

June 15, 2021 Redevelopment Agency of Murray City Meeting

The Redevelopment Agency (RDA) of Murray City met on Tuesday, June 15, 2021 at 3:00 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 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.

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/y2zpuq7> 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.

RDA Board Members

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

Others in Attendance

Blair Camp, RDA Executive Director
Melinda Greenwood, RDA Deputy Executive Director
Jennifer Kennedy, City Council Executive Director
Brooke Smith, City Recorder
Jennifer Heaps, Chief Communications Officer
Briant Farnsworth, Deputy City Attorney
Brenda Moore, Finance & Admin. Director
Jay Baughman, Economic Development Specialist

Rosalba Dominguez was absent.

Mr. Cox called the meeting to order at 3:00 p.m.

Approval of the May 18, 2021 RDA open meeting minutes

MOTION: Ms. Turner moved to approve the meeting minutes. The motion was SECONDED by Mr. Hales.

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

Motion Passed 4-0

Approval of the May 18, 2021 RDA closed session meeting minutes

MOTION: Ms. Turner moved to approve the meeting minutes. The motion was SECONDED by Ms. Martinez.

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

Motion Passed 4-0

Citizen Comments

There were no citizen comments.

Public Hearing on the Redevelopment Agency of Murray City Fiscal Year 2021-2022 Budget – Presenter: Melinda Greenwood

Ms. Greenwood stated that the budget had been previously discussed by the RDA Board and City Council Members during budget hearings for the adoption of the Murray City budget. Nothing in the RDA’s budget has changed since those meetings and the budget is substantially similar to the last year’s adopted budget. The budget includes Fireclay TIF payments for developers and school district. Other budget needs are unclear at this point for projects like the 48th & State Street development, so the plan is to bring those funding needs to the Board as budget amendments when specific information is available.

Mr. Cox opened the public hearing on the budget.

There were no questions or comments from the RDA Board or the public.

Mr. Cox closed the public hearing.

MOTION: Mr. Hales moved to approve the RDA of Murray City Fiscal Year 2021-2022 Budget. The motion was SECONDED by Ms. Turner.

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

Motion Passed 4-0

Project Updates – Presenter: Melinda Greenwood

Ms. Greenwood had no current updates on the cell phone tower relocation and demolition. The last update on the project was that demolition of the existing tower is expected to go through the end of the summer.

On the project at 48th & State Street, Ms. Greenwood will have a meeting with Jill Sherman of Edlen Company tomorrow (June 16th) to discuss setting a public open house and the design they have been working on for the development. The traffic study from consultants Fehr & Peers has been completed and she sat down with them and City Engineer Trey Stokes to discuss the study. Revisions to the plan were necessary and will be completed in a couple weeks.

Ms. Turner asked whether the open house would be in person. Ms. Greenwood said that would depend on the date that is chosen, but that with the way the pandemic situation is trending that is a now possibility. Mr. Hales asked what timeframe they were looking at. Ms. Greenwood stated that the last

date they had discussed with Edlen was June 23rd, but they have not been able to move forward on the design, including needing information from the traffic study. Because we will want to give the public two-week's notice we are looking at a July meeting, but holidays in that month can make setting up a time difficult. Mr. Hales asked what form the open house would take. Ms. Greenwood responded that meeting format is not yet determined and suggested a hybrid format with both virtual and in-person participation may be possible. The intent of the meeting is to provide an opportunity for Edlen to present the site and architectural design and then explain reasons why they made the decisions about the project design. Edlen would like to hold break-out sessions in smaller groups to determine what the public liked and did not like. After the meeting, there would be a period of one week or so for the public to review the design and submit feedback to Edlen. Ms. Turner reiterated her desire to have an in-person meeting to which Mr. Cox agreed. He also urged the open house to take place as soon as possible to reduce the public's anxiety regarding the project.

Staff will be meeting with Think Architecture later this week to discuss their project which is south of the new Fire Station of Box Elder Street. Topics of discussion for that meeting include projected clean-up costs for the site and possible levels of participation.

The subdivision application for the Jesse Knight Legacy Center site will be going before the Planning Commission at their July 1st meeting. The development costs for the project will be reduced by dividing the property and only developing the southern portion which is less contaminated. Additionally, the State of Utah was happy with the developer's environmental remediation plan which received only a few comments, which is great news for that project.

Ms. Greenwood has had some conversations with Michael Todd of Desert Star Playhouse and will be meeting with him later this week. This is a project that was brought to the Board last summer and will be brought back with more time to estimate costs and gauge the Board's support for relocating the utilities in the area so that Mr. Todd can expand the theater.

The meeting was adjourned at 3:13 p.m.

Minutes drafted by Jay Baughman, Economic Development Specialist