had any really dialogue with the School District and the other taxing entities. We don't know how they feel, and I think those are important things.

Mayor Snarr
When the properties are devalued because they're not being utilized, that would have a negative impact on them. It does happen, because they'll go back in and ask for a reevaluation of the properties assessed value if it's sitting vacant. It goes both ways Pat, that is what I'm saying.

Pat Griffiths
My question to the other Board members is, do you feel these are appropriate RDA projects.

Jeff Dredge
I go back to what I said before. I personally think that we may need to look at some boundary adjustments, but we've engaged professionals who've spent time and resources on this and the City ought to keep its commitment. Jim talks about a plan, and I think it's wonderful, but Envision Utah went and researched and studied that area and they knew what the resources were there, so they were able to make a plan. Unless we know what's there, we can't really effectively plan.

Krista Dunn
It doesn't make a whole lot of sense to me that we have boundaries set that include obviously nicer areas, when you're looking for a percentage of blight, why do you include those areas. Why not take them out of the question and then you're more likely to hit your blight study if that's what you're heading for. That doesn't make a whole lot of sense to me.

Mayor Snarr
Let me ask a question to make sure I understand this? They have to be contiguous, you can't hop skip and jump around. Sometimes you hit a blighted area and then a relatively nice newly updated area.

Krista Dunn
But many of these areas are on the edge. You look at Fashion Place; the residential is on the edge.

Mayor Snarr
On that there was a plan, and Keith and I saw it and there was a great vision of what they could do if they had a lot of property by the largest single land owner.

Krista Dunn
Whose vision is it, the cities vision or the developer's vision?

Mayor Snarr
It was the developer's, he came in and showed us what his ideas were. For good or bad it impacted the residential portion of that area. I hope I'm not speaking out of turn, that's just the way it is. I'm telling the truth and it looked like a grand vision to me. They said

that they're so concerned about the current tenants they have and what their intentions are when their lease expires. We're moving more and more towards the fact that we haven't created a synergism there that drives traffic into the area.

Pat Griffiths
At the meeting on the 31st of August, I was embarrassed because they said why are we doing this and none of us had an answer. We didn't have a vision, and that was embarrassing to me.

Krista Dunn
I have a question and maybe it's a procedural question. We've discussed and each person has talked about maybe shifting boundaries. What's the procedure if we were to actually do that, what would the procedure be?

Frank Nakamura
I believe we would have to take your resolutions and amend them and come back here and present them for a vote. I guess the problem is that what would be presented to you would be alternative resolutions on which you're going to have to make a decision. I think that's the way to do it is to prepare them and present them to you in a scheduled meeting to vote on.

Jeff Dredge
We're all kind of neophytes at this.

Pat Griffiths
Exactly, I think that's why we're in this position that we're in. None of us have ever done this before. We're learning the process as we go.

Jeff Dredge
My suggestion would be that we've got some professionals here that have been through this a few times and they've heard our concerns. Can we ask them to address our concerns and are our ideas to change the boundaries appropriate, is this common?

Alice Larkin Steiner
In watching what you have been through so far and looking at your existing master plan, hearing the comments from the community it is obvious to me that the Fashion Place North area is an area where there has been a fair amount of contention and disagreement about what the future should be. It has going on for probably a fairly long time. Slowly the way that contention and disagreement has been worked out is that the retail commercial area has grown, the residential area has shrunk, it's pushed both from the south and from the north.

The way to deal with the conflict there is really to sit down and try to work through a plan that creates an overall vision for the community. A blight study does not do that. A blight study allows you to use the tool of redevelopment, but it will not establish a vision for moving forward. What I would counsel you to do is to get in someone who can work

with the property owners, and that's both commercial and residential property owners and really try to sort it out. What should happen in that area, looking 20 years down the road, what is the long term vision? The alternative is you proceed with an RDA project area and you let the developers plan and you end up with something that's a hodgepodge, which I think is what you've got.

I would strongly recommend that you give some serious thought to simultaneously with doing the blight survey bring someone in to essentially really try to address the base of the contention. It's there; it's not going to go away. If you choose to cut the residential people out now, it's not going to make it go away. It is there because you have an economic situation that already exists. The way to address it is head on, not to run and hide from the fact that you have an issue.

Pat Griffiths
Thank you Alice. Karen, would you like to add some comments to that?

