



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

Electronic Meeting Only

PUBLIC NOTICE IS HEREBY GIVEN that 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 Board of Directors of the Redevelopment Agency of Murray City, Utah will hold an electronic only regular meeting at 4:30 p.m., Tuesday, May 19, 2020. **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.

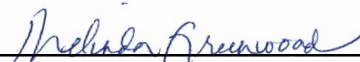
AGENDA

4:30 p.m., Tuesday, May 19, 2020

1. Approval of the April 21, 2020 meeting minutes
2. Citizen Comments* (submitted via email at rda@murray.utah.gov)
3. Presentation on the Redevelopment Agency of Murray City regarding conveyance of property located at approximately 28 East 4TH Avenue to Murray Aerie No. 1760, Fraternal Order of the Eagles (*Presenter: Trae Stokes*)
4. Discussion and Decision on a Resolution Approving an Interlocal Agreement Between the Redevelopment Agency of Murray City and Murray City Corporation for the Conveyance of its Portion of the Vacated Section of Poplar Street between 4800 South and 5th Avenue to the City (*Presenter: Melinda Greenwood*)
5. Presentation of 2019 Tax Year Tax Increment Finance Payments for the Fireclay Project Area (*Presenter: Melinda Greenwood*)
6. Presentation of the RDA Budget for Fiscal Year 2020-2021 and setting a date for a public hearing for the adoption of the budget (*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 May 12, 2020, a copy of the foregoing Notice of Meeting was posted in accordance with Section 52-4-202 (3).



Melinda Greenwood
RDA Deputy Executive Director

The Redevelopment Agency of Murray City met on Tuesday, April 21, 2020 at 5:30 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 Gary Herbert on March 18, 2020 and Murray City Council Resolution #R20-13 adopted on March 17, 2020.

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
Pattie Johnson, City Council
Jay Baughman, Economic Development Specialist
G.L. Critchfield, City Attorney
Kim Sorensen, Parks and Recreation Director
Danny Astill, Public Works Director
Trae Stokes, City Engineer

Mr. Hales called the meeting to order at 5:52 p.m.

1. Approval of the March 17, 2020 RDA meeting minutes

MOTION: Ms. Turner moved to approve the minutes from the March 17, 2020 RDA meeting. The motion was SECONDED by Ms. Dominguez. Voice vote taken, all "ayes."

2. Citizen Comments

No citizen comments were given.

3. Discussion and decision on a Resolution of The Redevelopment Agency of Murray City ("RDA") Approving the Conveyance of Property Located at 4918 South Poplar Street to Susan B. Day and David H. Day

G.L. Critchfield, City Attorney said the Hanauer Street extension will go from 4800 South to Vine Street. This property is currently owned by the Day's and is being used as a parking lot for a law firm. The Hanauer Street extension needs to go right through that parking lot. The RDA owns property kitty-corner from the parking lot. This proposal is for the RDA to transfer that property from the RDA to the Days so they can build their parking lot there. The value of the property the Days currently own is substantially more than the value of the property that the RDA owns. The appraised value for the Day's property is around \$251,000 and the RDA's property is worth around \$81,000. The City is proposing that the RDA transfer this property to the Days, the City will pay to construct a parking lot on the property and makeup the difference by paying \$100,000 to the Days. Creating this Hanauer Street extension will allow for private investment in this area that could enhance property tax values.

Ms. Turner asked where the \$100,000 was coming from.

Mr. Critchfield said that money is mainly coming from Salt Lake County. Trae Stokes, City Engineer, said the majority of funds for the Hanauer Street Extension are coming from the Salt Lake County Transportation Choice Grant. The City has matching funds for that grant but ultimately it is a small amount of the City's funds that would go towards acquiring the property.

Ms. Turner expressed concerns about not having enough time to understand the full process. She wants to make sure the RDA is making the right decision. Ms. Dominguez expressed the same concerns.

Mayor Camp stated this is a process that the City has been working on for a long time. The deal with the Days happened very quickly and is time sensitive.

Mr. Hales asked why this is so time sensitive.

Mayor Camp said this is part of the road acquisition. The City is able to purchase this property from the Days at appraised value. The Days originally wanted more for their property.

Mr. Stokes said he has spent a lot of time with the Days on this deal. When they made the decision, the Days told the City they wanted this done as quickly as possible. The Days have an interest in Murray and in this area. He thinks this is a good deal for both parties.

Mr. Stokes noted there are going to be two additional acquisitions in the area for the roadway. One is with the Murray Fraternal of Eagles.

MOTION: Mr. Cox moved to approve a Resolution of The RDA Approving the Conveyance of Property Located at 4918 South Poplar Street to Susan B. Day and David H. Day. 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

4. Project updates

Melinda Greenwood, RDA Deputy Executive Director, said staff has a meeting this week with the Ore Sampling site developers.

The request for proposal for the downtown development has been posted and responses are due by July 10, 2020.

The demolition on the downtown properties is underway. The contractor has been working on asbestos remediation on the Contract Appliance building. Demolition permits should be issued by next week.

The road construction agreement between the City and Avida over at Fireclay is complete. The agreement is with the City because the City will be constructing the road. They will be using the RDA funds that were withheld from the Tax Increment Funding payment in 2018. Staff is waiting for the property owners to sign the plat. Once that is done, the plat will be recorded then road construction will be scheduled.

Ms. Greenwood received information from American Tower that there is a need for an Environmental Phase One study redone on the property for the cell phone tower relocation. That will not be done until May 20, 2020, which adds another four week delay to that project.

The Quality Oil Monitoring Report was provided to the RDA. There has not been any changes, it will just take a number of years for the natural cleaning of the soil to take place. The Board Members did not have any questions about the report.

Ms. Martinez asked why a second environmental study has to be done on the American Tower relocation.

Ms. Greenwood replied some changes were made to the way the plat and easements were laid out. American Tower did not realize they had to update their Phase One to add in the easement that was changed. There is no cost to the City for the second study.

The meeting was adjourned at 6:22 p.m.

Jennifer Kennedy, City Recorder



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

TO: RDA Board

THROUGH: Mayor Blair Camp, RDA Executive Director

FROM: Melinda Greenwood, RDA Deputy Executive Director

MEETING DATE: May 19, 2020

RE: Agenda Item #3 – Presentation on the Redevelopment Agency of Murray City regarding conveyance of property located at approximately 28 East 4TH Avenue to Murray Aerie No. 1760, Fraternal Order of the Eagles

In the past several years, the RDA has acquired property in the downtown MCCD area in anticipation of building a new city hall and extending Hanauer Street. Public Works Director Danny Astill and City Engineer Trae Stokes will be presenting the particulars of the draft agreement between the City, RDA and Murray Aerie No. 1760 Fraternal Order of the Eagles (FOE) regarding right-of-way acquisition for the Hanauer Street extension.

As with the Day's property acquisition presented at the April RDA meeting, Mr. Stokes has been diligently working for many months to negotiate acquisition of the FOE property for the construction of Hanauer Street. The acquisition is complex and involves vacation of an alleyway and then conveyance of **RDA** property to the FOE. The **City** will design and construct a parking lot and install landscaping to replace the parking lost in the acquisition, and then make a payment to the FOE to account for the value of the property the City is acquiring. Funding for the property acquisition will come from the Salt Lake County Road Funds previously granted to the City for the Hanauer Road extension.

Note this agreement has yet to be approved by the FOE and will need final approval by the Grand Aerie prior to the approval of the RDA Board. It is anticipated this will be brought to the RDA Board in June or July for approval.

This item is informational only and no action of the RDA Board will be needed.

Attachments:

1. Hanauer Street Extension Right of Way Exhibit – Aerial View Sheet 2
2. Hanauer Street Extension Right of Way Exhibit – Sheet 2
3. FOE Parking Option 3B
4. Draft Resolution and Agreement of Murray City Corporation, The Redevelopment Agency of Murray City and Murray Aerie No. 1760, Fraternal Order of the Eagles

SHEET - 02

MURRAY CITY
(INCORPORATED)

5TH AVENUE

T.2 S. R.1 E.
S.L.B. & M.

POPLAR STREET

4TH AVENUE

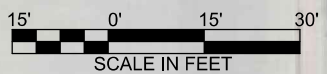
J:\19-142\19-142\Station\Murray_Fee_Property.dgn
1/13/2020
PIN:

PARCEL NO.	GRANTOR	GRANTEE	NET AC.	SQ. FEET
7:	F.O.E	MURRAY CITY	0.021	11,124
8:	MURRAY CITY RDA	F.O.E.	0.123	5,348
9:	MURRAY CITY	F.O.E. (ALLEY WAY)	0.102	4,423

