

The Redevelopment Agency of Murray City met on Tuesday, December 8, 2020 at 4:00 p.m. for a meeting held electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The RDA Board Chair determined that conducting a meeting with an anchor location presented 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.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

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
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.

1. Approval of the November 17, 2020 RDA Meeting Minutes

MOTION: Ms. Turner moved to approve the minutes from the November 17, 2020 RDA meeting. The motion was SECONDED by Ms. Dominguez.

RDA roll call vote:

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

Motion Passed 5-0

2. Public Comments

No public comments were given.

3. Consideration of setting a special meeting for Tuesday January 5, 2021 for the purpose of electing the RDA Chair and Vice Chair – Presenter: Melinda Greenwood

Ms. Greenwood asked the RDA Board if they would set a meeting for Tuesday, January 5, 2021 to elect the RDA Chair and Vice Chair. By doing this, the Chair and Vice Chair will be in place for the RDA meeting scheduled for January 19, 2021. The RDA Board agreed to hold a special meeting on January 5, 2021.

4. Discussion on setting a workshop agenda for the January 19, 2021 RDA meeting – Presenter: Melinda Greenwood

Ms. Greenwood said Mr. Hales and Mr. Cox asked to have a discussion and an opportunity for staff to give further insight to the negotiation process with Edlen Company and the process they will go through with the MCCD Design Review Committee and the Planning Commission during the January 19, 2021 RDA meeting. She said staff would go through the anticipated process and then have a question and answer session with the RDA Board.

5. Presentation of the 2020 RDA Annual Report – Presenter: Melinda Greenwood
(See Attachment 1 for slides used during this presentation)

Ms. Greenwood said this report was sent to all of RDA's taxing entities on October 28, 2020. State law requires the RDA to file a report with its taxing entities by November 1 of each year. The RDA's taxing entities include: Salt Lake County, Murray City School District, Murray City, South Salt Lake Valley Mosquito Abatement District, Central Utah Water Conservancy District, Jordan Valley Water District and Cottonwood Improvement District. Every year the RDA has to account to the taxing entities what was done with the tax increment that was received through the project areas that have been set up.

The RDA has six redevelopment areas: Central Business District (CBD), Cherry Street, East Vine Street, Smelter Site Overlay District (SSOD), Fireclay, and the Ore Sampling Mill. The Cherry Street project area is set to expire in three years and there aren't any active projects in that area. The Ore Sampling Mill's project has not been triggered yet.

The CBD runs through the middle core of the City. The Murray City Center District (MCCD) is included within the CBD. The CBD was originally established in 1979 and triggered in 1983. It was initially set to expire after 32 years. In 2011, the RDA went through the process to extend the project area. In 2017 the RDA extended the boundaries of the project but did not extend the collection area boundaries. Therefore, only a portion of the CBD collects tax increment, but that money can be spent anywhere within the entire project area. The CBD is set to expire in 2034.

The Cherry Street district was established in 1991 and was triggered in 2009. The project area timeframe was set for 15 years and expires in 2023. The taxable value of this project area has grown 921% since it was established in 1991. The project area value has increased 6.8% over the last year and the RDA received \$89,466 in revenue from the project area last year.

East Vine Street was established in 1992 and triggered in 2009. The project area timeframe was set for 20 years and expires in 2028. The taxable value of the project area has grown 431%. The project area value grew 17% over the last year and the RDA received \$53,149 in revenue from this project area.

The Smelter Site Overlay neighbors the CBD. It was established in 1999 and triggered in 2009. The project timeframe is 15 years and expires in 2023. The taxable value of the project area has grown 462%. The project area value decreased 3.1% over the last year. That is unusual, but some of that has to do with the fact that a lot of the area is occupied by Intermountain Health Care, who are exempt from paying property taxes. The RDA received \$949,479 in revenues last year.

Fireclay was established in 2005 and is the only project area that there are currently active development and participation agreements in. This is the only area where TIF payments are being made. The increment was triggered in 2014. The timeframe for this project is 20 years and expires in 2033. The taxable value of this project area has grown 563% since it began in 2005. The project area value grew 21.6% over the last year and the RDA received \$1,345,475 in revenue from this project last year. Most of the revenues were paid out to various entities that the RDA has development agreements with. Ms. Greenwood went over the payments that had been made to Hamlet Development, Wells Fargo Bank, Parley's Partners, Fireclay Investment Partners, Murray TOD, and SREIT Avida, LLC. In total, the developers in the Fireclay project area have been reimbursed over \$2.7 million.

