

A meeting of the Board of Directors of the Redevelopment Agency (the Board) of Murray City was held on Tuesday, June 18, 2019 at 3:30 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Board Members

Jim Brass, Chair
Dale Cox, Vice Chair
Dave Nicponski - Excused
Diane Turner
Brett Hales

Others in Attendance

Blair Camp, Executive Director
Melinda Greenwood, Deputy Executive Director
Janet Lopez, City Council Executive Director
Jennifer Kennedy, City Recorder
Doug Hill, Chief Administrative Officer
Jennifer Heaps, Communications and Public Relations Director
G. L Critchfield, City Attorney
Kim Fong, Library Director
Kim Sorensen, Parks and Recreation Director
Robert White, IT Director
Lori Edmunds, Cultural Arts Director
Brenda Moore, Finance Director

Mr. Brass called the meeting to order at 3:30 p.m.

1. Approval of the April 16, 2019 Redevelopment Agency (RDA) meeting minutes

MOTION: Ms. Turner moved to approve the minutes. The motion was SECONDED by Mr. Cox. Voice vote taken, all "ayes."

2. Presentation of tax year 2018 TIF Payments

(See Attachment 1 for slide used during this presentation)

Melinda Greenwood, Deputy Executive Director, went over the amount of each payment for the tax year 2018. She said that in prior years, the payment the developers received was calculated a little differently than it was this year. Ms. Greenwood explained that she wanted the developer's payment to be calculated on each individual project and what each developer contributed to the area rather than looking at the overall area and using that as the basis to calculate the payments. Ms. Greenwood noted that she has had conversations with each developer and they have received their calculation documents and things seem to be good with everyone.

3. Presentation of the 2018 SSOD monitoring report

(See Attachment 2 for slide used during this presentation)

Ms. Greenwood said she wanted to communicate to the RDA Board and the public that they submitted the report that was due to the Environmental Protection Agency (EPA) and the Utah Department of Environmental Quality (DEQ). The report was due at the end of May and was submitted a few weeks early. Both the EPA and the Utah DEQ seem happy with the efforts the city is making in that area.

Ms. Greenwood noted that the EPA and Utah DEQ are still working on the five year report and expect it to be done within the next couple of months. When that is complete, Ms. Greenwood will forward it to the Board.

4. Discussion and possible approval of an agreement with NeighborWorks Salt Lake for the provision of affordable housing programs within Murray City

(See Attachment 3 for slide used during this presentation)

Ms. Greenwood said state law requires the city to set aside money for affordable housing in redevelopment areas. Several years ago, the city chose to enter into an agreement with NeighborWorks Salt Lake. Murray City has had an ongoing relationship with NeighborWorks Salt Lake for the past several years and would like to continue that.

Ms. Greenwood noted that the goals in the agreement have been updated to represent the goals the city has submitted to the state through the affordable and low-income housing plans. This will be a three-party agreement between NeighborWorks, the RDA because TIF Funds are being used, and the City because CDBG funds will also be used.

Ms. Turner asked what percentage of CDBG funds the city gets. Ms. Greenwood replied she wasn't sure. Mayor Camp said with the new CDBG process, he doesn't believe the County looks at individual entities for a certain percentage. He believes they look at individual projects.

Brenda Moore, Finance Director, said the money goes from CDBG to NeighborWorks; the City does not see any of it.

MOTION: Mr. Cox moved to approve entering into an agreement with NeighborWorks Salt Lake. The motion was SECONDED by Ms. Turner.

Roll call vote:

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

Vote 4-0

5. Public Hearing: Fiscal Year 2019-2020 RDA Budget

(See Attachment 4 for slides used during this presentation)

Ms. Greenwood went over the RDA budget. She explained that overall RDA Budget is not in the negative, but some of the funds are. Ms. Greenwood went over each of the RDA funds.

The public hearing was open for public comment, no comments were given and the public hearing was closed.

6. Discussion and possible adoption of the Fiscal Year 2019-2020 RDA Budget

MOTION: Mr. Hales moved to adopt the Fiscal Year 2019-2020 RDA Budget. The motion was SECONDED by Ms. Turner.

Roll call vote:

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

Vote 4-0

7. Block 1 project presentation and discussion by 5th Avenue Associates

Ms. Greenwood introduced Orden Yost, 5th Avenue Associates.