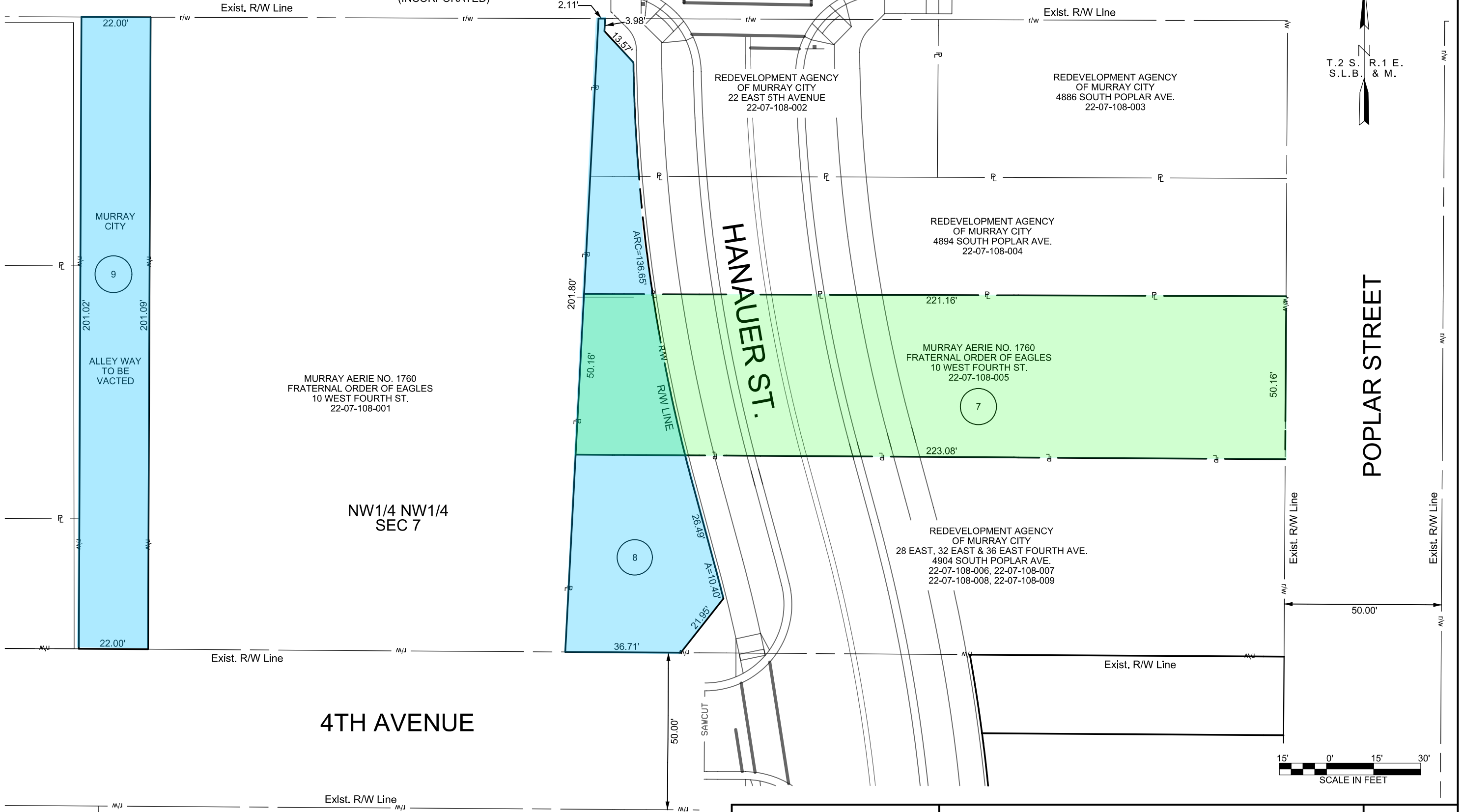
PROJECT NO. 19-142
DATE: 01/10/2020

HANAUER STREET EXTENSION
RIGHT OF WAY EXHIBIT

SHEET NO.
2



5TH AVENUE



M/J		M/J		M/J	
PARCEL NO.	GRANTOR	GRANTEE	NET AC.	SQ. FEET	
7:	F.O.E	MURRAY CITY	0.021	11,124	
8:	MURRAY CITY RDA	F.O.E.	0.123	5,348	
9:	MURRAY CITY	F.O.E. (ALLEY WAY)	0.102	4,423	

PROJECT NO. 19-142
DATE: 01/10/2020

HANAUER STREET EXTENSION RIGHT OF WAY EXHIBIT

SHEET NO.
2

FOE Parking Option 3B



5th Ave

51 Total Stalls
(50 Total Existing Stalls)

One Way →

24'

19'
(MIN)

(10 Existing Stalls)

(24 Existing Stalls)

Poplar Street

(14 Existing Stalls)

24'

24'
(MIN)

4th Ave

Protect Existing
Sign

24' Approach

AWCUT

SAWCU

SAWCU

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY ("RDA") APPROVING THE CONVEYANCE OF PROPERTY LOCATED AT APPROXIMATELY 28 EAST 4TH AVENUE TO MURRAY AERIE NO. 1760, FRATERNAL ORDER OF EAGLES ("FOE")

WHEREAS, the Redevelopment Agency of Murray City ("RDA") was created and organized pursuant to the provisions of the Community Reinvestment Agency Act-Title 17C of the Utah Code, as amended and is authorized and empowered to undertake certain activities and actions pursuant to the law including the power to hold, sell, convey, grant, gift or otherwise dispose of any interest in real property; and

WHEREAS, the RDA owns certain real property located at approximately 28 East 4th Avenue, comprising 0.123 acres (hereinafter referred as the "RDA Property"); and

WHEREAS, the City is in the process of constructing an extension to Hanauer Street to run between 4800 South and Vine Street; and

WHEREAS, the City needs to acquire certain parcels of property owned by the FOE (the "FOE Property") to enable the construction according to the plans; and

WHEREAS, the Hanauer Street extension and the FOE Property lie within the Central Business District Redevelopment Project Area (the "Project Area"); and

WHEREAS, the construction of the Hanauer Street extension will help facilitate the redevelopment of properties in the Project Area and is expected to increase the likelihood of future private development within the Project Area; and

WHEREAS, to assist the City with obtaining the FOE Property needed for the Hanauer Street extension, the RDA wants to convey the RDA Property to the FOE as part of an agreement for the exchange of properties;

WHEREAS, the RDA finds that facilitating the redevelopment of the Project Area through improvement of public infrastructure and the expected economic impact and projected stimulus for future private development is satisfactory and appropriate consideration for it to convey the RDA Property to the FOE as part of an exchange agreement to help the City obtain the FOE Property so the City can build the extension of Hanauer Street;

NOW THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Murray City as follows:

1. That in consideration for conveying the RDA Property to the FOE, the improvement of public infrastructure and the expected economic impact

and projected stimulus for future private development is satisfactory and appropriate, which consideration the RDA deems to be of equal or greater value than the value of the RDA Property;

2. It hereby approves an Agreement between the Redevelopment Agency of Murray City, Murray City Corporation, and the Murray Aerie No. 1760, Fraternal Order of Eagles, in substantially the form attached as Exhibit "A"; and
3. D. Blair Camp, as Executive Director of the RDA, is authorized on behalf of the RDA to sign the Agreement, and such additional documents or instruments necessary or appropriate to complete the conveyance.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this _____ day of _____, 2020.

Redevelopment Agency of Murray City

Brett A. Hales, Chair

ATTEST:

D. Blair Camp, Executive Director

AGREEMENT

between

MURRAY CITY CORPORATION,
The REDEVELOPMENT AGENCY OF MURRAY CITY, and
MURRAY AERIE NO. 1760, FRATERNAL ORDER OF EAGLES

THIS AGREEMENT is made and entered into this ____ day of _____, 2020, by and between **Murray City Corporation**, a Utah municipal corporation and political subdivision of the State of Utah (“City”), the **Redevelopment Agency of Murray City**, a Utah redevelopment agency (“RDA”), and **Murray Aerie No. 1760, Fraternal Order of Eagles** (“FOE”). The City, RDA and FOE are hereafter sometimes referred to separately as a “Party” or collectively as “Parties.”

RECITALS

WHEREAS, one of the City’s missions is to plan and provide for its citizens’ transportation needs; and

WHEREAS, the City is involved with Salt Lake County in a street expansion project for the 4500 South to Vine Street area which will consist of a one-way couplet that utilizes Hanauer Street for northbound traffic and Box Elder Street for southbound traffic; and

WHEREAS, Hanauer Street needs to be extended to the South between 4800 South and Vine Street; and

WHEREAS, the City wants to acquire, and the FOE is willing to convey pursuant to the conditions of this Agreement, portions of property owned by the FOE, more fully described below in Exhibit “A” (attached hereto and incorporated by reference herein; hereafter referred to as the “FOE Parcel”), in order to construct the Hanauer Street extension; and

WHEREAS, the Hanauer Street extension and the FOE Parcel lie within the Central Business District Redevelopment Project Area (“the Project Area”); and

WHEREAS, the RDA desires to facilitate the redevelopment and revitalization of properties within the Project Area; and

WHEREAS, the RDA owns property located adjacent to FOE property at approximately 28 East 4th Avenue, (hereinafter referred to as the “RDA Parcel”), and more particularly described in Exhibit “A”; and

WHEREAS, in accordance with the Agreement hereunder and pursuant to Utah Code §17C-1-202(d), the RDA wants to convey to the FOE the RDA Parcel, in order to facilitate the redevelopment of the Project Area, the public infrastructure, and the expected economic impact and stimulus of this transaction due to future potential private development; and

WHEREAS, the RDA has passed resolution no. ____ (attached hereto as Exhibit “B” and incorporated by reference herein), acknowledging that it has authority to convey the RDA Parcel and Parcel 9 pursuant to Utah Code §17C-1-202(d), and that the facilitation of redevelopment of the Project Area through improvement of the public infrastructure and the expected economic impact and stimulus of this transaction for future private development is satisfactory and appropriate consideration for its conveyance of the RDA Parcel and Parcel 9 to FOE; and the RDA deems the value of the foregoing consideration to be equal to or greater than the value of the RDA Parcel; and