The Ore Sampling Mill is the newest project area. It was established in 2018 and has not been triggered yet but it could be by 2023. There is a 20 year time frame for a project so if it were to be triggered in 2023, it would expire in 2042.

6. Public Hearing for consideration of approving a resolution of the Redevelopment Agency of Murray City amending the Budget for the Fiscal Year 2020-2021 ratifying an expenditure related to the relocation of a telecommunications tower and reimbursement of 4250 South road construction costs – Presenter: Melinda Greenwood

Ms. Greenwood said these two items were in last year's fiscal budget even though no one knew when these expenditures would take place. The RDA approved the agreement for the relocation of the tower in November 2019 and it has taken longer than anticipated to get a fully executed agreement. Part of the agreement said the RDA would not fully execute the document until the other parties had agreements in place with American Tower. Even though the agreement is between the RDA and American Tower, it is essentially a four-way agreement because American Tower was not willing to execute the RDA document until they had fully executed lease agreements with both Verizon and T-Mobile to move from the current tower to the new tower. The RDA's agreement was held up while American Tower worked everything out with Verizon and T-Mobile. That amount for the tower relocation was \$720,000.

The other item is \$200,000 that was withheld to help mitigate some of the parking issues that exist in the Fireclay area. The parking issue originated with Fireclay Investment Partners. Staff worked on ways to improve some of the parking issues in Fireclay. In 2017, the RDA withheld a \$200,000 TIF payment that should have gone to Fireclay Investment Partners, with the intent of using that to help remediate parking. The original plan was to extend 4250 South through the Fireclay area between 140 West and 150 West and use on-street parking to augment the deficiency in parking. However, the individuals that owned 106 West Fireclay were willing to subdivide their property and sell a portion of that to SREIT Avida who will now build a parking lot with an additional 50 parking spots. Earlier this year, the City entered into an agreement with SREIT Avida to construct the road. That road is completed so now that \$200,000 needs to be transferred from the RDA budget to the City's General Fund so they can reimburse the Public Works Streets Division for constructing the road over there.

Mr. Hales verified that the RDA will not have to pay back the \$200,000 TIF payment that they withheld from Fireclay Investment Partners.

Ms. Greenwood said Fireclay Investment Partners is no longer entitled to that \$200,000.

Ms. Turner asked when the tower was going to be moved.

Ms. Greenwood said the last she heard is American Tower hopes to pull a building permit any day now and hope to break ground late this year or early next year. T-Mobile has not signed the lease to go over to the new tower, however, Verizon has. Staff was able to convince American Tower to move forward with the project of moving the cell phone tower even though only one entity has signed the lease.

Ms. Greenwood said the plan reviews have been completed and the building permit is ready to be issued for American Tower. The agreement allows American Tower to take up to six months to relocate the tower. The construction process takes 8-12 weeks. She is hopeful the project starts in January and is completed by March.

The public hearing was open for comments. No comments were given and the public hearing was closed.

MOTION: Mr. Cox moved to approve a resolution of the Redevelopment Agency of Murray City amending the Budget for the Fiscal Year 2020-2021 ratifying an expenditure related to the relocation of a telecommunications tower and reimbursement of 4250 South road construction cost. 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

Ms. Greenwood said she does not have an update on the Ore Sampling Mill, but the developer did have an initial meeting with the Department of Environmental Quality to go over the documentation, sampling and all of the information they have gathered from that site so far. She doesn't anticipate any construction will be done on that property until spring.

There were some excess funds leftover from the Brownfields Grant Coalition that Murray City has with Salt Lake City and Salt Lake County. Ms. Greenwood has asked that those funds be used for a cost analysis on some soil remediation and to take additional samples for the property at 4800 South State Street. A Phase I and Phase II have already been completed on that property. Edlen Company would like to finalize the dates that were set out in the Exclusive Negotiation Agreement. As soon as those dates are filled out from Edlen Company, the Mayor will sign the agreement.

The Legislature passed a provision over the summer to extend project areas for up to two additional years if they were impacted by the COVID-19 Pandemic. The RDA has until December 31, 2021 to determine if any of their project areas were affected.

The meeting was adjourned at 4:50 p.m.

Jennifer Kennedy, City Recorder