Mr. Yost said he and his group, 5th Avenue Associates, have been trying to figure out a way to be a catalyst of further development and help create a downtown that everyone will want to go to. He said he has been working with developers, architects and a construction company to come up with this proposal. The downtown area should be a gathering place. It should be able to support a new city hall, the residents, the Intermountain Medical Center hospital, a full-service hotel, and the arts. He turned the time over to Rob Cottle, Babcock Design Group, to present the proposal.

Mr. Cottle said this group has been working through different concepts for Murray City's downtown area for a long time. Utah and the Wasatch Front are going through a historical transformation in population influx, an economic boom as well as a housing crisis. However, along with that, there is a great opportunity that is being presented for all the cities along the Wasatch Front, specifically along the State Street corridor. City's will be able to look at what each of their identity's is going to be moving into the next paradigm of a having a much larger city and state than we used to have.

Mr. Cottle explained the project he is going to present begins to set the tone for the next phase of what will happen along the State Street corridor. Not only in a sense that it could serve as a gateway to the city, but it also becomes the first project that defines the characteristics of the downtown area as other projects come on board.

Mr. Cottle made his presentation (See Attachment 5 for slides used during this presentation). He explained the basic premise of the project is to have a condo tower with a lower midrise condo unit related to that. The ground level will have a retail development surrounded by parking. They are hoping to have a grocery store anchor for this development.

Mr. Cottle noted that with the new City Hall coming on board, they are trying to make a connecting element in this project for pedestrians to be able to walk back and forth from the new City Hall complex to State Street and eventually to whatever is happening on the east side of State Street.

Kurt Massey, Babcock Design Group, said part of this project is to create a downtown that provides enough energy and vibrancy that the amenities in the downtown area, such as retail, restaurants, and entertainment, will be utilized. He explained how some of the elements, such as having greenspace and providing housing options, will help create a vibrant downtown area. He stated this project will have ample parking so that people can come into downtown, park, and walk to where they want to go from there.

Mr. Massey said the way they have configured the site will allow things such as farmer's markets, movie nights and community events to be held in the area. He explained the project they have come up with is unique, does not exist anywhere else in the Salt Lake Valley and will bring in influx of new residents.

Mr. Yost noted this project offers a nice mix of housing options which are needed; however, this is not an affordable housing project.

8. Project Updates

Ms. Greenwood provided the following updates.

- Her staff is still in discussion with Timberlane. They are talking about subdividing some property in the Fireclay area to alleviate some of the parking issues.
- She has been in contact with Think Architecture and they are working on getting a subdivision plat together for their project.
- A notice of closure has been delivered to the Peggy Newsome property. They will be closing on that property by September 5, 2019.
- The American Tower relocation is still moving along. Staff is waiting to receive cost estimates on the cost relocation and to build a new cell phone tower.

Ms. Turner asked Ms. Greenwood about the International Council of Shopping Centers (ICSC) Conference.

Ms. Greenwood replied they focused on meeting with developers that have either worked on projects in Murray or worked on projects in the State of Utah. She felt the conference was time well spent and she has already had some developer's follow-up with her.

Mr. Hales asked Ms. Greenwood about the Shopko property and if there was a plan for it.

Ms. Greenwood replied the owners are actively marketing the property, but there is no current plan for it that she was aware of.

9. Citizen Comments

Janice Strobell – Murray City, Utah

Ms. Strobell said everybody wants the city's downtown to be a place to gather and enjoy the amenities and arts. She asked the Board to assess the needs of the city and the desires of the community because a development will only succeed when the community is ready to support it and wants to be part of the vision. She also asked the Board to consider a different time for the RDA to meet.

Keith Bateman – Murray City, Utah

Mr. Bateman said traffic is worse than it's ever been in Utah and this development should utilize incorporate public transportation, walking and bicycling. He hopes the RDA and developer focus on quality things for the new downtown.

Attachment 1

2018 Tax Year TIF Payments

- Fireclay Phase 1/Timberlane Partners: \$233,803
- Fireclay Phase 2/Hamlet: \$206,085
- Parleys Partners: \$68,425
- Murray City School District: \$617,707



Attachment 2

2018 SSOD Monitoring Report

- Submitted on May 2, 2019
- 5-year report from EPA forthcoming



Attachment 3

NeighborWorks Salt Lake City

Staff Recommendation:

Approval of the resolution approving an agreement between the Redevelopment Agency of Murray City, Murray City Corporation and Salt Lake Neighborhood Housing Services DBA.