WHEREAS, the City will (1) vacate an alley running between 4th Avenue and 5th Avenue just west of the FOE property located at 10 West 4th Avenue (the “Alleyway”), with the east half of the Alleyway going to the FOE; (2) design and construct a new parking lot for the FOE and low maintenance landscaping along Hanauer Street; and (3) pay the sum of \$75,693.00 to the FOE as a settlement for the difference in land area, severance damages, improvements and costs to cure; and

WHEREAS, the RDA owns the property to the west of the Alleyway to be vacated; and

WHEREAS, once the Alleyway has been vacated by the City, the RDA will convey to the FOE its half of the vacated Alleyway (the west half; hereinafter referred to as “Parcel 9,” and more particularly described in Exhibit “A”); and

WHEREAS, the FOE Parcel has been appraised at \$213,200.00; and

WHEREAS, the RDA Parcel has been appraised at \$97,280.00; Parcel 9 has an appraised value of \$40,227.00; and

WHEREAS, the value of the FOE Parcel is equal to the value of the RDA Parcel, Parcel 9, the design and construction of the new parking lot and the settlement of \$75,693.00;

NOW THEREFORE, in consideration of the foregoing Recitals, the following mutual covenants and understandings, the payment of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, the Parties mutually agree as follows:

1. VALUATION AND CONSIDERATION: For purposes of the exchange to be effected under this Agreement, the Parties agree that the conveyance of the RDA Parcel and Parcel 9 by the RDA, and the design and construction of the parking lot and landscaping and the \$75,693.00 payment by the City as a settlement is equal to the value of the FOE Parcel. The Parties acknowledge and agree that the exchange between the Parties is the full and complete consideration to be exchanged by the Parties.
2. FOE’S OBLIGATIONS: FOE shall transfer and convey to the City, by a standard form Utah special warranty deed, the real property referred to as the FOE Parcel, as more specifically described in Exhibit “A”.

3. RDA'S OBLIGATIONS:

- a. RDA shall transfer and convey to FOE, by standard form Utah special warranty deed, the real property referred to as the RDA Parcel as more specifically described in Exhibit "A."
- b. Once the Alleyway has been vacated by the City, RDA shall convey to FOE by standard form Utah special warranty deed Parcel 9 as more specifically described in Exhibit "A."

4. CITY'S OBLIGATIONS:

- a. City shall vacate the Alleyway. The effect of this vacature is that each owner of property abutting the vacated right-of-way shall take fee title in the vacated area, up to the center line of the vacated street. Accordingly, FOE shall have fee title in the east half of the Alleyway upon vacature.
- b. City shall design and construct a parking lot to be situated on FOE property, and design and install low maintenance landscaping on FOE property along Hanauer Street, all as more fully appears on Exhibit "C", attached hereto and incorporated by reference herein. The parking lot and landscaping shall be completed by the City no later than _____, 2020.
- c. City shall pay to FOE the sum **Seventy-Five Thousand Six Hundred and Ninety-Three Dollars (\$75,693.00)** as a "settlement" for the difference in land area, severance damages, improvements and costs to cure items.
- d. City shall pay all closing costs related to the exchange herein.

5. CONDITIONS TO CLOSING ON THE PROPERTIES:

- a. The respective titles to the properties being exchanged hereunder shall be free and clear of any financial encumbrances.
- b. As of the closing date, each Party receiving a conveyance will have conducted investigations and satisfied itself with respect to the condition of the property and the transactions contemplated by this Agreement. Accordingly, except as expressly set forth in this agreement and the deed, each Party will accept the property in the condition in which it exists on the closing date (that is, "as is" and "where is", "with all faults"), without any other representation or warranty, express or implied (including without limitation the physical condition of the property and/or the property's suitability or fitness for any particular purpose), and without any other recourse against the conveying Party.

6. **TITLE POLICY:** At closing, City shall obtain, inspect, approve and pay for a standard-coverage owner's policy of title insurance by a title insurance company in the total amount of the Properties' value ("Final Title Policy") in order to adequately insure City and FOE against any and all loss or damage resulting from defects or problems relating to the respective ownership of the Properties including, without limitation, the enforcement of liens that may exist against the Properties. If title to the Properties cannot be made insurable through an escrow agreement upon the closing, this Agreement shall be null and void, and the Parties shall have no further obligations to one another whatsoever.

7. **MISCELLANEOUS.**

A. **Entire Agreement; Amendment:** This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and statements, promises, or inducements made by any Party or agents of any Party that are not contained in this Agreement shall not be binding or valid. This Agreement may not be amended, enlarged, modified or altered except through a written instrument signed by all Parties.

B. **Counterparts:** This Agreement may be executed in one or more counterparts.

C. **Severability:** If any provision of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatsoever.

D. **No Third-Party Beneficiaries:** There are no intended third-party beneficiaries to this Agreement. It is expressly understood that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any claim or right of action by any third person under this Agreement. It is the express intention of the Parties that any person other than the Party who receives benefits under this Agreement shall be deemed an incidental beneficiary only.

E. **Relationship of the Parties.** The relationship of the Parties established by this Agreement is solely that of independent contractors. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the Parties hereto.

F. **Time of Essence.** Time is of the essence to the performance of each and every obligation under this Agreement.

G. **Force Majeure.** Except for the obligation to pay for services appropriately rendered in accordance with this Agreement, neither party hereto will be held responsible for loss, damage, delay or default in shipment or performance occasioned by unforeseeable causes

beyond the control and without the fault or negligence of the party, including, but not restricted to, fire, flood, epidemics, quarantine, strikes, riot, acts of God or the public enemy and/or war.

H. Governing Law and Venue. This Agreement shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County or the United States District Court of Utah.

IN WITNESS WHEREOF, the Parties have each executed this Agreement as of the date first set forth above.

MURRAY CITY CORPORATION

**MURRAY AERIE NO. 1706
FRATERNAL ORDER OF EAGLES**

By: _____
D. Blair Camp, Mayor

(Signature)

ATTEST:

(Printed Name and Title)

City Recorder

APPROVED AS TO FORM

City Attorney

**REDEVELOPMENT AGENCY OF
MURRAY CITY**

By: _____
D. Blair Camp, Executive Director

ATTEST:

City Recorder

Exhibit “A”
Property Descriptions

PARCEL 7 – F.O.E. to Murray City RDA

Tax Id. No. 22-07-108-005

A tract of land in fee, being all of an entire tract of property situate in the NW1/4NW1/4 of Section 7, T.2 S., R.1 E., S.L.B.& M. The boundaries of said tract of land are described as follows:

All of Lot 5 and the South one-half of Lot 4, and the North one-half of Lot 6, in Block 5 of Haynes and Cahoon's Survey, in the City of Murray, and more particularly described as follows;

COMMENCING at a point on the West line of Poplar Street, 418.12 feet East and 369.6 feet North from the Southwest corner of Lot 1, said Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 223.08 feet, thence North 3° East 50.16 feet, thence East 221.16 feet to the West line of Poplar Street; thence South 50.16 feet, along the West line of said Street to the point of BEGINNING. The above described tract of land contains 11,124 square feet or 0.021 acre.

PARCEL 8 – Murray City RDA to F.O.E.

Tax Id. No. 22-07-108-002; 22-07-108-004; 22-07-108-005; 22-07-108-006; 22-07-108-007;

A parcel of land in fee, being part of an entire tract of property situate in the NW1/4NW1/4 of Section 7, T.2 S., R.1 E., S.L.B.& M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the northerly right of way line of 4th Avenue at the southwest corner of said entire tract, which point is (as described by record deed) approximately 4 chains and 64 links North and approximately 6 chains and 32 links East and 184.9 feet West from the Southwest corner of Lot 1, of said Section 7, said point of beginning is more particularly described as 154.18 feet N.0°19'40"E. along the monument line in State Street and 642.39 feet N.89°37'21"W. from a Salt Lake County monument at the intersection of State Street and Vine Street; and running thence N.3°00'00"E. 201.80 feet along the westerly boundary line of said entire tract to the southerly right of way line of 5th Avenue; thence S.89°49'19"E. (Record Deed bearing = East) 2.11 feet; thence S.3°00'00"W. 3.98 feet; thence S.42°43'47"E. 13.57 feet; thence southerly 136.65 feet along the arc of a 546.50-foot radius non-tangent curve to the left (Note: Chord to said curve bears S.8°02'20"E. for a distance of 136.29 feet); thence S.15°12'07"E. 26.49 feet to the point of curvature of a 473.50-foot radius tangent curve to the right; thence southerly 10.40 feet along the arc of said curve (Note: Chord to said curve bears S.14°34'21"E. for a distance of 10.40 feet); thence S.38°15'22"W. 21.95 feet to said northerly right of way line of 4th Avenue; thence N.89°37'21"W. (Record Deed bearing = West) 36.71 feet along said northerly right of way line to the point of beginning. The above described parcel of land contains 5,348 square feet or 0.123 acre.

PARCEL 9 – Murray City to F.O.E. (Vacated Alley)

A tract of land, being all of the existing right of way of an alley way between 4th Avenue and 5th Avenue, Murray City, situate in the NW1/4NW1/4 of Section 7, T.2 S., R.1 E., S.L.B.& M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the easterly right of way line of said alley way and the northerly right of way line of 4th Avenue, which point is 0.9 chains East and 304.16 feet North from the Southwest corner of Lot 1 of said Section 7 said point of beginning is more particularly described as 154.18 feet N.0°19'40"E. along the monument line in State Street and 775.15 feet N.89°37'21"W. from a Salt Lake County monument at the intersection of State Street and Vine Street; and running thence N.89°37'21"W. 22.00 feet, more or less, along said northerly right of way line to the westerly right of way line of said alley way; thence N.0°14'11"E. 201.02 feet along said westerly right of way line to the southerly right of way line of 5th Avenue; thence S.89°49'19"E. 22.00 feet, more or less, along said southerly right of way line to said easterly right of way line; thence S.0°14'11"W. 201.09 feet along said easterly right of way line to the point of beginning. The above described parcel of land contains 4,423 square feet, more or less or 0.102 acre more or less.

