



Electronic Meeting Only

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The RDA Board Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. (See attached RDA Board determination.)

Any member of public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

*If you would like to make public comments during the meeting please register at: <https://tinyurl.com/y2zpucq7> OR you may submit comments via email at: rda@murray.utah.gov
Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

AGENDA

3:30 p.m., Tuesday, November 17, 2020

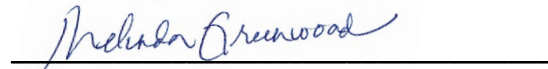
- 1. Approval of September 15, 2020 RDA Meeting Minutes**
- 2. Public Comments***
- 3. Discussion and Consideration of approving 2021 RDA Meeting Dates**
(Presenter: Melinda Greenwood)
- 4. Presentation of Retroactive Cleanup Costs for the Jessie Knight Legacy Center, LLC per the August 18, 2020 Participation Agreement for the Property Located Within the Ore Sampling Mill Community Reinvestment Area at 5510 South 300 West**
(Presenter: Jay Baughman)
- 5. Presentation and Discussion of Proposal for RDA-Owned Property at 4800 South State Street**
(Presenter: Edlen Company)
- 6. Discussion and Consideration of Approving a Resolution of the Redevelopment Agency of Murray City ("RDA") Approving an Exclusive Negotiations Agreement between and the RDA and The Edlen Company, LLC. for the Property Located at 4800 South State Street**
(Presenter: Melinda Greenwood)

7. Project updates

(Presenter: Melinda Greenwood)

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

On November 12, 2020, a copy of the foregoing Notice of Meeting was posted in accordance with Section 52-4-202 (3).

A handwritten signature in blue ink that reads "Melinda Greenwood". The signature is written in a cursive style and is positioned above a solid black horizontal line.

Melinda Greenwood
RDA Deputy Executive Director



RDA Meeting Opening Statement

As the chair of the Redevelopment Agency of Murray City, I, Brett Hales, have determined that due to the continued rise of COVID-19 case counts, holding an in-person meeting with an anchor location presents a substantial risk to the health and safety of those in attendance.

Under these circumstances, Utah Code 52-4-207(4), allows for electronic meetings to be held without an anchor location so long as the public has an opportunity to view the meeting and submit public comments.

We are holding today's RDA meeting via video conference and the meeting is being livestreamed at www.murraycitylive.com. If you have a public comment to submit to the RDA, please do so via email at rda@murray.utah.gov.

Brett Hales, RDA Chair

The Redevelopment Agency of Murray City met on Tuesday, September 15, 2020 at 4:00 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 Governor Herbert on March 18, 2020 and Murray City Council Resolution #R20-13 adopted on March 17, 2020. The Chair of the Redevelopment Agency of Murray City has determined that due to the continued rise of COVID-19 case counts, meeting with an anchor location presents a substantial risk to the health and safety of those in attendance. No physical meeting location will be available.

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/MurrayCityUtah/>.

If you would like to submit comments for an agenda item you may do so by sending an email, including your name and contact information, in advance of, or during the meeting to rda@murray.utah.gov. Comments are limited to 3 minutes or less and will be read into the meeting record.

RDA Board Members

Brett Hales, Chair
Dale Cox, Vice Chair
Kat Martinez
Rosalba Dominguez - Excused
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, Chief Communications Officer
G.L. Critchfield, City Attorney
Brenda Moore, Finance Director
Jay Baughman, Economic Development Specialist

Mr. Hales called the meeting to order at 4:00 p.m. and excused Ms. Dominguez from the meeting.

1. Approval of August 25, 2020 RDA Meeting Minutes

MOTION: Ms. Turner moved to approve the minutes from the August 25, 2020 RDA meeting. The motion was SECONDED by Mr. Cox.

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|--------------|-----|
| Ms. Martinez | Aye |
| Mr. Cox | Aye |
| Ms. Turner | Aye |
| Mr. Hales | Aye |

Motion Passed 4-0

2. Citizen Comments

No citizen comments were given.

3. Discussion and Consideration of a Resolution of the Redevelopment Agency of Murray City Adopting Amended and Restated Bylaws (*Presenter: Melinda Greenwood*)

Ms. Greenwood said she and the Board went over the bylaws in detail during the August 25, 2020 RDA Meeting. Since that time, the RDA Board has received a red-lined copy of the by-laws. She asked the Board members if they had any questions. The Board members had no questions.

