

The Redevelopment Agency of Murray City met on Tuesday, April 21, 2020 at 5:30 p.m. for a meeting held electronically in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Gary Herbert on March 18, 2020 and Murray City Council Resolution #R20-13 adopted on March 17, 2020.

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
Pattie Johnson, City Council
Jay Baughman, Economic Development Specialist
G.L. Critchfield, City Attorney
Kim Sorensen, Parks and Recreation Director
Danny Astill, Public Works Director
Trae Stokes, City Engineer

Mr. Hales called the meeting to order at 5:52 p.m.

1. Approval of the March 17, 2020 RDA meeting minutes

MOTION: Ms. Turner moved to approve the minutes from the March 17, 2020 RDA meeting. The motion was SECONDED by Ms. Dominguez. Voice vote taken, all "ayes."

2. Citizen Comments

No citizen comments were given.

3. Discussion and decision on a Resolution of The Redevelopment Agency of Murray City ("RDA") Approving the Conveyance of Property Located at 4918 South Poplar Street to Susan B. Day and David H. Day

G.L. Critchfield, City Attorney said the Hanauer Street extension will go from 4800 South to Vine Street. This property is currently owned by the Day's and is being used as a parking lot for a law firm. The Hanauer Street extension needs to go right through that parking lot. The RDA owns property kitty-corner from the parking lot. This proposal is for the RDA to transfer that property from the RDA to the Days so they can build their parking lot there. The value of the property the Days currently own is substantially more than the value of the property that the RDA owns. The appraised value for the Day's property is around \$251,000 and the RDA's property is worth around \$81,000. The City is proposing that the RDA transfer this property to the Days, the City will pay to construct a parking lot on the property and makeup the difference by paying \$100,000 to the Days. Creating this Hanauer Street extension will allow for private investment in this area that could enhance property tax values.

Ms. Turner asked where the \$100,000 was coming from.

Mr. Critchfield said that money is mainly coming from Salt Lake County. Trae Stokes, City Engineer, said the majority of funds for the Hanauer Street Extension are coming from the Salt Lake County Transportation Choice Grant. The City has matching funds for that grant but ultimately it is a small amount of the City's funds that would go towards acquiring the property.

Ms. Turner expressed concerns about not having enough time to understand the full process. She wants to make sure the RDA is making the right decision. Ms. Dominguez expressed the same concerns.

Mayor Camp stated this is a process that the City has been working on for a long time. The deal with the Days happened very quickly and is time sensitive.

Mr. Hales asked why this is so time sensitive.

Mayor Camp said this is part of the road acquisition. The City is able to purchase this property from the Days at appraised value. The Days originally wanted more for their property.

Mr. Stokes said he has spent a lot of time with the Days on this deal. When they made the decision, the Days told the City they wanted this done as quickly as possible. The Days have an interest in Murray and in this area. He thinks this is a good deal for both parties.

Mr. Stokes noted there are going to be two additional acquisitions in the area for the roadway. One is with the Murray Fraternal of Eagles.

MOTION: Mr. Cox moved to approve a Resolution of The RDA Approving the Conveyance of Property Located at 4918 South Poplar Street to Susan B. Day and David H. Day. The motion was SECONDED by Ms. Martinez.

RDA roll call vote:

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

Motion Passed 5-0

4. Project updates

Melinda Greenwood, RDA Deputy Executive Director, said staff has a meeting this week with the Ore Sampling site developers.

The request for proposal for the downtown development has been posted and responses are due by July 10, 2020.

The demolition on the downtown properties is underway. The contractor has been working on asbestos remediation on the Contract Appliance building. Demolition permits should be issued by next week.

The road construction agreement between the City and Avida over at Fireclay is complete. The agreement is with the City because the City will be constructing the road. They will be using the RDA funds that were withheld from the Tax Increment Funding payment in 2018. Staff is waiting for the property owners to sign the plat. Once that is done, the plat will be recorded then road construction will be scheduled.

Ms. Greenwood received information from American Tower that there is a need for an Environmental Phase One study redone on the property for the cell phone tower relocation. That will not be done until May 20, 2020, which adds another four week delay to that project.

The Quality Oil Monitoring Report was provided to the RDA. There has not been any changes, it will just take a number of years for the natural cleaning of the soil to take place. The Board Members did not have any questions about the report.

Ms. Martinez asked why a second environmental study has to be done on the American Tower relocation.

Ms. Greenwood replied some changes were made to the way the plat and easements were laid out. American Tower did not realize they had to update their Phase One to add in the easement that was changed. There is no cost to the City for the second study.

The meeting was adjourned at 6:22 p.m.

Jennifer Kennedy, City Recorder