Attachment 4

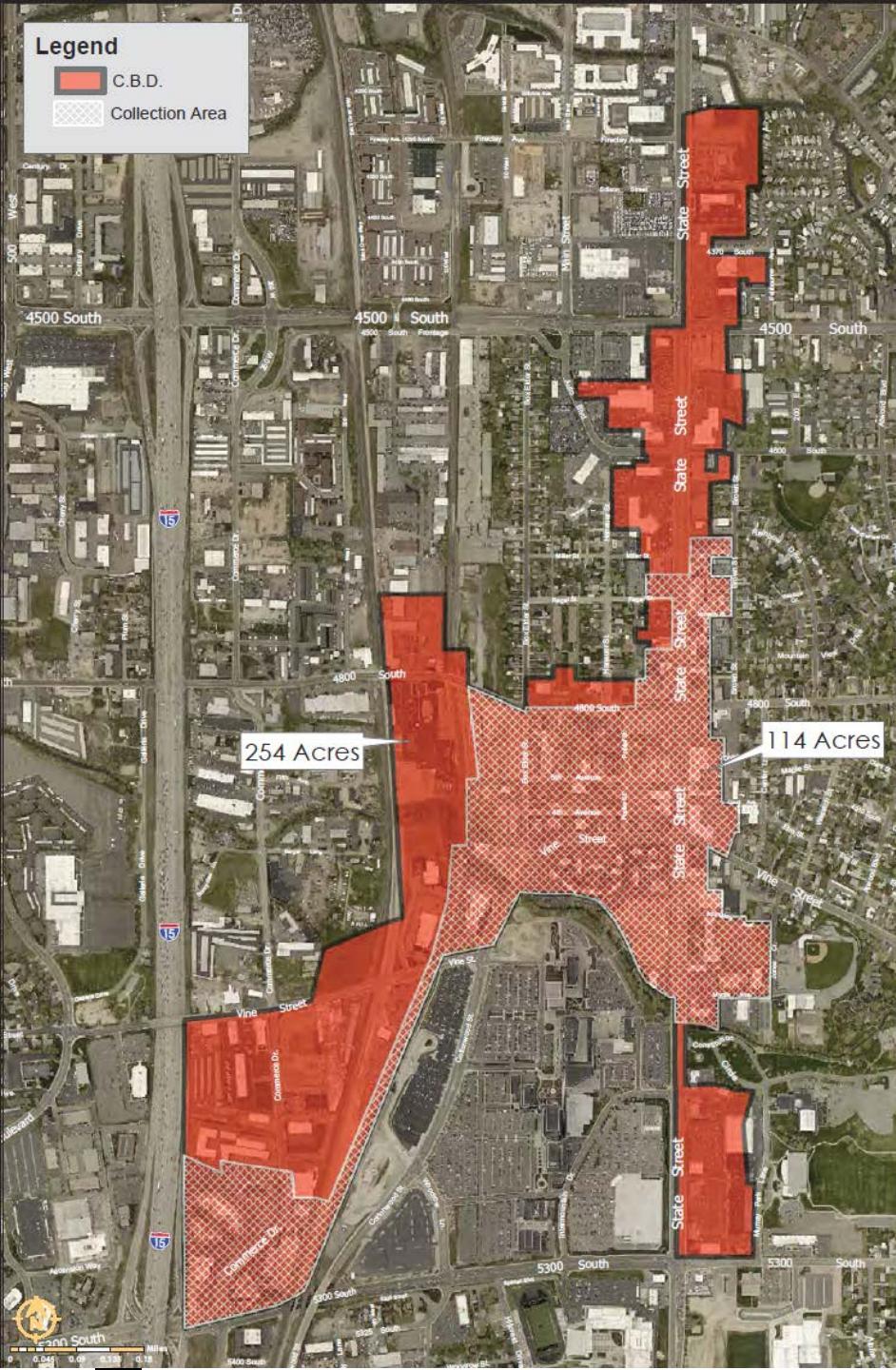
Fiscal Year 2019/20 RDA Budget

TOTAL FUND BALANCE

| | | | | |
|---------------------------|------------------|------------------|------------------|------------------|
| Central Business District | (176,114) | (766,796) | (532,570) | (1,256,460) |
| Fireclay Area | 364,793 | 95,447 | 182,996 | 262,348 |
| East Vine | (6,848) | (2,464) | (12,254) | (4,106) |
| Cherry | 115,119 | 156,960 | 138,683 | 179,732 |
| Smelter Site Area | 1,751,510 | 2,074,468 | 2,084,266 | 2,430,173 |
| | 2,048,459 | 1,557,614 | 1,861,120 | 1,611,687 |
| Interest Income | 64,578 | 70,000 | 10,000 | 50,000 |
| | 2,113,037 | 1,627,614 | 1,871,120 | 1,661,687 |



