

Minutes of the Redevelopment Agency meeting held on Tuesday, May 6, 2014 at 4:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present:	Jim Brass	Frank Nakamura, City Attorney
	Diane Turner	Jan Wells, Chief Administrative Officer
	Brett Hales	Janet Towers, Executive Assistant to the Mayor
	Blair Camp	Tim Tingey, Executive Director
		Doug Hill, Public Works Director
		Jan Lopez, Council Administration
		Citizens

Excused:	Dave Nicponski
	Mayor Ted Eyre

Chairman Jim Brass is conducting and opened the meeting.

#### APPROVAL OF MINUTES

Diane Turner made a motion to approve the minutes from the April 15, 2014 meeting. Seconded by Blair Camp.

A voice vote was made. The motion passed, 4-0.

#### DISCUSSION AND PRESENTATION BY WOODBURY DEVELOPMENT OF DOWNTOWN REDEVELOPMENT PROJECT AREA CONCEPT

Tim Tingey stated that Stan Hoffman and Jay Bollwinkle are present to provide information related to an evaluation of the downtown area. He said that the RDA entered into a Memorandum of Understanding with Woodbury Corporation to evaluate the downtown and that there have been several meetings with representatives of the RDA and Intermountain Healthcare to discuss concepts for the area. Jim Brass clarified that the information being presented is a concept only and nothing has been decided by the Redevelopment Agency.

Stan Hoffman, Woodbury Strategic Partners, stated that he has worked with Jay Bollwinkle on a number of projects previously. He has extensive experience in all types of development and provided a brief history of his work in Murray throughout the years. He explained that this concept process has been very open with engaging conversations between a number of parties. Mr. Hoffman outlined the process that was followed in developing the concept plans. He explained that he and other representatives of Woodbury Development toured the downtown area. He traveled with representatives of the Redevelopment Agency to Rochester, MN to tour the area around the Mayo Clinic to gain insight as to what type of development works well adjacent to a large medical center. He stated that having a large medical center in the community provides numerous opportunities for jobs and development and that Rochester has done well in integrating all of these things. He said that Murray City has a lot of positive attributes including proximity to the airport, public transportation and an accessible location within the valley. There are also various strong anchors in Murray including Fashion Place Mall, the hospital, Costco and others. Murray Park and the Recreation Center are also great amenities that already exist in the center of the City.

Mr. Hoffman said that development around a large medical center must have scale, partnerships, and funding sources for the first development phase. He explained that the first phase is the most difficult of any large project because that is when infrastructure and other difficult issues are addressed. The next step in the evaluation process was to review the stake holders and landowners of properties in the downtown area, followed by careful consideration of the City's land use plans. He said that State Street is an important thoroughfare, but it does divide the City into east and west portions and creates a barrier for pedestrians. He stated that the creek running

through the City is well integrated in many areas but is forgotten in others. Maps were displayed and Jay Bollwinkle from MGB+A identified the largest property owners in the area. Stan Hoffman stated that the trails concept is a hot topic right now across the country and that Utah is one of the leaders in that regard. He said that a trail running east to west is critical in the connectivity of the community.

Mr. Hoffman stated that this analysis was done with the intent of making a statement in the downtown and creating a game changing event for the City. He said that various communities have constructed skywalks for connectivity. An elevated walkway creates a safe walkable area where people don't have to compete with traffic and it creates a nice experience. Various examples were provided of elevated walkways, some of which use overpass streets that have been vacated. Murray City is fortunate that there are a number of areas that announce the City, such as Fashion Place Mall and Intermountain Medical Center. A bridge connection over State Street would clearly announce that you have arrived in Murray City. Stan Hoffman stated that it is important to take advantage of water features, and having Cottonwood Creek run through Murray is an asset. The creek is underutilized in many areas of the City. He said that IHC has done a nice job of preserving the section of the creek that runs through their property. Additional examples were shown of river walkways in various cities. Some questions that were considered while doing this area evaluation is whether Murray City is alive after 5:00 pm, how people travel from different areas within the City including from the hospital to other areas, and what types of activities are available. Another consideration has been voids in the market, and some things that would benefit the downtown area include a high quality grocery store, a performing arts center, a theater and a number of new restaurants. Mr. Hoffman stated that he sees development in this area as complimentary to Fashion Place Mall and not a competition.

Jay Bollwinkle reviewed some concept drawings related to walkways across State Street. Stan Hoffman stated that a recent trail was constructed in Sugar House that goes underneath 1300 East and connects the Westminster and Sugar House community. Further discussion took place regarding connectivity and he explained that a number of different designs and options have been evaluated. He talked about the importance of partnerships between the developer, City and stakeholders in the downtown area. He stated that the concept includes residential housing close to the proposed amenities and stated that this design is appealing to many people that want to live in a walkable environment. He said that there have been discussions with IHC regarding the access of certain property in allowing connectivity across State Street. Nothing has been decided or agreed upon at this time. Placement of a grocery store and other facilities was discussed. Another area discussed was the site where City Hall currently sits. He stated that an issue that will need to be addressed is the use of parking decks and the parking around the hospital was briefly discussed. Related to the housing component, Mr. Hoffman stated that he anticipates middle-to-upper income housing projects in the area with a mixture of price points. He talked about how a performing arts center and city hall can be beneficial when constructed near each other to accommodate parking demands. He said that public buildings shouldn't be opulent, however they should be high quality, durable and have high functioning capability. Public buildings make a statement about the community. The elevated walkway concept was discussed. Mr. Hoffman stated that the space under the walkway should be usable, whether for parking or other functions. He said that one challenge in this area is to create connectivity from Murray Park along Cottonwood Creek and also connectivity from TRAX. Potential uses for properties adjacent to the river walk were discussed related to medical uses, retail and restaurants. Mr. Bollwinkle displayed renderings of the full build out of the area. Stan Hoffman stated that there are some historical buildings in the area that would remain in place. He stated that the vision for this area will fill voids in the marketplace by bringing in uses that will thrive in the downtown area.

Jim Brass stated that this concept preserves green space, provides amenities and allows the City to control the growth of this area moving forward. Blair Camp stated that he is pleased to see IHC becoming involved in this vision. He asked if they are hesitant to move forward. Stan Hoffman said that IHC is a visionary company, and although there have not been any commitments made they have been accommodating and courteous in ongoing discussions. He said that Woodbury Corporation is working with IHC on a project in a different county so they

are familiar with each other. Mr. Brass stated that during the last meeting with IHC representatives they seemed to be warming to the idea of a grocery store and additional amenities in the vicinity of the hospital. Mr. Hoffman stated that Murray City has a number of competitive advantages when it comes to recruiting businesses to the City.

Mr. Brass allowed comments from members of the public that were present.

Martha Salmon who resides on Vine Street wanted to know if IHC representatives would be present at any future meetings to answer questions from citizens. Jim Brass stated that as this proposal moves forward the issue will be discussed at public meetings. Tim Tingey stated that there is significant work that needs to take place to bring these concepts to fruition, and that there will be opportunities for public input.

Meeting adjourned.

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B. Tim Tingey, Executive Director