Exhibit “B”
RDA Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY ("RDA") APPROVING THE CONVEYANCE OF PROPERTY LOCATED AT APPROXIMATELY 28 EAST 4TH AVENUE TO MURRAY AERIE NO. 1760, FRATERNAL ORDER OF EAGLES ("FOE")

WHEREAS, the Redevelopment Agency of Murray City ("RDA") was created and organized pursuant to the provisions of the Community Reinvestment Agency Act-Title 17C of the Utah Code, as amended and is authorized and empowered to undertake certain activities and actions pursuant to the law including the power to hold, sell, convey, grant, gift or otherwise dispose of any interest in real property; and

WHEREAS, the RDA owns certain real property located at approximately 28 East 4th Avenue, comprising 0.123 acres (hereinafter referred as the "RDA Property"); and

WHEREAS, the City is in the process of constructing an extension to Hanauer Street to run between 4800 South and Vine Street; and

WHEREAS, the City needs to acquire certain parcels of property owned by the FOE (the "FOE Property") to enable the construction according to the plans; and

WHEREAS, the Hanauer Street extension and the FOE Property lie within the Central Business District Redevelopment Project Area (the "Project Area"); and

WHEREAS, the construction of the Hanauer Street extension will help facilitate the redevelopment of properties in the Project Area and is expected to increase the likelihood of future private development within the Project Area; and

WHEREAS, to assist the City with obtaining the FOE Property needed for the Hanauer Street extension, the RDA wants to convey the RDA Property to the FOE as part of an agreement for the exchange of properties;

WHEREAS, the RDA finds that facilitating the redevelopment of the Project Area through improvement of public infrastructure and the expected economic impact and projected stimulus for future private development is satisfactory and appropriate consideration for it to convey the RDA Property to the FOE as part of an exchange agreement to help the City obtain the FOE Property so the City can build the extension of Hanauer Street;

NOW THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Murray City as follows:

1. That in consideration for conveying the RDA Property to the FOE, the improvement of public infrastructure and the expected economic impact

and projected stimulus for future private development is satisfactory and appropriate, which consideration the RDA deems to be of equal or greater value than the value of the RDA Property;

2. It hereby approves an Agreement between the Redevelopment Agency of Murray City, Murray City Corporation, and the Murray Aerie No. 1760, Fraternal Order of Eagles, in substantially the form attached as Exhibit "A"; and
3. D. Blair Camp, as Executive Director of the RDA, is authorized on behalf of the RDA to sign the Agreement, and such additional documents or instruments necessary or appropriate to complete the conveyance.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this _____ day of _____, 2020.

Redevelopment Agency of Murray City

Brett A. Hales, Chair

ATTEST:

D. Blair Camp, Executive Director

Exhibit “C”
Parking Lot Drawing



**THE REDEVELOPMENT AGENCY
OF MURRAY CITY**

TO: RDA Board

THROUGH: Mayor Blair Camp, RDA Executive Director

FROM: Melinda Greenwood, RDA Deputy Executive Director

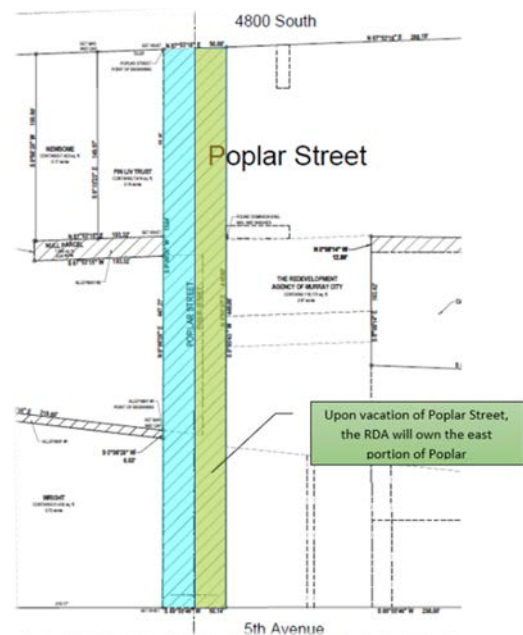
MEETING DATE: May 19, 2020

RE: Agenda Item #4 – Discussion and Decision on a Resolution Approving an Interlocal Agreement Between the Redevelopment Agency of Murray City and Murray City Corporation for the Conveyance of its Portion of the Vacated Section of Poplar Street between 4800 South and 5th Avenue to the City

One component of the long-standing plans for the future municipal campus has been to vacate Poplar Street to utilize that area for parking space. When public right-of-way (Poplar Street) is vacated, the vacated property is split equally in half, with each half going to the adjacent property owner. The City owns the property on the west side of Poplar Street. The RDA owns the property on the east side of Poplar Street and therefore after the vacation, the east portion of the Poplar Street property will be owned by the RDA.

For the City to close on the bonds for the construction for the new city hall, all the property on which the project will be located must be owned by the City.

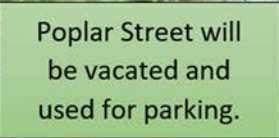
The attached interlocal agreement authorizes the RDA to convey their vacated portion of Poplar Street to the City. The City will then own all the property for the future city hall parking and be able to close on the bonds.



We are recommending approval of this item, however, should the City Council elect not to approve the Poplar Street vacation at the May 19, 2020 City Council meeting, this agreement would be void.

Recommended Motion:

Motion to approve a Resolution Approving an Interlocal Agreement Between the Redevelopment Agency of Murray City and Murray City Corporation for the Conveyance of its Portion of the Vacated Section of Poplar Street between 4800 South and 5th Avenue to the City.

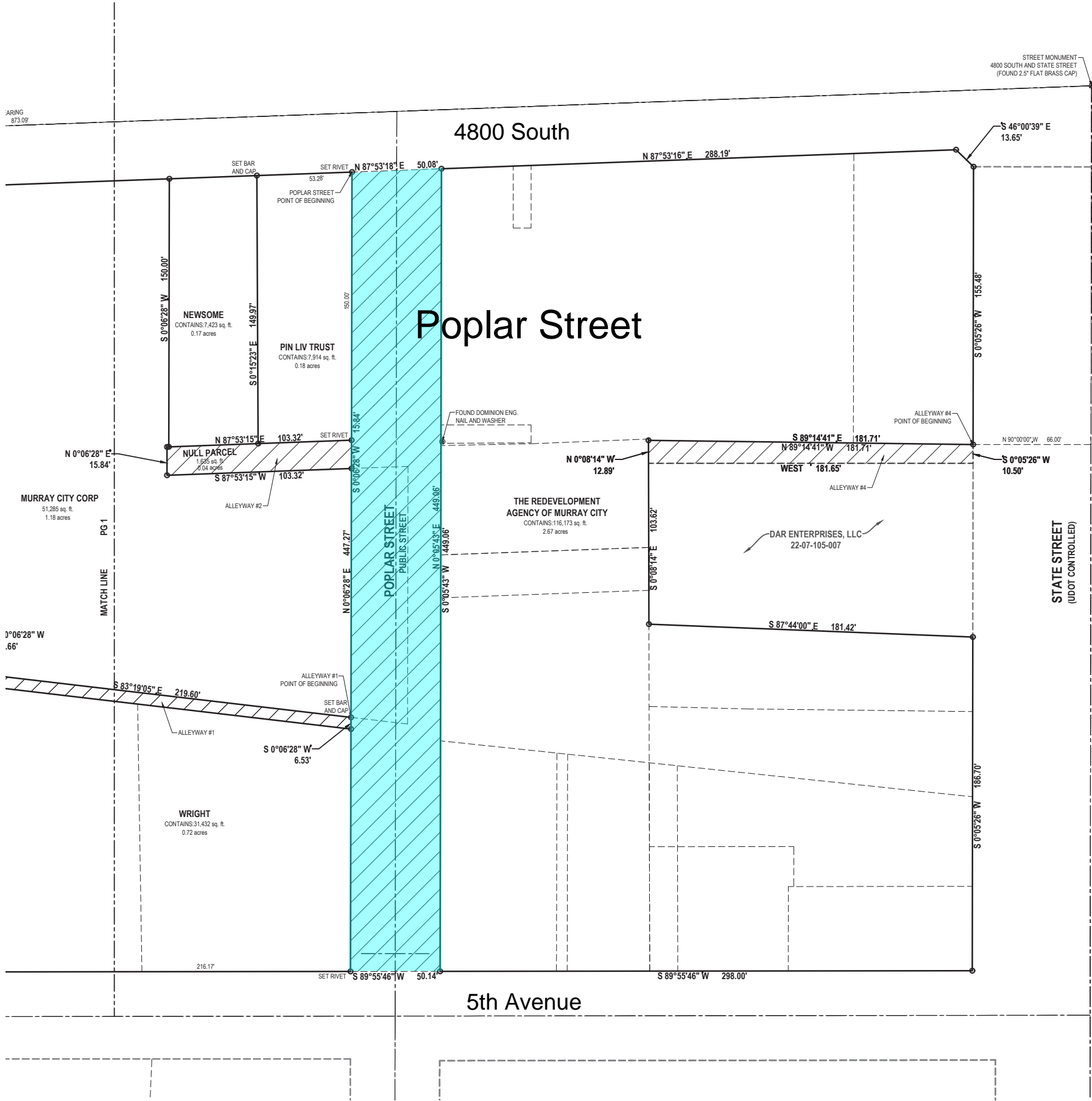


811

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STORM DRAIN CATCH BASIN
STORM DRAIN COMBO BOX
SIGN
UTILITY MANHOLE
UTILITY POLE
GAS METER
GAS LINE
MINOR CONTOURS 1' INCREMENT
MAJOR CONTOURS 5' INCREMENT
CONCRETE
ADJACENT RIGHT OF WAY
RIGHT OF WAY
SECTION LINE
PROPERTY LINE
ADJACENT PROPERTY LINE
DEED LINE
TANGENT LINE
FENCE
EDGE OF ASPHALT
SANITARY SEWER
STORM DRAIN LINE
WATER LINE
IRRIGATION LINE
TELEPHONE LINE
OVERHEAD POWER
EXISTING BUILDING