MOTION: Ms. Martinez moved to adopt the Amended and Restated Bylaws of the Redevelopment Agency of Murray City. The motion was SECONDED by Ms. Turner.

RDA roll call vote:

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|--------------|-----|
| Ms. Martinez | Aye |
| Mr. Cox | Aye |
| Ms. Turner | Aye |
| Mr. Hales | Aye |

Motion Passed 4-0

4. Project Updates

Ms. Greenwood said staff has received invoices from Bart Warner and his group on the Jessie Knight Legacy Center for the expenses they have incurred for the cleanup remediation so far. Staff has reviewed those invoices and there are no issues with them. Bart Warner and his group are working on getting plans together with the State of Utah to start the remediation process.

Over in Fireclay, 4250 South has been completed. Avida will be starting on their parking lot within the next few weeks.

Ms. Greenwood said she had no updates on the cell phone tower agreement.

The meeting was adjourned at 4:08 p.m.



TO: RDA Board

THROUGH: Mayor Blair Camp, RDA Executive Director

FROM: Melinda Greenwood, RDA Deputy Executive Director

MEETING DATE: November 17, 2020

RE: Agenda Item #3 – Discussion and Consideration of approving 2021 RDA Meeting Dates

The RDA is required by state statute 52-4-202(2)(a) to publish an annual public meeting schedule. The meeting schedule is typically posted each year by the Recorder's Office in December. The tentative RDA meeting dates for 2021 are:

Tuesday, January 19
Tuesday, February 16
Tuesday, March 16
Tuesday, April 20
Tuesday, May 18
Tuesday, June 15
Tuesday, July 20
Tuesday, August 24
Tuesday, September 21
Tuesday, October 19
Tuesday, November 16
Tuesday, December 14

These meetings correspond with the City Council meeting dates and are generally scheduled on the third Tuesday of the month, apart from August and December. Meeting times are yet to be determined and will be published with each individual meeting agenda.

Recommended Motion

Staff recommends approval of the 2021 RDA meeting dates.

Attachment:

1. 2021 RDA Meeting Date Schedule



REDEVELOPMENT AGENCY OF MURRAY CITY

2021 MEETING SCHEDULE

The following dates are scheduled for the Redevelopment Agency meetings for the year 2021. The Agency generally meets on the third Tuesday of each month. Meeting start times, location and/or format (in-person versus electronic only) are yet to be determined and will be published with the individual meeting agenda.

Meetings can be viewed via live stream at www.murraycitylive.com.

Tuesday, January 19

Tuesday, February 16

Tuesday, March 16

Tuesday, April 20

Tuesday, May 18

Tuesday, June 15

Tuesday, July 20

Tuesday, August 24

Tuesday, September 21

Tuesday, October 19

Tuesday, November 16

Tuesday, December 14



TO: RDA Board

THROUGH: Mayor Blair Camp, RDA Executive Director

FROM: Melinda Greenwood, RDA Deputy Executive Director

MEETING DATE: November 17, 2020

RE: Agenda Item #4 – Jessie Knight Legacy Center, LLC (Ore Sampling Mill) Clean-Up Cost Report

The development agreement with Jesse Knight Legacy Center, LLC agrees that a portion of the tax increment financing (TIF) funds received from the Ore Sampling Mill project will be available for retroactive reimbursement to Mr. Warner for costs he incurred with cleaning up the project site. These costs were incurred prior to the RDA Board's approval of the August 18, 2020 Development and Participation agreement. Reimbursement requests are to be documented and verified as an eligible expense by submission of invoices to RDA staff.

In September, the RDA received its first batch of invoices from Jesse Knight Legacy Center, LLC. Staff has reviewed them for accuracy and validity, and everything appears in order. The invoices cover costs for a variety of items including debris removal, landfill fees, soils testing, engineering, general contractor, architect, labor hours, equipment and engineering work. The invoice also includes the agreed upon 6% for administrative fees. Total submitted reimbursable costs to date total \$809,013.54.

RDA staff are presenting the initial reimbursement request to the RDA Board to communicate the status of the project and to create a public record of the requested reimbursement. Per the terms of the agreement, reimbursement only occurs after the project is finished and begins generating property tax revenue. The maximum allowed reimbursement amount is \$2,500,000. RDA staff will keep files on the reimbursement request and process a reimbursement in the future should all terms and requirements of the agreement be met.

Recommended Motion

This item is informational only, and no action is requested.