

## NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Redevelopment Agency of Murray City ("RDA") is proposing a community reinvestment project area referred to as the Murray City Ore Sampling Site Community Reinvestment Area (the "Project Area") located within the following boundaries: Commerce Drive to the west and 300 West to the east, with 5300 South as the northern border and 5560 South (Anderson Ave) as the southern border. A map of the boundaries of the proposed project area is attached.

Your property is located within the proposed Project Area. The RDA Board invites you to a blight hearing at which evidence of the existence or nonexistence of blight within the proposed Project Area is to be presented.

The hearing will be held on:

**Tuesday, April 18, 2017,  
at the hour of 4:00 p.m.  
Murray City Council Chambers  
Murray City Center,  
5025 South State Street, Murray, Utah**

The RDA Board commissioned a blight survey which was completed in January 2017 by Zions Public Finance Inc. ("Consultant"). The RDA Staff will present the blight study findings at the hearing and will be available to answer questions from owners of property within the proposed Project Area.

At the blight hearing, a record owner of property within the proposed Project Area or a representative of the owner has the right to present evidence contesting the evidence of blight. A person contesting the existence of blight in the proposed community reinvestment Project Area may appear before the RDA Board and show cause why the proposed community reinvestment Project Area should not be designated as a community reinvestment project area.

At or following the blight hearing, the proposed Project Area may be declared to have blight. The requirements for a finding of blight by the RDA Board are set forth in Section 17C-2-303 of the Utah Code.

A copy of the blight study prepared by the Consultant and certain other related documents are available for public review in the offices of the RDA (Department of Administrative and Development Services, Murray City Center, Room 117, 5025 South State Street, Murray, Utah) from 8:00 a.m. to 5:00 p.m. Monday through Friday (holidays excepted). Each property owner may obtain a copy of the blight study at no charge.

A property owner may request a copy of the description of the boundaries of the proposed Project Area be sent at no cost by (a) mail: at Redevelopment Agency of Murray City, 5025 South State Street #117, Murray, UT 84107; (b) email: [ttingey@murray.utah.gov](mailto:ttingey@murray.utah.gov), or (c) by calling Tim Tingey at 801.264.2680. A blight study and access to an electronic, printable copy of the description of the boundaries of the proposed Project Area are also available online at <http://www.murray.utah.gov/index.aspx?NID=420>.

You are encouraged to submit written comments to the RDA concerning the blight study before the date of the hearing (April 18, 2017) either in person, by email to [jheaps@murray.utah.gov](mailto:jheaps@murray.utah.gov) or by mailing them to the address above. Comments must be received by April 18, 2017 to be considered.

The RDA will notify the property owners of each additional public hearing held by the RDA concerning the urban renewal project prior to the adoption of the community reinvestment project area plan except for a hearing continued under Section 17C-1-803 of the Utah Code.

A finding of blight and the creation of a community reinvestment project area will not increase a property owner's property taxes. If a project area plan is adopted, property tax revenues resulting from an increase in valuation of property (occurring because of increased development within the project area), defined as "tax increment", will be collected by the RDA rather than by the taxing entity to which the tax revenues would otherwise have been paid if: (a) the taxing entity committee consents to the project area budget and (b) the project area plan provides for the RDA to receive tax increment.

The tax increment generated in a project area is then reinvested in that same project area, thus generating additional funds for a specified period of time, usually 15--25 years, after which the tax increment will again be available to the local taxing entities. During the life of the project area, the taxing entities continue to receive the same amount of property taxes that they received prior to the establishment of the project area, along with any share of the increment they may have negotiated with the RDA. More importantly, improved redevelopment project areas have a strong history of contributing to the overall health and vitality of the City by reversing the negative effects of blight, while increasing the tax base from which the taxing entities draw their funds.

Please contact Tim Tingey, Executive Director of the Redevelopment Agency of Murray City at (801) 264-2680, if you have any questions or comments.

Dated March 14, 2017

Redevelopment Agency of Murray City

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Tim Tingey, Executive Director