

A meeting of the Redevelopment Agency of Murray City was held on Tuesday, January 21, 2020 at 5:45 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

RDA Board Members

Brett Hales, Chair
Dale Cox, Vice Chair
Kat Martinez
Rosalba Dominguez
Diane Turner

Others in Attendance

Blair Camp, RDA Executive Director
Melinda Greenwood, RDA Deputy Executive Director
Janet Lopez, City Council Executive Director
Jennifer Kennedy, City Recorder
Doug Hill, Chief Administrative Officer
Jennifer Heaps, Communications and Public Relations Director
G.L. Critchfield, City Attorney
Kim Sorensen, Parks and Recreation Director
Brenda Moore, Finance Director
Jay Baughman, Economic Development Specialist
Robert White, IT Director
Danny Astill, Public Works Director
Jon Harris, Fire Chief
Craig Burnett, Police Chief
Pattie Johnson, Council Office
Citizens

Mr. Hales called the meeting to order at 5:45 p.m.

1. Approval of the December 10, 2019 RDA meeting minutes

MOTION: Mr. Cox moved to approve the minutes from the December 10, 2019 RDA meeting. The motion was SECONDED by Ms. Turner. Voice vote taken, all "ayes." Ms. Martinez and Ms. Dominguez abstained because they were not yet members of the RDA Board and were not at the December 10, 2019 RDA meeting.

2. Approval of the January 7, 2020 RDA meeting minutes

MOTION: Ms. Turner moved to approve the minutes from the January 7, 2020 RDA meeting. The motion was SECONDED by Ms. Martinez. Voice vote taken, all "ayes."

3. Citizen Comments

No citizen comments were given.

4. Discussion and decision on approving a resolution approving an interlocal cooperation agreement between the Redevelopment Agency of Murray City and the City regarding the conveyance and exchange of real property, payment of bond obligations and other conditions

Melinda Greenwood, Deputy Executive Director, explained the RDA needs to exchange property so that all of the property that the New City Hall is being built on will be in the City's

name. Staff has spent the last few months figuring out who owns which property, how much has been spent and what the best way to exchange those properties is. Ms. Greenwood showed some slides that explained what staff has worked on and the proposed recommendation for sorting everything out (see attachment 1).

Ms. Greenwood explained that the property the City owns, located at 147 East Myrtle Avenue, which is referred to as the Old School District property, is valued at \$2,724,311. The city is going to exchange the Old School District property with some of the properties that the RDA owns in the downtown area. The combined value of the properties the RDA owns in the downtown area is \$4,244,140. Because the value of the RDA properties is more than the value of the City owned property, after the properties are exchanged, the City will still owe the RDA approximately \$1.5 million.

Ms. Greenwood said in 2016, the City took out a bond to purchase some properties, but the RDA has been making those bond payments. Staff has taken the value of the bond payments that the RDA has made and the value of the properties and from here forward, the City will make approximately 25% of the bond payments and the RDA will make the remaining portion of the payments. In the end, the City will have paid the \$1.5 million, plus interest, that it will owe the RDA after the property exchange.

Ms. Dominguez verified that in 2016, the City took out a bond, and the RDA has been making the payments and that going forward, the City will continue making a portion of those bond payments.

Brenda Moore, Finance Director, said she figured out that \$1.5 million equals about 25% of the bond payment. By paying 25% of the bond payment, the City will be able to pay back the RDA the \$1.5 million it will owe the RDA after the property exchange.

Ms. Dominguez asked how much money is left on the bond.

Ms. Moore replied the bond was taken out in 2016 and was interest only for the first two years. The bond ends in 2034. She did not know the amount left on the bond but said the par value of the bond was \$6,000,000 and they were able to buy \$7.1 million worth of property with that bond.

MOTION: Ms. Dominguez moved to approve a resolution approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Murray City and the City regarding the conveyance and exchange of real property, payment of bond obligations and other conditions. The motion was SECONDED by Ms. Turner.