Karen Wikstrom
I heartily concur with what Alice said. I heartily concur with what you were saying about the fact that I think a lot of the anger was about what's going to happen. What I've presented to you is something that addresses and follows up on what Alice is suggesting. When you finish with the blight study, and blight study is not a plan, a blight study is not public. A blight study is very quiet, until you have the hearing. At the end of the blight study, we come back to you and we present findings. Findings are, this is how the properties either meet or do not meet the statutory requirements for blight and whether we feel that there are one or more, or there is not a feasible RDA project area in this area. If there is one, this is how it would most likely be configured.

I've given a lot of thought to the issue of the reconfiguring of the boundaries and what it would buy you. In a lot of respects I would argue that you not. The reason is it would finally put the issue to bed, to not reconfigure the boundaries. Because then it would be addressed, in public and it wouldn't be something that would just be hanging out there, something that could rear its ugly head again. The notion that it speaks with some finality to a conclusion for those property owners, adds certitude to an area where you have a great deal of uncertainty. I also believe that just creating landing zones for whatever proposal might land or walk in the door doesn't address the issue of uncertainty.

Alice was mentioning before the meeting the benefit of a plan. That is even if you don't step in as the active implementer of that plan; it becomes the standard against which any development proposal gets weighed. It becomes that guiding principle. That provides certainty to properties, that it's not going to be something that Joe Blow has come up with the day before and walked in and said could you support this. Instead it's certain goals and policies that we wanted to accomplish as a community in this of town and this proposal either does or doesn't accomplish those. What you're doing is trying to address and bring together and try to get some common vocabulary and a statement of goals and it is much more refined than what you where doing in your general plan. It almost has

the level of detail of a site plan, it can have that level of detail. Its something that creates that public dialogue, that there is clearly a need for. If you were to proceed you could have a schedule that you would follow. If you were to follow this schedule, the only reason you would have to adopt a project area plan by April 2006 would be if you want to preserve the option of eminent domain. The real statutory clock that is ticking for you right now is the one that requires the completion of a blight survey by April 2005. In just about every redevelopment project area that we've worked on there has been a plan. It makes all of those conversations with taxing entities, the communities, among yourselves, a much better conversation to have. I cannot be more wholehearted in my support of what Alice has discussed.

Jeff Dredge
If you go ahead and get everyone together and you come up with this plan, how can you hold a developer to that? What's to keep them from saying I don't want that plan, I want to invest my money this way.

Karen
It's a simple thing called, you don't get any public money. That's where you have a great deal of leverage at that point. What's helpful is that if you've gone through a community planning process, you're miles down the road in the adoption of your project area plan. Because that just becomes the basis. You could move forward in the development of your project area plan in a matter of a month or two months, as opposed to the year. You know that's a project plan that has legs at that point, you have something on which to base it. You're not walking into a blight hearing talking about blight, I'll tell you as you're consultant, it would be much more pleasurable if we were walking into a blight hearing setting with discussions of a plan in place, versus, we don't know.

Krista Dunn
Just going back to the first meeting that we had, this was part of the discussion, what do we want to do with this? We do this probably far too often and that is we get an idea and it's given us and we vote that day, or we vote next week. Sometimes we don't have the process laid out that we really ought to have. I think we jumped into the idea of these other two RDA's before we had any idea where we wanted to go. There was already a plan in place, at least a partial plan for the Fireclay area. The idea on the other two was lets piggy back on the first and get the other two in and we might as well do it now and I think very reluctantly the Board said OK, let's go that way on that day. The question gnawing at all of us has been what's the plan? Well let's just move forward and see what the blight study says and then we can make a plan. That doesn't make any sense to any of us and so now we're stuck in a position where we need to decide, do we go forward with a blight study because we said we would, or do we do the plan or do we do them side by side. As everyone said here, there's not a lot of experience with RDA's on this Board and we need help along the way. That's why be brought professionals in to help us and we have an RDA Director. But we need to start in the right direction now. We may have started out in the wrong direction, but we need to get on track.

Jeff Dredge

I like this idea of a community based plan. Bringing someone in and bringing neighbors, even for the College Park. I personally believe that something needs to be done. I want to include 300 West though if we need to change the boundaries. I think that if you get most of the people together over in that area, you're going to find we're willing to do something.

Pat Griffiths
Would we use a charette process, what would be your recommendation Alice?

