

Minutes of the Redevelopment Agency meeting held on Tuesday, July 15, 2014 at 4:15 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

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

Chairman Jim Brass is conducting and opened the meeting.

APPROVAL OF MINUTES

Brett Hales made a motion to approve the minutes of June 18, 2014. Seconded by Diane Turner.

A voice vote was made. The motion passed, 5-0.

REVIEW AND APPROVAL OF A RESOLUTION TO MODIFY THE PARTICIPATION AND DEVELOPMENT AGREEMENT CONCEPT PLAN WITH STATE AND VINE LLC RELATED TO THE HOTEL DEVELOPMENT

Tim Tingey stated that the developers are present to discuss this issue. He said that the modifications relate to an exterior color change on the building and the relocation of one of the towers on the east side of the structure. He said that the development agreement states that modifications to the conceptual plan must be presented to the Redevelopment Agency for review. Mr. Tingey stated that staff has reviewed the modifications and are recommending approval of the modifications to the concept plan.

Diane Turner asked if the changes have already been made to the structure. Tim Tingey confirmed that they have. Ms. Turner asked if there should have been approval prior to the modifications being made. Tim Tingey confirmed that there should have been prior approval. Ms. Turner asked why this procedure wasn't followed. Mr. Tingey stated that the developer will address this issue, but the changes have to do with Hilton Hotel guidelines and the developer was unaware that the changes would need RDA approval. Blair Camp asked what would happen if the RDA Board doesn't approve the changes. Mr. Tingey stated that further discussion would have to take place about how to proceed at that point. He said that although the board has the option to deny the modifications, staff is recommending approval of the modifications because they do not detract from the quality of the project. Dave Nicponski stated that he is not comfortable with the RDA dictating exterior colors for these developments and that these changes don't concern him. Blair Camp agreed that he doesn't have an issue with the colors but wondered if there were any other changes made that should have been approved beforehand. Tim Tingey responded that there have not been additional changes and that the reason this issue is being discussed now is due to reimbursement of some costs as outlined in the development agreement. The developer has stayed within the timeline indicated in the agreement and the project has actually gone very smoothly. Diane Turner stated that her concern relates to following the procedures correctly. Jim Brass stated that he believes this was simply overlooked and that the color changes are still within the same scheme as originally presented.

Shane Smoot with NovaSource stated that there was not any malicious intent in making the color change to the exterior of the building prior to obtaining approval. He said that there was an upgrade in materials and the color change occurred at that time. The developer did not realize that pre-approval would be needed. He stated that it has been a positive experience working with Murray City and the cooperation from the City is appreciated. Mr. Smoot said that he apologizes for the oversight.

Jim Brass stated that it is common for hotels, auto dealership and others to have a standard look established that must be adhered to in new developments.

Blair Camp made a motion to approve a resolution to modify the Participation and Development Agreement concept plan with State and Vine LLC. Seconded by Brett Hales.

Call vote recorded by Jennifer Kennedy.

A Diane Turner
A Dave Nicponski
A Blair Camp
A Brett Hales
A Jim Brass

Motion passed, 5-0.

DEVELOPMENT UPDATES

Mr. Tingey stated that there have been recent conversations with Woodbury Development related to a future development agreement for the downtown area. There are a number of components to be addressed in the agreement and some degree of complexity. The general concepts have been discussed and a draft agreement is anticipated this fall for review. In the Fireclay area, the Birkhill Apartments project by Parley's Partners is moving forward and they are in the process of obtaining building permits for the new parking structure and next phase of living units. The final phase of this project will be the commercial component which is currently in the marketing process.

Dave Nicponski asked if the parking requirements are different for each developer in Fireclay. Tim Tingey responded that the requirements are the same although Parley's Partners has worked to provide the necessary number of parking spaces on their site while others have relied on on-street parking to meet the minimum standards. He said that the ordinance has been changed to address this but the previous project was already in place prior to the change. Mr. Tingey said that Parley's Partners has adequately addressed their parking needs by providing structures and have done a good job in providing the needed space.

Mr. Tingey stated that he met with the Zions Bank consultants that are assisting in putting together information for the Ore Sampling Mill site. He said that he expects to have a draft of the area plan at the end of August to begin discussing. He said that this will be a Community Development Area (CDA) and will involve negotiations with individual taxing entities and not require a meeting with the Taxing Entity Committee. He stated that eventually there will be an interlocal agreement entered into with each taxing entity to create a redevelopment area around the Ore Sampling Mill. Blair Camp asked if the CDA will only include the Ore site or if adjacent properties will also be included. Tim Tingey responded that there will be multiple properties included because there are a number of parcels in need of redevelopment in the area.

Meeting adjourned.