RDA roll call vote:

Ms. Martinez Aye

Mr. Cox Aye

Ms. Dominguez Aye

Ms. Turner Aye
Mr. Hales Aye

Motion Passed 5-0

5. Discussion and decision on approving a Resolution approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Murray City and Murray City regarding the sale and conveyance of real property located at approximately 12 and 16 East 4800 South.

Ms. Greenwood said before the City can close on the bonds, all the property needs to be owned by the city. This property has to be handled apart from the rest because the RDA has not closed on these two parcels yet. The RDA has been in negotiations with American Tower and won't be able to close on those properties until the cell tower is relocated. The Attorney's office has been working with the bond counsel and have found out that as long as these properties are being held in escrow, we will be able to close on the bonds.

This agreement exchanges the property in a different way than the other properties that are being exchanged because the RDA does not own this property. The RDA has the agreement with American Tower for the cell tower relocation. When the RDA closes on that property, they will transfer the title and property over to the City's name and that will suffice for the bonding requirements.

Ms. Turner asked when the cell tower would be relocated.

Ms. Greenwood said once the agreement is signed, American Tower has six months to complete the relocation. They are still waiting for signatures on the agreement because some details needed to be worked out. It's been a long process and staff hopes to have the agreement signed within the next couple of weeks.

Mayor Camp added that the City is in contact with American Tower just about every day. There are a lot of details to iron out but staff is on top of it daily. He told Ms. Turner they hope to have an answer to her question soon.

Ms. Greenwood said as soon as the agreement is signed, she will ensure the RDA knows about it.

Ms. Turner asked who signs the agreement.

Ms. Greenwood replied the agreement was approved in November with having the Executive Director of the RDA, the Mayor, sign the agreement. Ms. Greenwood added that because the City needed the tower relocated and initiated that, it's been hard because there's really no leverage over them to speed the process up.

Mayor Camp said this has been a process with a lot of players, but everyone has been very cooperative through it all.

Ms. Dominguez asked if there will be any other problems with any of the other service providers that use that cell tower.

Ms. Greenwood explained that Verizon owns the property and are the lease holders of the cell tower through American Tower. She thinks there are other providers on that tower, but they don't have the authorization needs that Verizon does.

MOTION: Ms. Turner moved to approve a resolution approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Murray City and Murray City regarding the sale and conveyance of real property located at approximately 12 and 16 East 4800 South. The motion was SECONDED by Mr. Cox.

RDA roll call vote:

Ms. Martinez Aye

Mr. Cox Aye

Ms. Dominguez Aye

Ms. Turner Aye

Mr. Hales Aye

Motion Passed 5-0

6. Discussion and decision on approving a resolution of the Redevelopment Agency of Murray City (RDA) authorizing the RDA Board Chair to execute additional documents required to acquire certain real property and to facilitate the easement on RDA property

G.L. Critchfield, City Attorney, said there is a mistake in the paperwork. It should be the Executive Director of the RDA that is going to sign off on these documents, not the RDA Board Chair.

Ms. Greenwood said another issue that has come up since approving the agreement with American Tower last November is that American Tower has asked the City to sign additional documents and with the closing of the property, there will be additional documents that will need to be signed. When this process started, it was not anticipated that there would be all of these additional documents that need signatures.

This resolution gives authorization for the Executive Director of the RDA to sign everything associated with the cell tower relocation including the closing documents on the property and any other document that needs to be signed.

Ms. Martinez asked if this change was project specific or a change in RDA protocol.

Ms. Greenwood replied this change is just for the cell tower project.

MOTION: Mr. Cox moved to approve a resolution of the Redevelopment Agency of Murray City authorizing the RDA Executive Director to execute additional documents required to acquire certain real property and to facilitate the easement on RDA property. The motion was SECONDED by Ms. Turner.