ALLEYWAY DESCRIPTIONS

Poplar Street
A parcel of land lying and situate in the Northwest Quarter of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being a public road known as Poplar Street, for which the basis of bearing is South 87°53'15" West 873.22 feet measured on a line between the Street Monument at the Intersection of State Street and 4800 South Street and the Witness Corner to the Northeast Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; more particularly described as follows:
Beginning at a point on the Southerly Right-of-way line of 4800 South Street, said point being South 02°06'45" East 33.00 feet and coincident with said Southerly Right-of-way line, North 87°53'15" East 457.65 feet from the Witness Corner to the Northeast Corner of Section 12 and running:
THENCE coincident with the Southerly Right-of-way line of 4800 South Street, North 87°53'18" East a distance of 50.08 feet to the Easterly Right-of-way line of Poplar Street;
THENCE coincident with said Easterly line, South 00°05'43" West a distance of 449.06 feet to the Northerly Right-of-way line of 5th Avenue;
THENCE coincident with said Northerly line, South 89°55'46" West a distance of 50.14 feet to the Westerly Right-of-way line of Poplar Street;
THENCE coincident with said Westerly line, North 00°06'28" East a distance of 447.27 feet more or less to the point of beginning.

Contains 22,449 square feet or 0.52 acres more or less.

Alleyway #1
A parcel of land lying and situate in the Northwest Quarter of Section 7, Township 2 South, Range 1 East, and the Northeast Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, being an alleyway, for which the basis of bearing is South 87°53'15" West 873.22 feet measured on a line between the Street Monument at the Intersection of State Street and 4800 South Street and the Witness Corner to the Northeast Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; more particularly described as follows:
Beginning at a point on the Westerly Right-of-way line of Poplar Street, said point being South 02°06'45" East 33.00 feet and coincident with the Southerly Right-of-way line of 4800 South Street, North 87°53'15" East 457.65 feet and coincident with the Westerly Right-of-way line of Poplar Street South 00°06'28" East 305.10 feet from the Witness Corner to the Northeast Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running:
THENCE South 00°06'28" West a distance of 6.53 feet
THENCE North 83°19'05" East a distance of 659.49 feet
THENCE North 00°00'15" West a distance of 17.21 feet
THENCE South 83°19'05" East a distance of 439.92 feet
THENCE South 0°06'28" West a distance of 10.66 feet
THENCE South 83°19'05" East a distance of 219.60 feet more or less to the point of beginning.

Contains 8,945 Square feet or 0.21 acres more or less

Alleyway #2
A parcel of land lying and situate in the Northwest Quarter of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being an alleyway, for which the basis of bearing is South 87°53'15" West 873.22 feet measured on a line between the Street Monument at the Intersection of State Street and 4800 South Street and the Witness Corner to the Northeast Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; more particularly described as follows:
Beginning at a point on the Westerly Right-of-way line of Poplar Street, said point being South 02°06'45" East 33.00 feet and coincident with the Southerly Right-of-way line of 4800 South Street, North 87°53'15" East 457.65 feet and coincident with the Westerly Right-of-way line of Poplar Street, South 00°06'28" East 150.00 feet; from the Witness Corner to the Northeast Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running:
THENCE coincident with the Westerly Right-of-way line of Poplar Street, South 00°06'28" West a distance of 15.84 feet
THENCE South 87°53'15" West a distance of 103.32 feet
THENCE North 00°06'28" East a distance of 103.32 feet more or less to the point of beginning.

Contains 1,635 Square feet or 0.04 acres more or less

Alleyway #3
A parcel of land lying and situate in the Northwest Quarter of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being an alleyway, for which the basis of bearing is South 87°53'15" West 873.22 feet measured on a line between the Street Monument at the Intersection of State Street and 4800 South Street and the Witness Corner to the Northeast Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; more particularly described as follows:
Beginning at a point on the Southerly Right-of-way line of 4800 South Street, said point being South 02°06'45" East 33.00 feet and coincident with the Southerly Right-of-way line of 4800 South Street, North 87°53'15" East 38.33 feet from the Witness Corner to the Northeast Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running:
THENCE coincident with the Southerly Right-of-way line of 4800 South Street, North 87°53'15" East a distance of 16.00 feet
THENCE South 00°06'28" West a distance of 150.00 feet
THENCE North 87°53'15" East a distance of 151.00 feet
THENCE South 00°06'28" West a distance of 7.84 feet
THENCE South 87°53'15" West a distance of 167.00 feet
THENCE North 00°06'28" East a distance of 157.84 feet more or less to the point of beginning.

Contains 3,706 Square feet or 0.09 acres more or less

Alleyway #4
A parcel of land lying and situate in the Northwest Quarter of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being an alleyway, for which the basis of bearing is South 87°53'15" West 873.22 feet measured on a line between the Street Monument at the Intersection of State Street and 4800 South Street and the Witness Corner to the Northeast Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; more particularly described as follows:
Beginning at a point on the Westerly Right-of-way line of State Street, said point being South 00°05'26" West 200.78 feet and WEST 66.00 feet from Street Monument at the Intersection of State Street and 4800 South Street and running:
THENCE coincident with the Westerly Right-of-way line of State Street, South 00°05'26" West a distance of 10.50 feet
THENCE WEST a distance of 181.65 feet
THENCE North 00°08'14" West a distance of 12.89 feet
THENCE South 89°14'41" East a distance of 181.71 feet more or less to the point of beginning.

Contains 2,124 Square feet or 0.05 acres more or less

03/05/20
Date

Patrick M. Harris
License no. 286882

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ. 1 inch = 30 ft.

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 7,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, AND
THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.696.2983

WWW.ENSIGNENG.COM

FOR:
GSBS ARCHITECTS
375 WEST 200 SOUTH SUITE 100
SALT LAKE CITY, UTAH 84101
CONTACT:
JESSE ALLEN
PHONE: 801-521-8600

MURRAY CITY HALL
ALLEYWAY EXHIBIT
4800 SOUTH POPLAR STREET
MURRAY, UTAH



ALTA-NSPS
LAND TITLE &
TOPOGRAPHY
SURVEY

PROJECT NUMBER
8921
PRINT DATE
3/5/20
DRAWN BY
C.ANDERSON
CHECKED BY
P.HARRIS
PROJECT MANAGER
P.HARRIS

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY ("RDA") APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MURRAY CITY ("RDA") AND MURRAY CITY CORPORATION ("CITY") FOR THE CONVEYANCE OF ITS PORTION OF THE VACATED SECTION OF POPLAR STREET TO THE CITY

WHEREAS, Title 11, Chapter 13, of the Utah Code, provides that two or more public agencies may enter into an agreement with one another for joint or cooperative actions; and

WHEREAS, the City and RDA are "public agencies" as contemplated in section 11-13-101 of the Utah Code, *et seq.* – Interlocal Cooperation Agreement Act; and

WHEREAS, the Redevelopment Agency of Murray City ("RDA") was created and organized pursuant to the provisions of the Community Reinvestment Agency Act-Title 17C of the Utah Code, as amended and is authorized and empowered to undertake certain activities and actions pursuant to the law including the power to hold, sell, convey, grant, gift or otherwise dispose of any interest in real property, and to take actions to promote redevelopment in certain project areas; and

WHEREAS, Murray City Corporation ("City") is a municipal corporation under the laws of the State of Utah with authority, through its Mayor, to vacate public streets or rights-of-way; and

WHEREAS, the City and RDA own certain real property in the Central Business District Redevelopment Project Area (the "Project Area"); and

WHEREAS, as part of the redevelopment of the Project Area, the City intends to build a new City Hall complex; and

WHEREAS, the City intends to vacate a portion of Poplar Street between 4800 South and 5th Avenue to include as part of the east parking lot of the new City Hall complex; and

WHEREAS, the City and RDA own properties adjacent to Poplar Street between 4800 South and 5th Avenue; and

WHEREAS, as adjacent property owners, title to the vacated portions of the street will vest in the City for the western portion of Poplar Street, and the RDA for the eastern portion of Poplar Street; and

WHEREAS, the RDA and City consider the construction of the new City Hall a key feature in the redevelopment of the Project Area; and

WHEREAS, to provide for development in the Project Area, including providing for public spaces, public infrastructure or improvements, eliminating development impediments, and retaining public jobs within the community, the RDA wants to gift to the City its portion of the vacated Poplar Street (the "Property") for use as part of a parking lot for the new City Hall; and

WHEREAS, the RDA finds that, in furtherance of its authority pursuant to Utah Code Annotated §17C-1-202(1)(d), to convey and gift to the City its title to the eastern portion of the Property, such facilitation of redevelopment of the Project Area, including providing for public spaces, public infrastructure or improvements, elimination of development impediments and the retention of public jobs within the community, as well as the expected economic impact and stimulus from the construction of the new City Hall for future private development is acceptable and appropriate consideration for the conveyance and gift of the Property to the City; and the RDA deems the value of the foregoing consideration and benefit of the RDA to be equal to or greater than the value of the Property;

WHEREAS, the RDA and City want to enter into an interlocal agreement wherein RDA will convey and transfer the Property to the City; and

WHEREAS, the RDA believes it is in the best interest of the RDA to enter into such an Interlocal Agreement with the City, a copy of which is attached as Exhibit "A."