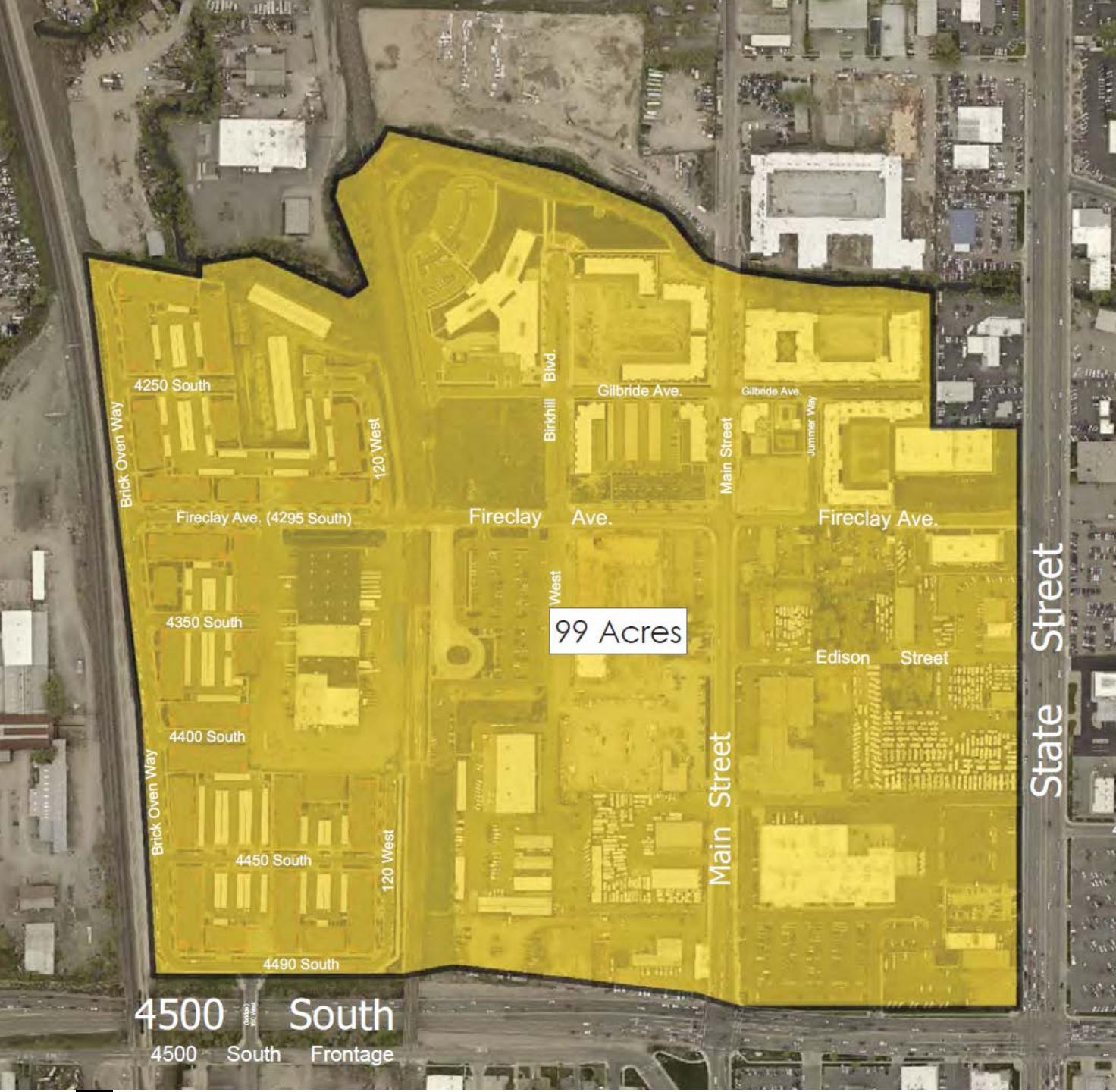
Central Business District



Central Business District

| AREA BALANCE | Prior Year | Estimated | Amended | Annual |
|----------------------------|---------------------|---------------------|---------------------|-----------------------|
| | Actual | Actual | Budget | Budget |
| | FY 17-18 | FY 18-19 | FY 18-19 | FY 19-20 |
| Beginning Area Balance | \$ 1,784,472 | \$ (176,114) | \$ (176,114) | \$ (766,796) |
| Revenues | 843,481 | 890,000 | 1,079,226 | 916,957 |
| Expenditures | (2,804,068) | (1,480,682) | (1,435,682) | (1,406,620) |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Ending Area Balance | \$ (176,114) | \$ (766,796) | \$ (532,570) | \$ (1,256,460) |

Fireclay



Fireclay

AREA BALANCE

| | Prior Year | Estimated | | Amended | | Annual | |
|------------------------|-------------------|------------------|-------------------|-------------------|-----------|--------|--------|
| | | Actual | Budget | Budget | Budget | Budget | Budget |
| | | FY 17-18 | FY 18-19 | FY 18-19 | FY 19-20 | | |
| Beginning Area Balance | \$ 882,529 | \$ 364,793 | \$ 364,793 | \$ 364,793 | \$ 95,447 | | |
| Revenues | 740,685 | 895,000 | | 995,169 | 985,339 | | |
| Expenditures | (1,216,171) | (1,122,096) | | (1,134,716) | (776,188) | | |
| Transfers in | - | - | | - | - | | |
| Transfers out | (42,250) | (42,250) | | (42,250) | (42,250) | | |
| Ending Area Balance | <u>\$ 364,793</u> | <u>\$ 95,447</u> | <u>\$ 182,996</u> | <u>\$ 262,348</u> | | | |



East Vine

East Vine

| AREA BALANCE | Prior Year | | Estimated | | Amended | | Annual |
|----------------------------|-------------------|-------------------|--------------------|-------------------|------------|----------|--------|
| | Actual | | Actual | | Budget | | Budget |
| | FY 17-18 | FY 18-19 | FY 18-19 | FY 18-19 | FY 19-20 | | |
| Beginning Area Balance | \$ 4,238 | \$ (6,849) | \$ (6,849) | \$ (6,849) | \$ (2,465) | | |
| Revenues | 28,554 | 31,000 | | 30,210 | | 28,554 | |