RDA roll call vote:

Ms. Martinez	Aye
Mr. Cox	Aye
Ms. Dominguez	Aye
Ms. Turner	Aye
Mr. Hales	Aye

Motion Passed 5-0

7. Project updates

Ms. Greenwood updated the RDA Board on the following projects:

- There is a meeting with the Ore Sampling Mill group scheduled for Friday to get some details from them and hopefully work out an agreement. Staff is hoping to be able to discuss their proposal for developing that site with the RDA in an upcoming meeting. The group will probably be requesting funds to remove the contamination on that site.
- Staff met with Think Architecture last week. During the last City Council meeting, the Council vacated some right-of-way property that was adjacent to the fire station on 4800 South. Now the vacation of that property is completed, the plat can be recorded and Think Architecture can purchase the south half of that property. Staff will be getting some costs for cleaning up that property that will be included in the development agreement with Think Architecture.
- Staff is working on the RFP for the downtown area. They have been in contact with the group that is conducting the traffic study and are hoping to have some information on that study back this week. The next steps on the RFP will be meeting with the Mayor and RDA Chair and Vice-Chair to make sure everything is covered in the RFP that needs to be. Ms. Greenwood noted that she has been contacted by eight or nine developers that are interested in this project.
- Staff has met with a firm that has purchased the Westwood Apartments north of 4800 South. They are requesting some funds from the RDA to transition those apartments into affordable housing. This firm specializes in reinvesting in existing housing stock and converting them into affordable housing.

Ms. Martinez verified she understood the RFP process. She asked Ms. Greenwood what happens after the RFP is advertised.

Ms. Greenwood replied that once the proposals are received, there will be a committee that will review all the proposals that are received and rank them. The top proposals may be brought in for interviews and then the committee would bring a recommendation to the RDA Board for approval.

Mr. Hales noted he thought the update on the Ore Sampling Mill was positive.

Ms. Greenwood said the group working on the Ore Sampling Mill have informally told her that to get the site remediated to a point where it could be developable, there is about \$2,000,000 of costs of cleanup that need to be done that are preventing that development from happening. Through the tax increment funding that gets created over the course of the project's life, the RDA can help mitigate those costs so hopefully the developer will be open to spending that money.

Ms. Greenwood feels that this group has a vision and passion for this project. You have to have the right people to develop in these types of circumstances because there are definite difficulties and obstacles to overcome with contaminated property.

Mr. Cox verified that the group doesn't need \$2,000,000 because they have already spent \$1,000,000.

Ms. Greenwood replied they have spent about \$1,000,000 so far and they are anticipating spending about another \$1,000,000 of cleanup costs before that site can be developed, although she wasn't sure how current those cost estimates were.

The meeting was adjourned at 6:18 p.m.

Attachment 1

City Owned Property		
Parcel Number (Address)	Acres	Acquisition Cost
22-07-157-040-0000 (147 East Myrtle Avenue)	1.74	\$2,724,311.00
Totals	1.74	\$2,724,311.00

RDA Owned Property		
Parcel Number (Address)	Acres	Acquisition Cost
22-07-104-011 (6 East 4800 South)	0.27	\$196,518.79
22-07-104-004 (20 East 4800 South)		
22-07-104-010 (6 East 4800 South Rear)	0.38	\$428,962.63
22-07-104-001 (6 East 4800 South)		
22-07-104-021 (6 East 4800 South)		
21-12-232-006 (15 West Fourth Avenue)	0.49	\$394,378.55
21-12-232-007 (15 West Fourth Avenue)		
21-12-232-011 (17 West Fourth Avenue)		
21-12-232-010 (21 West Fourth Avenue)	0.12	\$328,219.00
21-12-231-005 (3 West 4800 South)	0.57	\$493,629.32
21-12-231-012 (3 West 4800 South)		
21-12-231-014 (33 East Fifth Avenue)	0.68	\$789,275.00
21-12-231-015 (33 East 5th Avenue)		
22-07-104-014-0000 (24 West Fifth Avenue)	0.73	\$1,207,717.89
22-07-104-015 (24 West Fifth Avenue)		
22-07-104-007 (48 East 4800 South)	0.18	\$405,439.00
Totals	3.42	\$4,244,140.18

RDA Property	\$4,244,140
City Property	\$2,724,311
City Owes RDA	\$1,519,829

City (25.73%)	\$ 134,290
RDA portion	\$ 433,710
Total Payment	\$ 568,000