NOW THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Murray City as follows:

1. That in consideration for conveying the Property to the City, the providing for development in the Project Area and the improvement of public infrastructure and the expected economic impact and projected stimulus for future private development is satisfactory and appropriate, which consideration the RDA deems to be of equal or greater value than the value of the RDA Property; and
2. It hereby approves an Interlocal Cooperation Agreement between the Redevelopment Agency of Murray City and Murray City Corporation, in substantially the form attached as Exhibit "A"; and
3. The Interlocal Cooperation Agreement is in the best interest of the RDA; and

4. D. Blair Camp, as Executive Director of the RDA, is authorized on behalf of the RDA to sign the Interlocal Cooperation Agreement, and such additional documents or instruments necessary or appropriate to complete the conveyance.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this _____ day of _____, 2020.

Redevelopment Agency of Murray City

Brett A. Hales, Chair

ATTEST:

D. Blair Camp, Executive Director

**INTERLOCAL COOPERATION AGREEMENT BETWEEN MURRAY CITY AND
THE REDEVELOPMENT AGENCY OF MURRAY CITY**

for the Conveyance of a Vacated Portion of Poplar Street to the City

This Agreement is made and entered into this ____ day of _____, 2020
by and between **Murray City Corporation** ("City") and the **Redevelopment Agency of
Murray City** ("RDA").

RECITALS:

WHEREAS, the Redevelopment Agency of Murray City ("RDA") was created and organized pursuant to the provisions of the Community Reinvestment Agency Act-Title 17C of the Utah Code, as amended and is authorized and empowered to undertake certain activities and actions pursuant to the law including the power to hold, sell, grant and gift real property; and

WHEREAS, Murray City Corporation ("City") is a municipal corporation under the laws of the State of Utah with authority, through its Mayor, to vacate public streets or rights-of-way; and

WHEREAS, the City and RDA own certain real property in the Central Business District Redevelopment Project Area (the "Project Area"); and

WHEREAS, as part of the redevelopment of the Project Area, the City intends to build a new City Hall complex; and

WHEREAS, the City intends to vacate a portion of Poplar Street between 4800 South and 5th Avenue to include as part of the east parking lot of the new City Hall complex; and

WHEREAS, the City and RDA own properties adjacent to Poplar Street between 4800 South and 5th Avenue; and

WHEREAS, as adjacent property owners, title to the vacated portions of the street will vest in the City for the western portion of Poplar Street, and the RDA for the eastern portion; and

WHEREAS, the RDA and City consider the construction of the new City Hall a key feature in the redevelopment of the Project Area; and

WHEREAS, to provide for development in the Project Area, including providing for public spaces, public infrastructure or improvements, eliminating development impediments, and retaining public jobs within the community, the RDA wants to gift to the City its portion of the vacated Poplar Street (the "Property"); and

WHEREAS, the RDA has passed a resolution (attached hereto as Exhibit "A") in furtherance of its authority, pursuant to Utah Code Annotated §17C-1-202(1)(d), to convey and gift to the City its title to the eastern portion of the Property, and has determined that such facilitation of redevelopment of the Project Area, including providing for public spaces, public infrastructure or improvements, elimination of development impediments and the retention of public jobs within the community, as well as the expected economic impact and stimulus from the construction of the new City Hall for future private development is acceptable and appropriate consideration for the conveyance and gift of the Property to the City; and the RDA deems the value of the foregoing consideration and benefit of the RDA to be equal to or greater than the value of the Property;

NOW THEREFORE in consideration of the mutual obligations of the City and the RDA contained in this Agreement, the City and RDA hereby agree as follows:

1. Incorporation of Recitals. The above recitals are hereby incorporated into this Agreement.
2. Intent. It is the intent of the RDA to transfer and convey the Property to City as a gift.
3. Transfer of Property. Upon the vacature of Poplar Street between 4800 South and 5th Avenue by the City, the RDA shall transfer and convey to the City the eastern portion of said vacated street.
4. Acceptance and Use of Property. City agrees to accept from RDA all of the RDA's right, title and interest in the Property and to use the Property as part of a parking lot for the new City Hall complex. Notwithstanding the foregoing, there is no right of reversion should the City at any point discontinue the use for a parking lot.
5. The Properties and Additional Consideration Exchanged Are Equal in Value. The City and RDA acknowledge that the value of the RDA's portion of the Property and redevelopment benefits to the RDA identified above are substantially equal in value.
6. Representations and Warranties.
 - a. The RDA represents and warrants that it is a duly formed redevelopment agency pursuant to Title 17C of the Utah Code, and has the full authority to gift, convey and transfer the Property to the City.
 - b. The City represents and warrants that it is a governmental unit and political subdivision of the State of Utah and has the full authority to enter into this Agreement and to accept the Property.

7. No Third-Party Beneficiaries. The parties to this Agreement do not intend to confer any benefit hereunder on any other person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.
8. Severability. If any provisions of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable by a court of competent jurisdiction, the same shall not affect any other provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatsoever.
9. Interlocal Cooperation Act. In satisfaction of the requirements of the Interlocal Cooperation Act-Title 11 Chapter 13 of the Utah Code in connection with this Agreement, the parties agree that this Agreement shall be authorized and adopted by resolution of both the City Council and RDA Board of Trustees pursuant to the requirements of the Interlocal Cooperation Act-Title 11 Chapter 13 of the Utah Code.

IN WITNESS WHEREOF the City and the RDA have executed this Agreement as of the day and year first written above.

Murray City Corporation

**Redevelopment Agency of
Murray City**

D. Blair Camp, Mayor

Brett A. Hales, Chair

Attest:

Attest:

Jennifer Kennedy
City Recorder

D. Blair Camp
Executive Director

Approved as to form and legality:

G.L. Critchfield
City Attorney

DRAFT

EXHIBIT “A”

RDA Resolution

DRAFT



**THE REDEVELOPMENT AGENCY
OF MURRAY CITY**

TO: RDA Board

THROUGH: Mayor Blair Camp, RDA Executive Director

FROM: Melinda Greenwood, RDA Deputy Executive Director

MEETING DATE: May 19, 2020

RE: Agenda Item #5 – 2019 Fireclay RDA Tax Increment Finance Payments

The Tax Increment Finance (TIF) payments for properties in the Fireclay RDA area have been paid for tax year 2019. Checks have been issued in the following amounts from RDA fund 25-2502-42603:

- SRERT Avida, LLC (Starwood Apartments) – \$299,378
- Hamlet Development Corp. – \$166,824
- Parley's Partners, LLC – \$67,081

These amounts have been calculated by Zion's Public Finance based on the figures established by the Salt Lake County Auditor's Office and paid according to the development agreement with each separate entity.

If you have any questions, please contact Melinda Greenwood, RDA Deputy Executive Director at (801) 270-2428 or mgreenwood@murray.utah.gov.

This item is for informational purposes only and no motion or approval is necessary.

Attachments:

1. April 24, 2020 Zions Public Finance Report RE: Distribution of Fireclay Tax Increment Funds
2. March 28, 2020 Letter from Scott Tingley, Salt Lake County Auditor

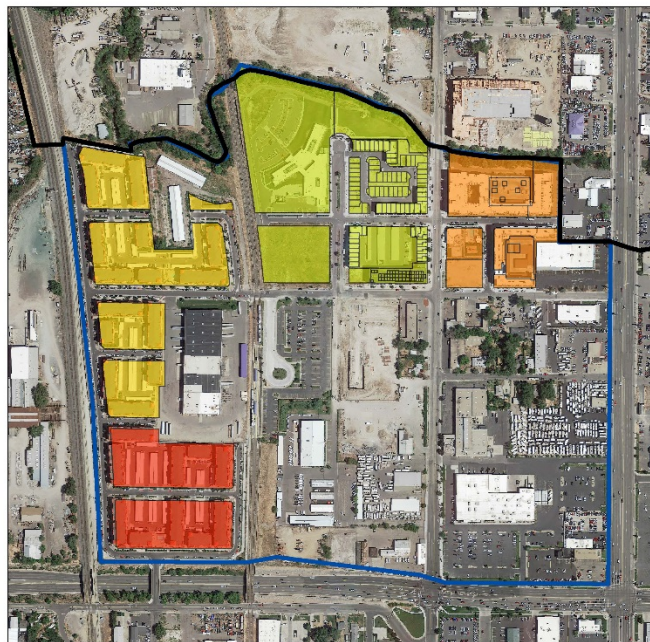
April 24, 2020

Melinda Greenwood
Murray City Community & Economic Development Director
4646 South 500 West
Murray City, UT 84123

RE: DISTRIBUTION OF FIRECLAY TAX INCREMENT FUNDS

Dear Melinda:

Zions Public Finance, Inc. (ZPFI) has prepared the following allocation of tax increment for the Fireclay Project Area. Several steps are needed for the proper calculation and are shown below. Funds are distributed among the developers as shown in the shaded areas on the map.