| Expenditures | (29,641) | (16,616) | | (25,616) | | (20,196) | |
| Transfers in | - | - | | - | | - | |
| Transfers out | (10,000) | (10,000) | | (10,000) | | (10,000) | |
| Ending Area Balance | \$ (6,849) | \$ (2,465) | \$ (12,255) | \$ (4,107) | | | |



Cherry Street

Cherry Street

| AREA BALANCE | Prior Year | | Estimated | | Amended | | Annual |
|----------------------------|-------------------|-------------------|------------|-------------------|------------|-------------------|--------|
| | Actual | | Actual | | Budget | | Budget |
| | FY 17-18 | FY 18-19 | FY 18-19 | FY 18-19 | FY 19-20 | | |
| Beginning Area Balance | \$ 76,703 | \$ 115,119 | \$ 115,119 | \$ 115,119 | \$ 156,960 | | |
| Revenues | 76,811 | 75,000 | | 71,723 | | 77,471 | |
| Expenditures | 21 | 8,682 | | (10,259) | | (29,699) | |
| Transfers in | - | - | | - | | - | |
| Transfers out | (38,416) | (41,841) | | (37,900) | | (25,000) | |
| Ending Area Balance | \$ 115,119 | \$ 156,960 | | \$ 138,683 | | \$ 179,732 | |



Smelter Site

Smelter Site

AREA BALANCE

| | Prior Year | Estimated | | Amended | | Annual Budget |
|----------------------------|------------|---------------------|---------------------|---------------------|---------------------|------------------|
| | | Actual | Actual | Budget | Budget | |
| | | FY 17-18 | FY 18-19 | FY 18-19 | FY 19-20 | |
| Beginning Area Balance | | \$ 1,357,909 | \$ 1,751,510 | \$ 1,751,510 | \$ 2,074,468 | |
| Revenues | | 833,480 | 900,000 | 990,679 | 845,008 | |
| Expenditures | | (195,629) | (332,792) | (413,673) | (245,053) | |
| Transfers in | | - | - | - | - | |
| Transfers out | | (244,250) | (244,250) | (244,250) | (244,250) | |
| Ending Area Balance | | \$ 1,751,510 | \$ 2,074,468 | \$ 2,084,266 | \$ 2,430,173 | |



Ore Sampling Mill

Fiscal Year 2019/20 Budget

Staff Recommendation:

Approval of a resolution adopting the Fiscal Year 2019-2020 Redevelopment Agency budget as presented.

