

The Redevelopment Agency of Murray City met on Tuesday, May 19, 2020 at 4:30 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
Trae Stokes, City Engineer
Jennifer Heaps, Chief Communications Officer
G.L. Critchfield, City Attorney
Brenda Moore, Finance Director
Jay Baughman, Economic Development Specialist
Danny Astill, Public Works Director

Mr. Hales called the meeting to order at 4:30 p.m.

1. Approval of the April 21, 2020 RDA meeting minutes

MOTION: Ms. Turner moved to approve the minutes from the April 21, 2020 RDA meeting. 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

2. Citizen Comments

No citizen comments were given.

3. Presentation on the Redevelopment Agency of Murray City regarding conveyance of property located at approximately 28 East 4TH Avenue to Murray Aerie No. 1760, Fraternal Order of the Eagles

Presenter: Trae Stokes, City Engineer

(See Attachment 1 for slides used during this presentation)

Mr. Stokes said the proposed Fraternal Order of Eagles (FOE) property acquisition is very similar and has a lot of the same elements as the Day property acquisition that was approved a month ago. This acquisition involves trading RDA property for private FOE property, involves compensation for the difference in property values and size, includes vacating an old right-of-way, and reworking a parking lot to re-establish lost parking stalls from the acquisition.

The FOE will convey a parcel of land to the RDA and the RDA will convey another piece of property to the FOE. The City will provide about \$75,000 to the FOE for the difference in the property value and size. The City will vacate the old alley way on the westside of the FOE building in favor of the FOE and the City will re-work the FOE parking lot to re-establish the lost parking. Once the parking lot is reworked, the FOE will have approximately 51 parking stalls and they currently have about 50.

City staff is planning to meet with the FOE Board and members this coming Thursday answer questions and have a discussion. The FOE will vote on this proposal on May 28, 2020. If this is approved, it will then be forwarded to the National FOE for their approval. If everything is approved, this proposal will be back for final RDA approval in July.

Ms. Dominguez asked about the fenced off area in the proposed FOE parking lot.

Mr. Stokes explained the FOE holds outdoor events and will possibly have some outdoor seating in that area. It is separated out so it won't be encroached upon with parking stalls.

4. Discussion and Decision on a Resolution Approving an Interlocal Agreement Between the Redevelopment Agency of Murray City and Murray City Corporation for the Conveyance of its Portion of the Vacated Section of Poplar Street between 4800 South and 5th Avenue to the City

Presenter: Melinda Greenwood, RDA Deputy Executive Director
(See Attachment 2 for slides used during this presentation)

Ms. Greenwood said the plans for the new City Hall include vacating Poplar Street. When a right-of-way is vacated the vacated property is divided equally in half and goes to the property owners on either side of the vacation. The westside of Poplar Street will go to the City and the eastside will go to the RDA.

Ms. Greenwood said in January, staff presented a variety of property exchanges to the RDA in preparation for getting all the properties for the City Hall project into the City's name. That is a requirement that the bond attorneys have in order to close on the bonds. With the upcoming vacation of Poplar Street, the property on the eastside that is being dedicated to the RDA will need to be conveyed over to the City. By doing that, all the property will be in the City's name and the City should be able to close on the bonds. Ms. Greenwood noted this item would be contingent on the City Council approving the vacation of Poplar Street in June.

MOTION: Mr. Cox moved to approve a Resolution approving an Interlocal Agreement between the Redevelopment Agency of Murray City and Murray City Corporation for the Conveyance of its portion of the vacated section of Poplar Street between 4800 South and 5th Avenue to the City. The motion was SECONDED by Ms. Martinez.