Murray Fireclay RDA

Legend

-  Murray Boundary
-  Fireclay Boundary
-  Fireclay - Phase 1
-  Fireclay - Phase 2
-  Hamlet
-  Parley's



1. Allocation of Base Year Valuation to Developers

Fireclay includes portions of three taxing districts – AAO, AAP and AAQ. The specific developments shown below are only found in tax districts AAO and AAQ. Base year values for tax districts are established by the County Assessor's Office. Then, the base year taxable value for each tax district is allocated to specific developments based on their proportionate share of total acres in the tax district within the project area. The base year value for Tax District AAO has not changed from the prior year; however, the base year value for Tax District AAQ was increased somewhat by the County Assessors' Office.

TABLE 1: ALLOCATION OF BASE YEAR VALUES TO SPECIFIC DEVELOPMENTS

District	Acres in Specific Developments	Acres Represent % of Tax District in Project Area	Base Year Taxable Value of Entire Tax District in Project Area	Allocated Base Year Value to Specific Developments
AAO	6.48	18.7%	\$10,843,314	\$2,027,700
Fireclay - Phase 1	1.39			\$434,954.11
Fireclay - Phase 2	5.09			\$1,592,745.61
AAQ	24.62	60.9%	\$12,065,006	\$7,347,589
Fireclay - Phase 1	6.30			\$1,880,170.94
Hamlet	13.22			\$3,945,374.57
Parleys	5.10			\$1,522,043.14

It is important to calculate the base year value that must be attributed to each development so that the marginal ("incremental") value can be calculated.

2. Allocation of Agency Tax Increment Received to AAO and AAQ

The next step is to take the total tax increment received by the Agency and allocate it to AAO and AAQ based on their respective percentages of marginal value.

TABLE 2: INCREMENT ALLOCATION TO AAO AND AAQ

District	Total Taxable Value of Tax District Within Project Area	Marginal Value of Tax District Within Project Area	Increment Allocation %	Increment Allocation Amount
AAO	\$38,443,470	\$27,600,156	21.41%	\$285,819.45
AAQ	\$113,390,718	\$101,325,712	78.59%	\$1,049,300.55
Total	\$151,834,188	\$128,925,868	100.00%	\$1,335,120.00

The next step is to take the amounts allocated to each tax district within the project area and determine how much should be allocated to each development.

3. Allocation of TIF Within Each Tax District

The calculations below show that 67.69 percent of the tax increment distribution to AAO and 67.71 percent of the tax increment distribution to AAQ should be distributed to the specific developments.

TABLE 3: ALLOCATION OF INCREMENT TO SPECIFIC DEVELOPMENTS

District	Allocated Base Year Value	2019 Taxable Value by Development	Marginal Value – Specific Developments	Total Change in Project Area	% of Total Increment to Specific Developments	Allocation Between Specific Developments
AAO	\$2,027,700	\$20,710,085	\$18,682,385	\$27,600,156	67.69%	
Fireclay - Phase 1	\$434,954	\$7,837,005	\$7,402,051			39.62%
Fireclay - Phase 2	\$1,592,746	\$12,873,080	\$11,280,334			60.38%
AAQ	\$7,347,589	\$75,952,173	\$68,604,584	\$101,325,712	67.71%	
Fireclay - Phase 1	\$1,880,171	\$31,541,455	\$29,661,284			43.24%
Hamlet	\$3,945,375	\$31,720,193	\$27,774,818			40.49%
Parleys	\$1,522,043	\$12,690,525	\$11,168,482			16.28%
Total		\$96,662,258	\$87,286,970	\$128,925,868		

Total allocation received by the Agency for the Fireclay Area is \$1,335,120 as shown in Table 2 above. This amount is first allocated between AAO and AAQ by multiplying by 21.41 percent and 78.59 percent respectively as shown in Table 2. The allocations to the tax districts are then multiplied by the percentages to be received by the developers within AAO and AAQ – 67.69 percent to AAO and 67.71 percent to AAQ. Finally, the allocation between specific developments within the tax districts is based on percentage of marginal value.

TABLE 4: TAX INCREMENT ALLOCATION TO TAX DISTRICTS – SPECIFIC DEVELOPMENTS ONLY PORTION

	Total Allocation	Amount Generated by Specific Developments
Allocation Amount AAO	\$285,819.45	\$193,469.52
Allocation Amount AAQ	\$1,049,300.55	\$710,449.77
Total Allocation Amount	\$1,335,120.00	\$903,919.29

Then, within each tax district, the \$903,919.29 must be further divided by specific developments as follows:

TABLE 5: INCREMENT GENERATED BY SPECIFIC DEVELOPMENTS

	AAO Percent	AAO	AAQ Percent	AAQ
Total Allocation Amount		\$193,470		\$710,450
Fireclay Phase 1	39.62%	\$76,654		
Fireclay Phase 2	60.38%	\$116,816		
Fireclay Phase 1			43.24%	\$307,164
Hamlet			40.49%	\$287,628
Parleys			16.28%	\$115,658

4. Allocation of Tax Increment Revenues Between Tax Districts and Developers

The following analysis reduces the total tax increment distribution amount by the following obligations of the Fireclay Project Area before distributions can be made to developers.

- Administration – 5%
- Housing – 20% (Parleys and Hamlet)
- Education Mitigation – 12%
- Infrastructure Reimbursement – 5%

TABLE 6: CALCULATION OF AVAILABLE TAX INCREMENT FOR DISTRIBUTION

	Amount
Allocation Amount AAO	\$193,469.52
Allocation Amount AAQ	\$710,449.77
TOTAL Allocation Amount	\$903,919.29
Allocation	% of Total Increment
Administration	5%
Housing (not including Fireclay Phase 1 and Phase 2)	20%
Education Mitigation	12%
Infrastructure Reimbursement	5%

The following shows the distribution amounts, assuming that the total tax increment received from the County is reduced by the obligations shown above for administration, housing, education mitigation and infrastructure reimbursement.

TABLE 7: CALCULATION OF TAX INCREMENT DISTRIBUTION TO DEVELOPERS

Allocations	AAO & AAQ - Total Allocation before Deductions	Administrative	Housing*	Education Mitigation	Infrastructure Reimbursement	Remaining Allocation to Developers
Percent		5%	20%	12%	5%	
Fireclay Phase 1	\$383,817	(\$19,191)		(\$46,058)	(\$19,191)	\$299,378
Fireclay Phase 2	\$116,816	(\$5,841)		(\$14,018)	(\$5,841)	\$91,116
Hamlet	\$287,628	(\$14,381)	(\$57,526)	(\$34,515)	(\$14,381)	\$166,824
Parleys	\$115,658	(\$5,783)	(\$23,132)	(\$13,879)	(\$5,783)	\$67,081
TOTAL Distribution to Agency	\$903,919	(\$45,196)	(\$80,657)			\$624,400
*No housing allocation for Fireclay						

Please feel free to give me a call to discuss or if you have changes.

Best Regards,



Susie Becker, Vice President
Zions Public Finance, Inc.



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CIA, CGAP

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AUDITOR**

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PO Box 144575

Salt Lake City, UT 84114-4575

(385) 468-7200; TTY 711

1-866-498-4955 / fax



March 28, 2020

MURRAY CITY

Brenda Moore, Finance Director

5025 South State Street

Murray, Utah 84107

Dear Brenda,

Pursuant to Utah Code Ann. §17C-1-606 of the "Community Reinvestment Agency Act," the Office of the Salt Lake County Auditor has prepared the enclosed reports which include: [1] the total assessed property value within each project area for the previous tax year; [2] the base taxable value of each project area for the previous tax year; [3] the tax increment available to be paid to the Agency for the previous tax year; [4] the tax increment requested by the Agency for the previous tax year; [5] the tax increment paid to the Agency for the previous tax year; and, [6] sufficient detail on the calculations performed by the County Auditor.

Please contact Emily Waterman at (385) 468-7195, or Anna Borres at (385) 468-7233 if you have any questions or need additional information.