Alice Larkin Steiner
I would recommend that you have a multiple charette process, because you probably have a variety of owners with a variety of different issues. You might want to have an charette process with the residential owners and kind of really talk through where they want to go with their properties. And it's not always clear, when there is so much contention going on, that staying is what everyone wants to do. Sometimes people do want to leave; sometimes they want to move to a different sort of situation. I think it would be worthwhile to have separate discussion with the residential property owners and with the commercial property owners. Then I think its important to bring everybody together and talk about what alternatives exist to address the issues and get some feedback from the whole group on what kind of alternatives exist. Then, out of that try to pull together some kind of composite plan.

Pat Griffiths
In my experience, I've always felt that through collaboration, having all the stakeholders involved in the process that you enjoy greater success. But I think they kind of feel like this was in their face. That's not where I want to go.

Krista Dunn
I look at this and we go right back to where we started and we're talking about a real elaborate process of studying where we want to go, what's the right plan for the area and now we're still talking about three areas. It gets real ambitious and I would also add very costly, when you start studying three areas. Now I throw out the question again that we started out with, are we biting off more than we can chew at once?

Mayor Snarr
I have a question for Alice. Have you ever seen a plan be held hostage by a couple people that say the plan won't become a reality unless they get us to buy into it? We're going to charge exorbitant amounts for our parcel of the plan. If we get it out too soon, I know that is Liljenquists concern that if it gets out there too soon, then everybody's going to say well I'm part of this grand vision, but you know what I can make a lot of money, because it won't become a reality unless they can get my property.

Alice Larkin Steiner
Ultimately whether a plan gets adopted or not depends upon the votes of the Board. So it may be that the Board would determine that it didn't want to go in this direction, when someone wanted them to go in some other direction. The property owners have good

input, they have a very good understanding of what's going on in their area, and they have a particular point of view and I mean that both from the residential and the commercial property owners. They will both have particular points of view and part of the purpose of planning is to take the variety of points of view to take a lot of other things happening around in the community, like your transportation issues and to try to put them all together and come up with some kind of a thing that works in the long run.

There are a whole bunch of things that could happen with the residential areas, they could be better buffered than they are, they could be expanded, they could be eventually phased out. In the areas in Salt lake where we decided that the best thing for the residential areas was an eventual phasing out, if a developer came to us, we would say, if you can get x percent of the owners to agree to sell rather than having the very last owner be the one that makes a million dollars and everyone else sold at whatever the fair price was. Then we will seriously consider helping you in whatever way we can. But is should be in the context of a plan, it shouldn't be a developer landing in town and saying I want to do xyz and wipe out your neighborhood in the process. To me isn't 100% clear that in every case the commercial ought to or always should win. There are other values that need to be balanced in there. So you need to pull it all together and really plan.

Mayor Snarr
My only concern is, and developers always tell me this, the dynamics from an economic perspective have to work in order to make any plan a reality. Somewhere along the line people take advantage of the situation. It happened over here with the smelter site, other than the fact that a couple of those property owners did hold the developers hostage at the last minute. The whole deal went away eventually, we all know that. IHC said we'll buy all the properties even if we have to pay an exorbitant amount of money for certain parcels of property. It's frustrating, but you made a good point. I guess we could exercise some authority if the RDA was created so they can't do that. I don't think we'd like to, I'd think we'd like to have everybody be amicable and amenable to what a proposed plan is and work towards that end to the benefit of the whole city and to them as current property owners.

Pat Griffiths
My question is, where do you we want to go, and if we don't want to do an RDA, is this body the appropriate body to make the decision.

Krista Dunn
Yes it has to be this body. We're the only one that can make a decision. I'm going to go back to what I said just a minute ago and that is simply that what we're talking about now and what our consultants have put the exclamation point on is yes you need a plan, and you don't have a plan. So my question to this body is, do we want to pursuer a blight study, do we want to pursue a blight study plus a side by side study to look at the plan, and do we want to do that for both of those areas, and if we do, how are we going to pay for it?

Karen Wikstrom

This is not to say that it is not tax dollars, but what happens if you ultimately end up incorporating this into your redevelopment project area plan, you can actually reimburse out of the project area funds costs of planning that led towards the development of the plan for the project area.

Krista Dunn
But we have to come up with the money up front?

Karen Wikstrom
Yes, you will be advancing it.

Frank Nakamura
I want to make sure I understand who appropriately pays for that?

Karen Wikstrom
It depends on your boundaries. One thing that Alice and I discussed is that it could make sense that the boundary of your planning area is a little bit larger than just the survey area, so that you have an appropriate context within which you're planning. In that instance, you would probably initiate that plan through Planning and then have an appropriate pro-rata portion that would then be reimbursed from RDA funds.