RDA roll call vote:

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

Motion Passed 4-0, 1 Abstention

5. Presentation of 2019 Tax Year Increment Finance Payments for the Fireclay Project Area

Presenter: Melinda Greenwood, RDA Deputy Executive Director

(See Attachment 3 for slides used during this presentation)

Ms. Greenwood went over the Tax Increment Finance payments that were distributed which included:

- Avida/Starwood payment received \$299,378
- Hamlet Development received \$166,824
- Parley's Partners received \$67,081

Ms. Greenwood explained that the Murray School District gets a pass through amount from the Central Business District of \$400,000. The other RDA areas accrue 12% of the allowed increment. That total payment, which has not been distributed, is \$675,352. That payment will be sent out in the next couple of weeks.

Ms. Turner asked if the \$675,352 included the \$400,000 for the School District.

Ms. Greenwood replied it does.

6. Presentation of the RDA Budget for Fiscal Year 2020-2021 and setting a date for a public hearing for the adoption of the budget

Presenter: Melinda Greenwood, RDA Deputy Executive Director

(See Attachment 4 for slides used during this presentation)

Ms. Greenwood said the RDA budget has remained fairly static. There have not been any new development agreements and there have been no substantial changes with the exception of the inclusion of \$200,000 to reimburse the City for the road extension on 4250 South.

Starwood/Avida have finally closed on that property so the next step is to have that road constructed. In 2017, the RDA withheld \$200,000 of the payment made to J.R. Miller, who owned the property at that time, with the intention of trying to mitigate the parking issues in Fireclay. Construction on that road should start within the next few weeks. The reimbursement will be coming from the RDA to the City.

Ms. Dominguez asked about the Admin allocations throughout all the areas of the RDA budget.

Brenda Moore, Finance Director, said half of Ms. Greenwood's department get allocated to the RDA budget because Ms. Greenwood oversees the RDA.

Ms. Dominguez asked why the city is not applying for grants for redevelopment and if that was something that could be done in the future.

Ms. Greenwood replied the City has a grant they have been working with Salt Lake City and Salt Lake County on called the Brownfields Coalition. Although that money does not get passed directly through the RDA, there are properties in RDA areas that have benefited from that grant by getting their environmental assessments being paid for.

Ms. Dominguez asked if staff was looking for other grants to help with the funding of RDA in the future.

Ms. Greenwood said she wasn't aware of any grants that would be available, but staff could look into it.

Mr. Hales asked Ms. Dominguez if she was familiar with any grants that would be available.

Ms. Dominguez said she knows there are some grants and she could get some more information on them.

MOTION: Ms. Turner moved to set a public hearing date for the adoption of the RDA budget for June 16, 2020. 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

7. Project updates (Presenter: Melinda Greenwood)

Presenter: Melinda Greenwood, RDA Deputy Executive Director

Ms. Greenwood said the asbestos remediation is almost complete for the downtown demolition and the land disturbance permit was issued last Friday. Once the asbestos remediation is done, they should be able to get clearance through Air Quality then they will be able to pull their demolition permit. Buildings in the downtown area should start coming down towards the end of next week and the beginning of June.

Ms. Greenwood said she's been trying to set up a meeting with Think Architecture to get some momentum on their project.

There have been some positive conversations with the Ore Sampling Mill group. Staff is working on the framework of a development agreement. Once the agreement is finished, it will be presented to the Mayor and Chair and Vice Chair of the RDA.

The RFP for the downtown property on 4800 South and State Street is still open. Questions on the RFP are due in June. Once questions close, staff will have a better idea as to the interest level with that project. Given the current change in the economy, Ms. Greenwood is anticipating the responses the City receives will be a little bit different than they would have been before COVID-19.

Ms. Turner asked Ms. Greenwood to clarify what she meant about the responses being different than they would have been a few months ago.

Ms. Greenwood replied the economics of development have changed quite a bit. The hospitality industry has been hit hard, so it is unlikely the City will get a proposal that includes a hotel. Previously, staff was hoping for very competitive proposals and no requests for Tax Increment Funding. However, due to the current situation, there probably will be requests for funding.

