

A meeting of the Board of Directors of the Redevelopment Agency of Murray City was held on Tuesday, April 16, 2019 at 3:30 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Board Members

Jim Brass, Chair  
Dale Cox, Vice Chair  
Dave Nicponski (arrived at 3:35 p.m.)  
Diane Turner  
Brett Hales (arrived at 3:51 p.m.)

Others in Attendance

Blair Camp, Executive Director  
Melinda Greenwood, Deputy Executive Director  
Janet Lopez, City Council Executive Director  
G.L. Critchfield, City Attorney  
Jennifer Kennedy, City Recorder  
Doug Hill, Chief Administrative Officer  
Jennifer Heaps, Communications and PR Director  
Brenda Moore, Acting Finance Director/Controller  
Robert White, IT Director

Mr. Brass called the meeting to order at 3:30 p.m. and noted that Mr. Nicponski and Mr. Brass should be joining the meeting shortly.

**1. Approval of Minutes from the March 19, 2019 RDA Meeting**

MOTION: Ms. Turner moved to approve the minutes from March 19, 2019. The motion was SECONDED by Mr. Cox. Voice vote taken, all “ayes.”

**2. Discussion of the Fiscal Year 2019-2020 RDA Budget**

Mayor Camp reminded the RDA Board of the six RDA’s that are currently active which are: the Central Business District which will go until 2034, Cherry Street which will go until 2023, East Vine which will go until 2028, the Smelter Site Area which will go until 2023, and the Fireclay Area which goes until 2033. The Ore Sampling Mill’s expiration has yet to be determined because there has been no activity there.

Mayor Camp said the Finance Department has prepared a section on the RDA budget complete with maps to help the RDA Board as they go through the budget today. He turned the time over to Brenda Moore, Acting Finance Director/Controller to go over the budget.

Ms. Moore explained that each of the RDA funds are outlined in the budget. Each fund balance shows how much of that fund can be used for redevelopment and how much of that fund needs to be used for low-income housing. She explained that the total fund balances for each of the funds are projections for the end of Fiscal Year 2019-2020.

Ms. Moore noted that the East Vine Fund will go slightly negative this upcoming year because of Admin Fees. We will look at cutting back the fund’s admin fees, but she thinks that loss can be made up in future years fairly easily.

Ms. Moore went over each of the RDA’s funds. The Central Business District Fund’s total revenue for the upcoming fiscal year is expected to be \$916,957. Of that amount, \$400,000 of that will be sent to the Murray School District. She explained there is money in this fund that has been set aside to be used on low-income housing, professional services, and property cleanup. She also noted that \$489,000 is being used from reserves on this fund to pay back the Sales Tax Revenue Bond that was used to purchase property for City Hall.

The Fireclay Area Fund's projected revenue for the upcoming fiscal year is \$985,339. There is money set aside in this fund for private reimbursement, low-income housing, and professional services. Ms. Moore said this fund is paying back the Power and Waste Water Funds for work they did in the Fireclay area. Each fund will be paid back \$21,125 during the next fiscal year.

Ms. Moore said the Smelter Site Fund is causing some concern because it expires in 2023. The total revenues for this fund for the upcoming fiscal year are expected to be \$845,008. Of that amount \$101,401 has been set aside for low-income housing and \$101,401 will also be sent to Murray School District. She noted that this fund is paying back the General Fund for work that was done in the amount of \$244,250.

Mr. Brass asked how much money is owed to the Smelter Site Fund and when does it have to be paid. Ms. Moore replied there is no written agreement between the Smelter Site and the Central Business District. The question is, does this fund need to be paid back by 2023, and no one knows the answer to that at this point.

Ms. Moore said the East Vine Street Area Fund has a small negative balance. This fund is expecting total revenues of \$28,554 during the next fiscal year. This fund will be transferring \$10,000 to the General Fund for road work that was done.

The Cherry Area Fund is expecting revenues of \$77,471 next year. This fund is repaying the General Fund \$25,000 for the Cherry Street Road Project.

Melinda Greenwood, Deputy Executive Director, said it seems like when conversations take place about the RDA budgets, historical expenditures and what the future holds, they end up with more questions than answers. Her staff is keeping a list of all the questions and will get answers for those. They will also map out what has happened and what needs to happen in the future. There's a lot of information, details and agreements that need to be located and research that needs to be done.

Ms. Greenwood said she would like to have a conversation about affordable housing during an upcoming RDA meeting because there are fund balances for that that need to be spent. With the changes the Legislature made this year regarding affordable housing, she thinks there will be opportunities for staff to look at affordable housing programs that could be implemented within the city. NeighborWorks is another viable option that can help with affordable housing.

Mr. Brass asked Ms. Greenwood to keep him and Mr. Cox in the loop of what staff is doing regarding the RDA and they will keep the rest of the RDA Board notified of staff's progress.

Ms. Greenwood stated that her and Ms. Moore made some progress in determining who the payments go to in the Fireclay Area. The agreements in the Fireclay Area are with Hamlet Homes, Parley's and Fireclay Investment Partners. She and Ms. Moore will now work on figuring out how much each payment should be and will get those paid by April 25, 2019.

### **3. Discussion and Consideration of Setting Dates for a Public Hearing and Adoption of the Fiscal Year 2019-2020 RDA Budget**

A discussion took place on what date would work best to have a Public Hearing and adopt the Fiscal Year 2019-2020 RDA Budget. It was decided all of that would happen during the June 18, 2019 RDA Meeting.

#### **4. Project Updates**

Ms. Greenwood did not have any project updates other than her staff has been in communication with Cadence Ridge in the Fireclay area.

Ms. Turner asked if the same developer is still involved with the Ore Sampling Site.

Ms. Greenwood replied the same developer is still involved, Bart Warner. She has been contacted by a colleague of Mr. Warner's who had some questions about what was going to be going on with the neighboring properties. The last conversation she had with Mr. Warner was about the remediation of the soil and the cost involved with that.

#### **5. Citizen Comments**

No citizen comments were given.

The meeting was adjourned at 3:56 p.m.