Karen Wikstrom
But the bottom line is we have to come up with the money up front and then if it doesn't meet the criteria, we don't recoup the money and if we have serious doubts about the blight study in the beginning, do we go there? As far as the plan is concerned, we all know we've got a problem down there, we all know that, we need to have a plan. Whether we do the blight study or not, we have to have a plan and the money has to be spent to do it.

Jeff Dredge
What does the plan cost?

Karen Wikstrom
It would depend a lot on whether you bring in people from out of town and pay travel expenses or you do it locally. Somewhere between $30,000 and $50,000 would probably be adequate. You'd want to think about who you were getting to do the plan. I think that in the Fashion Place North area, clearly you want somebody who understands retail, you don't want someone coming who is a multi family housing developer and talking to you about your retail area. In College Park you clearly need somebody who understands commercial.

Jim Brass
I need clarification. You said to go forward, because if we don't make a decision this area will go and play repeatedly until somebody does, I guess you're talking about the residential area and a determination of blight, that we should do a blight survey to see once and for all if it qualifies or it doesn't. Is that where you were going with that?

Karen Wikstrom
It is. If you're proceeding with a blight survey I would actually recommend that you include it.

Jim Brass
I felt that way after the August 31st meeting, that I think we should go forward, make a determination and finish it once and for all. My only concern is this. To determine blight you only need three blight factors out of how many? Right now I have no curb and gutter in front of my house, I have no asphalt for my house and it is subject to flooding, so I qualify for blight. So we can find if we want to go look for it. What's to protect that area from that happening? Because I'm all for going ahead and making that determination and saying we're done with it.

Karen Wikstrom
Our collective good judgment and the fact that you have good judgment and that your hired a firm that has good professional judgment.

Jeff Dredge
What percentage of this project has already been completed?

Karen Wickstrom
We've held the first meeting, we've collected all of the property data, we've got everything set up to start doing the research, we just haven't done the field work. It's a good question. I don't want to give you an incorrect answer. Less than a third. The other thing that occurred to me is that you've had the meeting you've faced that heat and if you walk away and decide you want to do this again you will have that meeting again.

Jim Brass
I agree with Jeff, there are areas within this project area that need to be addressed. I would not mind seeing final determination on that neighborhood, because four years this could be a completely different board and they would be at this again no doubt. I like that idea. I do also like this proposal to have a plan and if funding the plan would require deciding not to do College Park and use that money for the plan I would be comfortable with that.

Robbie Robertson
I want to ask a couple questions about that area. Keith maybe you could tell me why we did not include 300 West in the College Park Area.

Keith Snarr
Because we have some acreage limitations. Unless you get approval by the taxing agency committee you're restricted to 100 acres or less. So each of these areas are right at 100 acres. My anticipation is that there needs to be another RDA done on 300 West from Woodrow over to the frontage road, from 5300 South down to 5900 South. My plan would be to approach the Board next year to fund that and to get that study going.

I'd like to respond on College Park if I may. There are some projects in the pipeline. Whether it's a blight determination to do an RDA that way, or whether it's an economic development determination to do it as an EDA project area, there will be moneys coming available if we act now and get in ahead of those projects to generate tax increment, and its all about the money. That tax increment funding could be used to transition those areas where you have incompatible land uses such as the housing. If we wait a year or two years we will be too late. You have the Steven's Henagar project going forward, you have remodel at the Fun Dome, now the Salt Lake Pavilion, and that same group has now bought the Reston Hotel. You have Security National Life that owns the Pine Hill Business Park, and they own the former University of Phoenix building. They own the Farm Bureau Building. They could rehabilitate that whole area and make that something fantastic. You have two new buildings yet to be built at Valley Center Towers. We missed getting the increment of the first one, but there are two more to come online each valued at about 10 million dollars each that could generate tax increment probably on the order of about $1,000,000 dollars for each building. Plus the retail site at 700 West and on the north side of 5300 South.

If you want to ignore it and let it go away without putting the RDA in place, you miss the opportunity for obtaining that increment and that transition is going to be more difficult, because you have to wait for market conditions to transition to a point where those homes could come out of there. It's on the Master Plan. That's the reason that we put that one together and suggested it go forward.

Krista Dunn
But Keith, we're the RDA board and we don't have a clue what that plan is. You're telling that the plan is there, but we're the Board and we don't have a clue what that plan is.