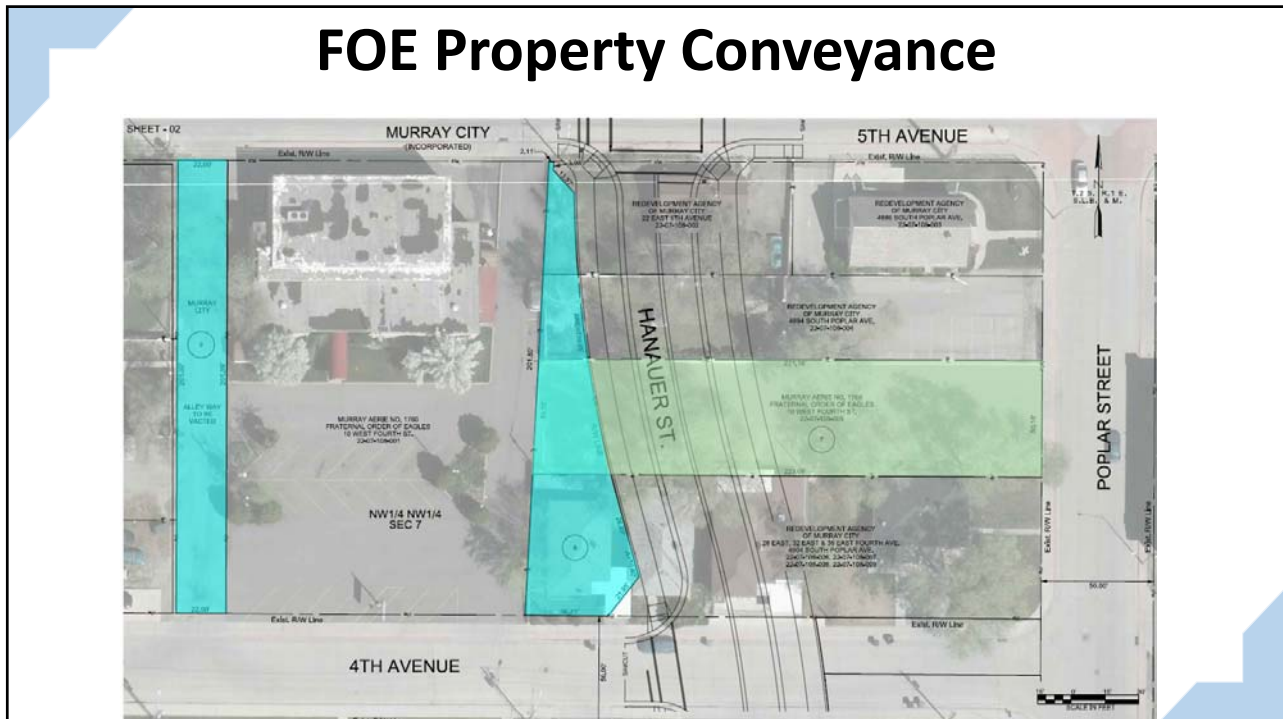
The meeting was adjourned at 5:04 p.m.