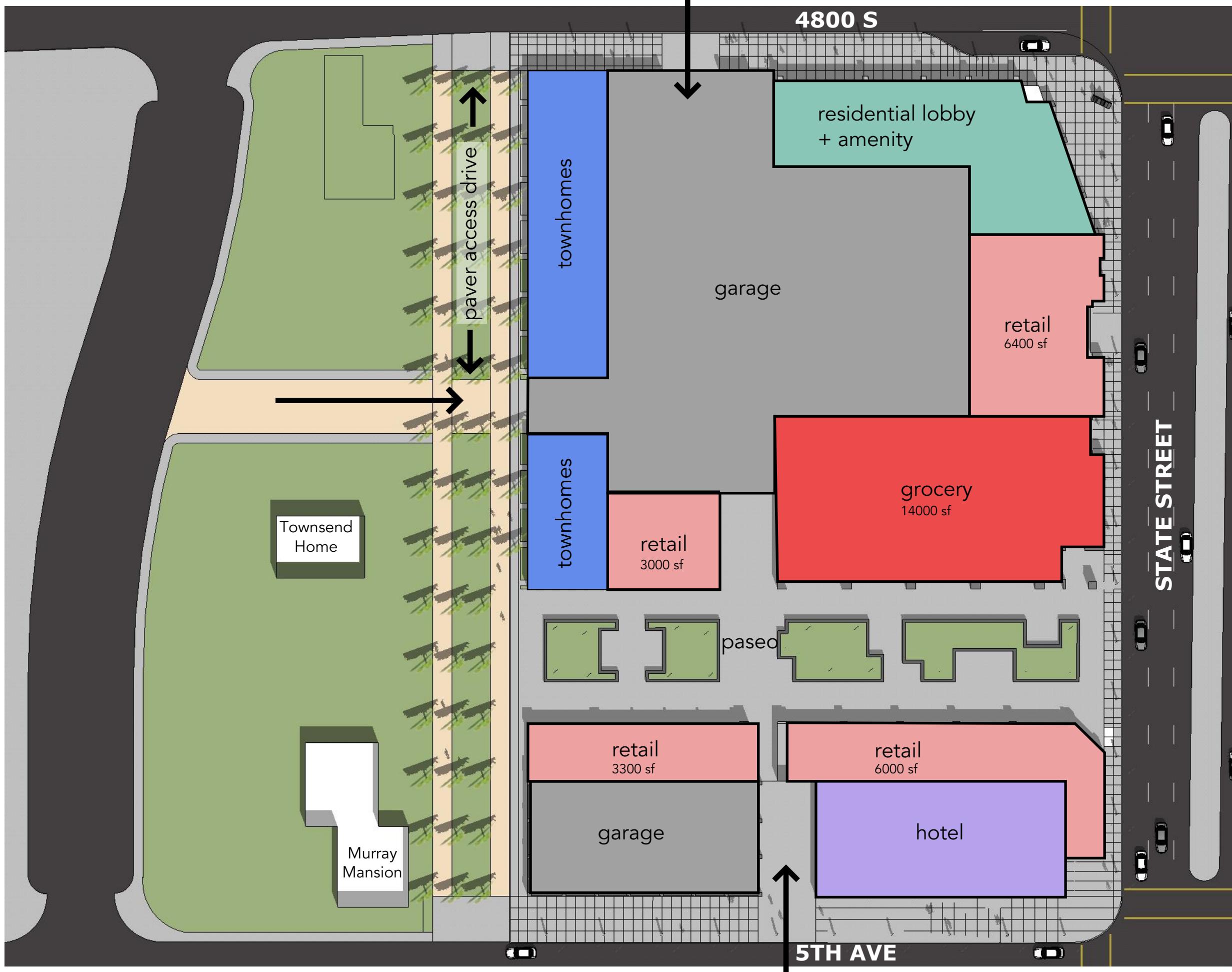


Attachment 5

5TH AVENUE ASSOCIATES

MURRAY RDA BLOCK 1
18 JUNE 2019



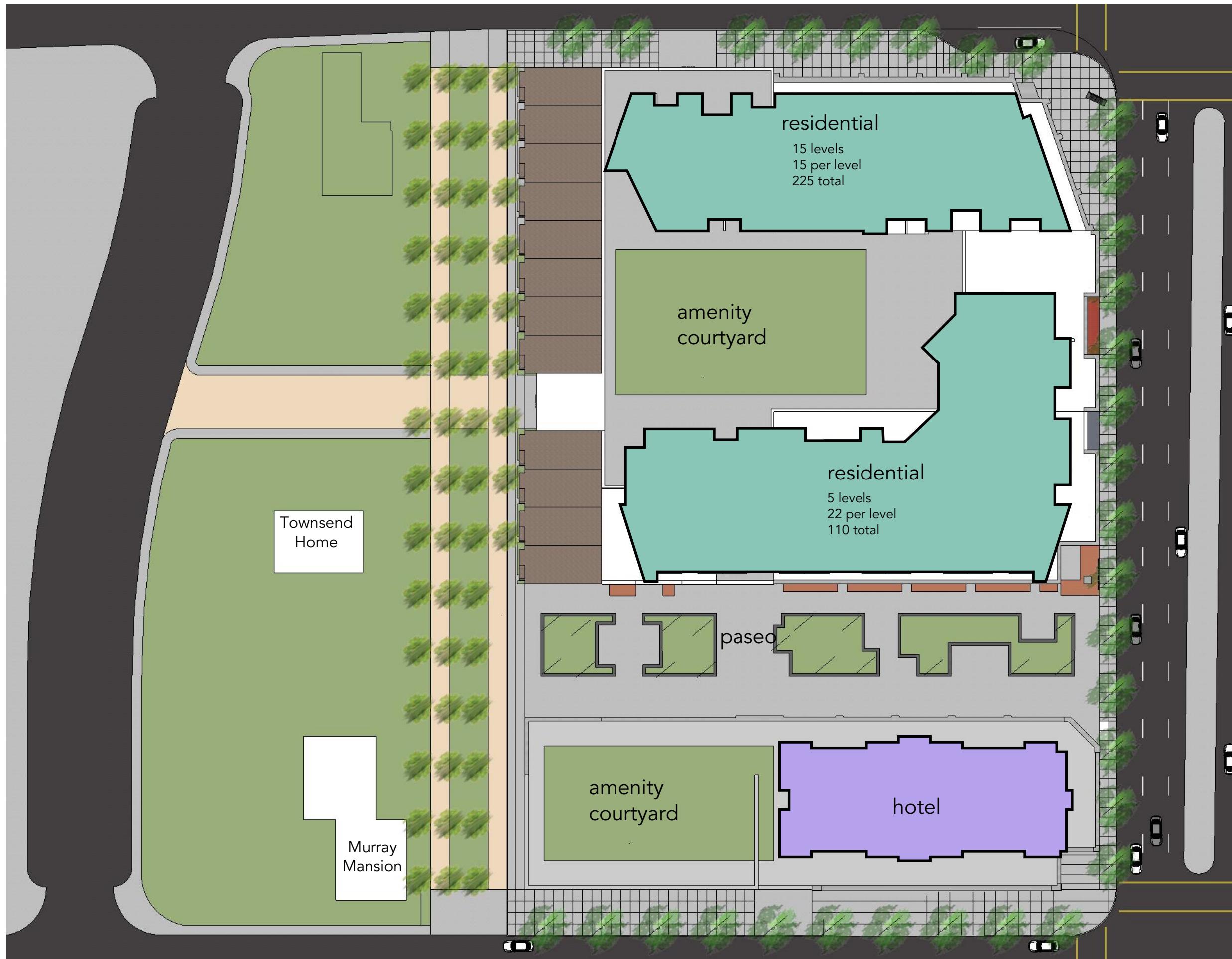


6.18.19



LEVEL 1

Babcock Design



6.18.19

LEVEL 3 +



Babcock Design



6.18.19

MID BLOCK PASEO



Babcock Design



6.18.19

SE AXON



Babcock Design



6.18.19

EAST ELEVATION



Babcock Design



6.18.19

SW AXON



Babcock Design



6.18.19



Babcock Design