Keith Snarr
We can put some information together.

Pat Griffiths
Keith, but for the RDA, would these go forward?

Keith Snarr
Some of them will.

Pat Griffiths
Another test of the RDA is the "but for" test, correct?

Keith Snarr
"But for" the RDA, portions of that will not.

Krista Dunn
So it's the concern that it will be hodgepodge and a mess?

Keith Snarr
It would help facilitate the development. There are 29 homes in there and it's what you want to do with those 29 homes. Do you want to transition those out or do you want to let them be there? That's where the hodgepodge will occur, right between the existing office developments and the new retail that will emerge west of that. That's the issue.

Krista Dunn
It still goes back to what's been said all night, we need a plan. Without a plan we shouldn't be proceeding anywhere.

Robbie Robertson
May I suggest that maybe we need to continue this meeting at another time where we can have plans presented and we have an idea where we're going.

Krista Dunn
We must have a study done to have any plans whatsoever.

Pat Griffiths
The problem is it's not that simple and I think we all dived into this with it being over simplified. "One day wonder" programs really don't work in teaching all the ins and outs of how all this works. Frank, do you have any suggestions?

Frank Nakamura
This has not been placed on the agenda for action. But I am prepared to propose a resolution.

Krista Dunn
Well the bottom line is if we want to move forward, we need to cough up $60,000 to $100,000 dollars to do plan studies along side, because I just don't want to move any further without a plan. I think this group has pretty well said that along with me tonight. That's going to be a cost and it's something we have time limits and we've already started down the road. So maybe pulling it out right now isn't the right thing to do either. We need to make some decisions here to move forward.

Karen Wikstrom
The thing that I'd just like to point out is that you have to develop a plan anyway as a redevelopment project area plan that provides for what the reuse of the area will be. I've seen some that are pretty sketchy and generic, but that's certainly not what Alice would recommend you do. I think that as you're thinking about these issues; remember that if you are proceeding in redevelopment, you have to have a plan. It's not something that's optional, but what we're suggesting is that it's something that you would proceed with sooner, rather than later. You just wouldn't wait until after you've done your blight study to initiate it. You wouldn't want to go forward without having it; you're statutorily required to have a plan, so it's not optional.

Jeff Dredge

Have we put the cart before the horse here?

Karen Wikstrom
No, you have to do the blight survey too and then you do that before you would move forward in the development of your plan, but it's nice to have a plan first.

Krista Dunn
But by doing that we've put time constraints on ourselves and we're going to have to come up with funds.

Frank Nakamura
It's on a timeline to April 2005 to have the blight study done.

Jeff Dredge
My concern here is what it is costing us not to do it. Are these areas going to continue to go downhill? I don't have an answer to that. I think that's why our Economic Development Board came to us after having studied this in great depth. They came to us saying we're concerned about these areas and the long and short of it is if we don't do something it is going to cost us more.

Jim Brass
Well, we derive a fair amount of income from sales tax revenue, and we're not getting any out of some of those buildings, so that's one problem.

Jeff Dredge
Where do you stand on professional fees if this Board decided to pull the plug, where do we stand with that, what would be your expectations and on the other project?

Keith Snarr
I've received a recent billing statement from Wikstrom Economic and Planning Consultants, I think it's around $4400 dollars and some change for the Fashion Place North that they've done and about $360 the other one.

Jim Brass
Is the Fashion North Survey done?

Karen Wikstrom
No

Krista Dunn
Do we have any contractual obligations to proceed?

Frank Nakamura
No, you have an obligation to pay for services rendered to date.

Krista Dunn

I think this has been a good meeting, it's been eye opening at least to all of us here on where we need to go. We're learning as we go. We know the direction we need to head. At this point we can say, let's schedule a meeting for action. Or let's continue on the road we're going on and schedule a meeting for making plans for plans. But we need to something at this point.

Jeff Dredge
My feelings on the Fashion Place area are that our consultants have said that it's a good idea for us to put this to bed either way.

Jim Brass
I think we should schedule a meeting for action. We have to make a decision.

Pat Griffiths
To our consultants we highly value your advice and your service and we want you to know that. Without you we'd be in a very difficult position I'm sure. All of us are learning and we'll do what we think is judicious, what is the best for the most people.

Keith Snarr
You are giving instructions to the attorney to draft some alternative resolutions, is that alternative geographic areas?

Pat Griffiths
No, they will be alternative direction, which way we're going to go. If there is no additional direction, we stand adjourned.