

**Redevelopment Agency of Murray City Meeting
November 16, 2021**

The Redevelopment Agency (RDA) of Murray City met on Tuesday, November 16, 2021 at 2:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Members of the public were able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. Public comments could be made in person or by submitting comments via email at: rda@murray.utah.gov. Comments were limited to 3 minutes or less, and written comments were read into the meeting record.

RDA Board Members

Dale Cox, Chair
Brett Hales, Vice Chair
Kat Martinez
Rosalba Dominguez

Others in Attendance

Blair Camp, RDA Executive Director
Melinda Greenwood, RDA Deputy Executive Director
Briant Farnsworth, Deputy City Attorney
Jennifer Kennedy, City Council Executive Director

Mr. Cox called the meeting to order at 2:00 p.m.

Approval of the September 21, 2021 RDA meeting minutes

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

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

Motion Passed 4-0

No Citizen Comments were made

Approval of 2022 RDA Meeting Dates

MOTION: Mr. Hales moved to approve the 2022 RDA Meeting Dates. The motion was SECONDED by Ms. Martinez.

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

Motion Passed 4-0

Presentation and Discussion of Approval of a Resolution Exercising Utah State Code 17C-1-416 – Extension of collection period for project areas impacted by Covid 19 extending the Central Business District Collection period for an additional two years from 2035-2036 - Presenter: Melinda Greenwood

Ms. Greenwood stated in the last Legislative session the Legislature adopted a law giving RDA Boards the authority to extend a project area collection period for an additional two years if the pandemic has had a negative impact on a project area. In relation to the Central Business District, the conditions resulting from the COVID-19 Emergency will likely either delay the RDA's implementation of the Project Area Plan or cause the RDA to receive an amount of Tax Increment that is less than the amount of Tax Increment the RDA expected it would receive. The action that would be the additional increment will be utilized to provide assistance and long-term investment for the respective project area benefits. Currently the Central Business District collection period ends in 2034. If extended by this resolution, the collection period would end December 31, 2036. Passing this resolution does not mean the collection period is automatically extended, rather gives a future RDA Board the ability to extend until 2036. If the future RDA Board wishes to extend the collection period, they will need to notify all the taxing entities by November 1, 2033. The main items that contribute to the negative impacts with the pandemic were: the sharp rise of construction materials, lumber specifically, and many of the projects in that district have been put on hold because of the impacts of the pandemic, the instability that has been caused by the market and labor shortages. A number of other RDA Boards across the state have taken action on some of their project areas. Staff is recommending approval of a resolution approving the extension of collection of tax increment for two years in the Murray Central Business District Redevelopment Area due to the COVID-19 pandemic emergency.

MOTION: Ms. Dominguez made a motion to consider the approval of a resolution exercising Utah State Code 17C-1-416 - Extension of collection period for project areas impacted by COVID-19 extending the Central Business District Collection period for an additional two years from 2035-2036. Motion seconded by Ms. Martinez.

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

Motion Passed 4-0

Project Updates – Presenter: Melinda Greenwood

The State Annual Report has been submitted. In January, the details of the report will be provided to the RDA with the new members and will be provided to the taxing entities, county and state. It details what is going on in each of our six project areas, how much increment was collected, the property tax values and their increase over the years, and a good historical overview of each of the project areas. Next year there will be some changes to the requirements and dates when the report is due.

Edland is continuing its process for HUD financing for the 48th and State Street project. The Brownfields

Coalition Grant was used to get pre-demolition surveys on all of the properties the RDA owns. They have been completed and they are still working on finalizing clean up cost estimates for the contamination of the property. There was a fueling station and dry cleaner and does have some contamination.

The Jesse Knight Legacy Center is continuing to work with the state and going through the approvals that they need to have to move forward with starting to clean up the site. One of the steps that they recently completed was finding a Radiation Safety Officer to oversee the material removal and the state has approved that person to serve on their team. Think Architecture has been notified that there will be no more negotiations on that project, there have been many changes since the RFP was put out in 2018 and considering the amount of time that has lapsed and how much the property value has changed it was decided to part ways.

The Habitat for Humanity Re-Store project previously involved Habitat for Humanity and Michael Brodsky was assisting them with the development plans. Some of the development constraints with the contamination that exists right by the rail line, the process has been really slow with trying to figure out how to remediate that. The UTA owns the property where that contamination exists and they have certain rules that they have to ensure that anything that happens on their property that their made whole, it's been a very complicated transaction to put together. The Habitat for Humanity and Mr. Brodsky have decided it is a site that no longer works for them. There is continuing dialogue with Salt Lake County Housing Connect which is the affordable housing element to that project. They are still interested in developing the site but still face those same development impediments that exist. One of the barriers is the need for a connected road which will continue to be a topic to address. Ms. Dominguez asked if working with Salt Lake Housing Connect will it need to be on that site, in that location. Ms. Greenwood stated that the draw the site has is that the county currently owns it which puts the property at a very low price point for them and maybe even a transfer of ownership. There are some other sites where affordable housing could be located but that site had particular appeal because of the county ownership and as far as a project it's not a parcel that is developable because of the grade change and the access issues it has. The grade on 4500 South goes well below that property, the sloping issues create challenges for any type of commercial development.

No other business was discussed.

The meeting was adjourned at 2:14 p.m.

Meeting Minutes transcribed by Jaymi Pasin, Community and Economic Development Office Administrator