Attachment 1

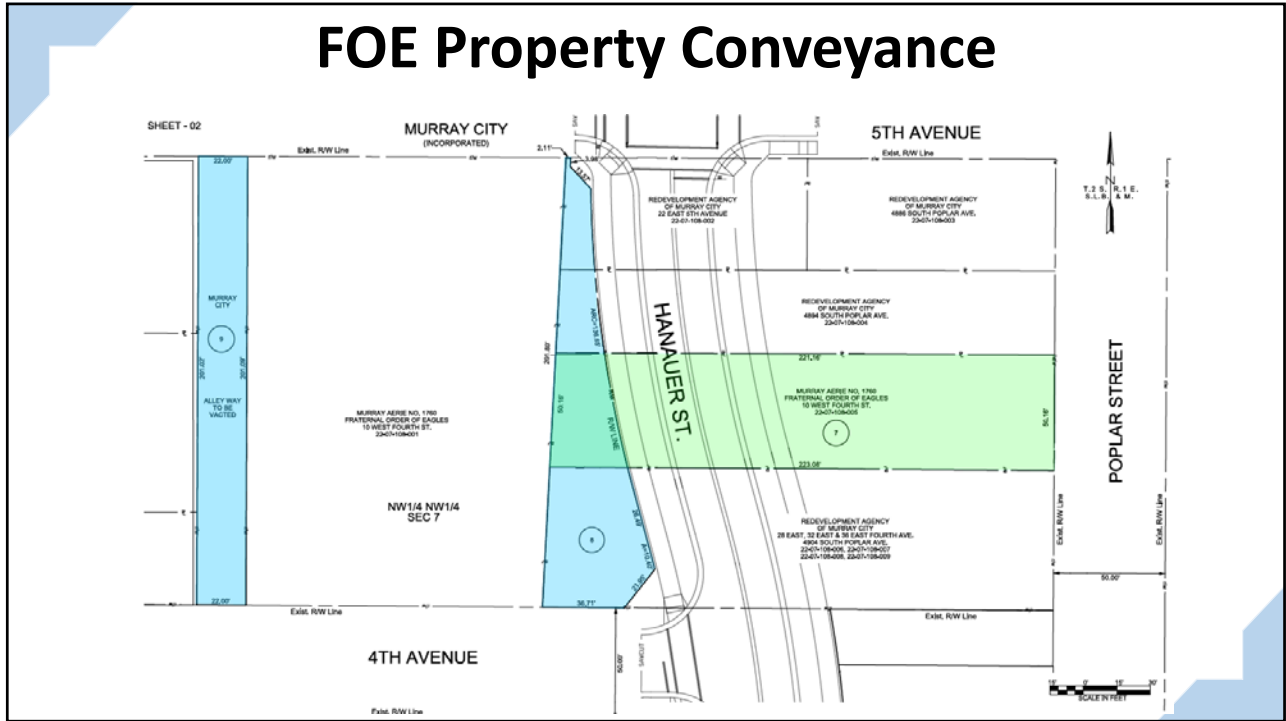
FOE Property Conveyance



FOE Property Conveyance



FOE Property Conveyance



FOE Parking



Attachment 2

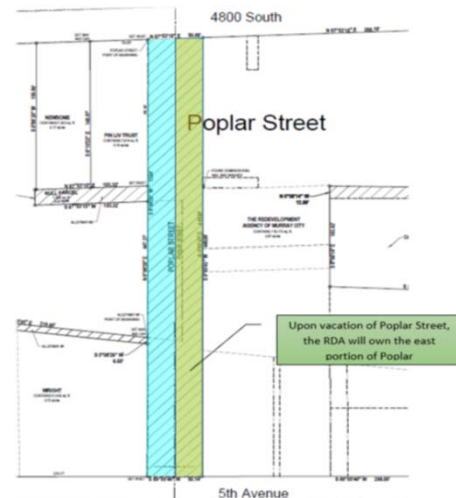
Vacation of Poplar Street



RDA Conveyance of Poplar Street

Interlocal Agreement Overview

- Vacation will divide Poplar in half:
 - City will own the west side (blue)
 - RDA will own the east side (green)
- City must own ALL property for the new city hall
- Required to close on the bonds



RDA Conveyance of Poplar Street Interlocal Agreement

Recommended Motion

- Motion to approve a Resolution Approving an Interlocal Agreement Between the Redevelopment Agency of Murray City and Murray City Corporation for the Conveyance of its Portion of the Vacated Section of Poplar Street between 4800 South and 5th Avenue to the City.

Attachment 3

Tax Year 2019 TIF Payments

Disbursements Issued

Entity	Amount
• Avida/Starwood	\$299,378
• Hamlet Development	\$166,824
• Parley's Partners	\$67,081
• Murray School District	\$675,352

Attachment 4

RDA Budget

FY2021 Budget Overview

- Maintains the same expenditure levels FY19-20
- \$200,000 expenditure to reimburse Public Works Department for constructing the remaining portion of road on 4250 South in the Fireclay area

RDA Budget

Recommended Motion

- Set a public hearing date for June 16, 2020