Sincerely,

Scott Tingley, CIA, CGAP
Salt Lake County Auditor

Enclosures

Project	Tax Area	Agency	Tax Entity	Real Value	State Value	Personal Value	Taxable Value	Real Base Value	State Base Value	Personal Base Value
Murray City CBD In	21G	Murray City	Murray City	110,122,655	14,901,316	6,491,829	131,515,800	12,820,877	239,340	591,931
Murray City CBD In	21G	Murray City	Murray City Library	110,122,655	14,901,316	6,491,829	131,515,800	12,820,877	239,340	591,931
Murray City CBD Out	21I	Murray City	Murray City	117,164,844	2,905,736	5,127,358	125,197,938	0	0	0
Murray City CBD Out	21I	Murray City	Murray City Library	117,164,844	2,905,736	5,127,358	125,197,938	0	0	0
Cherry St	21K	Murray City	Murray City	12,479,346	28,283	435,024	12,942,653	1,098,002	12,991	157,147
Cherry St	21K	Murray City	Murray City Library	12,479,346	28,283	435,024	12,942,653	1,098,002	12,991	157,147
Vine St	21L	Murray City	Murray City	8,190,725	44,480	310,062	8,545,267	1,416,775	35,775	157,623
Vine St	21L	Murray City	Murray City Library	8,190,725	44,480	310,062	8,545,267	1,416,775	35,775	157,623
Smelter	21N	Murray City	Murray City	108,145,350	199,520	5,990,725	114,335,595	19,130,795	455,084	757,457
Smelter	21N	Murray City	Murray City Library	108,145,350	199,520	5,990,725	114,335,595	19,130,795	455,084	757,457
Murray City CBD Out	21T	Murray City	Murray City	5,569,800	150,263	113,953	5,834,016	0	0	0
Murray City CBD Out	21T	Murray City	Murray City Library	5,569,800	150,263	113,953	5,834,016	0	0	0
Fireclay	AAO	Murray City	Murray City	37,833,147	425,149	185,174	38,443,470	8,672,421	2,087,729	83,164
Fireclay	AAO	Murray City	Murray City Library	37,833,147	425,149	185,174	38,443,470	8,672,421	2,087,729	83,164
Fireclay	AAQ	Murray City	Murray City	110,730,961	581,782	2,077,975	113,390,718	10,794,781	0	1,270,225
Fireclay	AAQ	Murray City	Murray City Library	110,730,961	581,782	2,077,975	113,390,718	10,794,781	0	1,270,225
Totals										

Project	Tax Area	Agency	Tax Entity	Adjusted Base Value	Real Marginal Value	State Marginal Value	Personal Marginal Value	Marginal Value	CY Certified Tax Rate	PY Certified Tax Rate
Murray City CBD In	21G	Murray City	Murray City	13,652,148	97,301,778	14,661,976	5,899,898	117,863,652	0.001785	0.001305
Murray City CBD In	21G	Murray City	Murray City Library	13,652,148	97,301,778	14,661,976	5,899,898	117,863,652	0.000464	0.000317
Murray City CBD Out	21I	Murray City	Murray City	0	117,164,844	2,905,736	5,127,358	125,197,938	0.001785	0.001305
Murray City CBD Out	21I	Murray City	Murray City Library	0	117,164,844	2,905,736	5,127,358	125,197,938	0.000464	0.000317
Cherry St	21K	Murray City	Murray City	1,268,140	11,381,344	15,292	277,877	11,674,513	0.001785	0.001305
Cherry St	21K	Murray City	Murray City Library	1,268,140	11,381,344	15,292	277,877	11,674,513	0.000464	0.000317
Vine St	21L	Murray City	Murray City	1,610,173	6,773,950	8,705	152,439	6,935,094	0.001785	0.001305
Vine St	21L	Murray City	Murray City Library	1,610,173	6,773,950	8,705	152,439	6,935,094	0.000464	0.000317
Smelter	21N	Murray City	Murray City	20,343,336	89,014,555	(255,564)	5,233,268	93,992,259	0.001785	0.001305
Smelter	21N	Murray City	Murray City Library	20,343,336	89,014,555	(255,564)	5,233,268	93,992,259	0.000464	0.000317
Murray City CBD Out	21T	Murray City	Murray City	0	5,569,800	150,263	113,953	5,834,016	0.001785	0.001305
Murray City CBD Out	21T	Murray City	Murray City Library	0	5,569,800	150,263	113,953	5,834,016	0.000464	0.000317
Fireclay	AAO	Murray City	Murray City	10,843,314	29,160,726	(1,662,580)	102,010	27,600,156	0.001785	0.001305
Fireclay	AAO	Murray City	Murray City Library	10,843,314	29,160,726	(1,662,580)	102,010	27,600,156	0.000464	0.000317
Fireclay	AAQ	Murray City	Murray City	12,065,006	99,936,180	581,782	807,750	101,325,712	0.001785	0.001305
Fireclay	AAQ	Murray City	Murray City Library	12,065,006	99,936,180	581,782	807,750	101,325,712	0.000464	0.000317
Totals										

Project	Tax Area	Agency	Tax Entity	Real Full Tax Increment	State Full Tax Increment	Personal Full Tax Increment	Full Tax Increment	Regular TIF %	Regular Tax Increment	CY Tax Rate Increase
Murray City CBD In	21G	Murray City	Murray City	173,684	26,172	7,699	207,555	100%	207,555	
Murray City CBD In	21G	Murray City	Murray City Library	45,148	6,803	1,870	53,821	100%	53,821	
Murray City CBD Out	21I	Murray City	Murray City	209,139	5,187	6,691	221,017	0%	0	
Murray City CBD Out	21I	Murray City	Murray City Library	54,364	1,348	1,625	57,337	0%	0	
Cherry St	21K	Murray City	Murray City	20,316	27	363	20,706	75%	15,530	
Cherry St	21K	Murray City	Murray City Library	5,281	7	88	5,376	75%	4,032	
Vine St	21L	Murray City	Murray City	12,092	16	199	12,307	75%	9,230	
Vine St	21L	Murray City	Murray City Library	3,143	4	48	3,195	75%	2,396	
Smelter	21N	Murray City	Murray City	158,891	(456)	6,829	165,264	100%	165,264	
Smelter	21N	Murray City	Murray City Library	41,303	(119)	1,659	42,843	100%	42,843	
Murray City CBD Out	21T	Murray City	Murray City	9,942	268	149	10,359	0%	0	
Murray City CBD Out	21T	Murray City	Murray City Library	2,584	70	36	2,690	0%	0	
Fireclay	AAO	Murray City	Murray City	52,052	(2,968)	133	49,217	100%	49,217	
Fireclay	AAO	Murray City	Murray City Library	13,531	(771)	32	12,792	100%	12,792	
Fireclay	AAQ	Murray City	Murray City	178,386	1,038	1,054	180,478	100%	180,478	
Fireclay	AAQ	Murray City	Murray City Library	46,370	270	256	46,896	100%	46,896	
Totals				1,026,226	36,896	28,731	1,091,853		790,054	

Project	Tax Area	Agency	Tax Entity	PY Tax Rate Increase	Real CY Tax Increase	State CY Tax Increase	Personal CY Tax Increase	PY Tax Increase	Tax Increase	Available Regular Tax Increment
Murray City CBD In	21G	Murray City	Murray City						0	207,555
Murray City CBD In	21G	Murray City	Murray City Library						0	53,821
Murray City CBD Out	21I	Murray City	Murray City						0	0
Murray City CBD Out	21I	Murray City	Murray City Library						0	0
Cherry St	21K	Murray City	Murray City						0	15,530
Cherry St	21K	Murray City	Murray City Library						0	4,032
Vine St	21L	Murray City	Murray City						0	9,230
Vine St	21L	Murray City	Murray City Library						0	2,396
Smelter	21N	Murray City	Murray City						0	165,264
Smelter	21N	Murray City	Murray City Library						0	42,843
Murray City CBD Out	21T	Murray City	Murray City						0	0
Murray City CBD Out	21T	Murray City	Murray City Library						0	0
Fireclay	AAO	Murray City	Murray City						0	49,217
Fireclay	AAO	Murray City	Murray City Library						0	12,792
Fireclay	AAQ	Murray City	Murray City						0	180,478
Fireclay	AAQ	Murray City	Murray City Library						0	46,896
Totals					0	0	0	0	0	790,054

Project	Tax Area	Agency	Tax Entity	Available Additional Amount	Net School Portion of Additional Amount of Pre 1993 Projects (no school consent)	Additional Amount Requested	Tax Increment (Entitled Amount)	Pay Tax Increases	Recapture of Overpayments	Tax Increment (Entitled Amount) after Prior Yr Adiusment
Murray City CBD In	21G	Murray City	Murray City	0			207,555			207,555
Murray City CBD In	21G	Murray City	Murray City Library	0			53,821			53,821
Murray City CBD Out	21I	Murray City	Murray City	0			0			0
Murray City CBD Out	21I	Murray City	Murray City Library	0			0			0
Cherry St	21K	Murray City	Murray City				15,530			15,530
Cherry St	21K	Murray City	Murray City Library				4,032			4,032
Vine St	21L	Murray City	Murray City				9,230			9,230
Vine St	21L	Murray City	Murray City Library				2,396			2,396
Smelter	21N	Murray City	Murray City	0			165,264			165,264
Smelter	21N	Murray City	Murray City Library	0			42,843			42,843
Murray City CBD Out	21T	Murray City	Murray City	0			0			0
Murray City CBD Out	21T	Murray City	Murray City Library	0			0			0
Fireclay	AAO	Murray City	Murray City				49,217			49,217
Fireclay	AAO	Murray City	Murray City Library				12,792			12,792
Fireclay	AAQ	Murray City	Murray City				180,478			180,478
Fireclay	AAQ	Murray City	Murray City Library				46,896			46,896
Totals				0	0	0	790,054		0	790,054

County Auditor Report on Community Reinvestment Agency Act Project Areas

Salt Lake County
Community Reinvestment Agency

Tax Year 2019
Murray City

	Project Area	Assessed Property Value	Base Taxable Value	Available Tax Increment	Tax Increment Estimate on Agency's November 1 Report	Tax Increment (Entitled Amount) Current Year
1	Murray City CBD In	131,515,800	13,652,148	1,229,935	916,957	1,229,935
2	Murray City CBD Out	131,031,954	0	0	0	0
3	Cherry St	12,942,653	1,268,140	89,466	77,471	89,466
4	Vine St	8,545,267	1,610,173	53,149	28,554	53,149
5	Smelter	114,335,595	20,343,336	959,479	845,008	959,479
6	Fireclay	151,834,188	22,908,320	1,335,120	985,339	1,335,120
7	Ore Sampling Mill CMTY DEV'T	19,356,978	0	0	0	0
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Totals		569,562,435	59,782,117	3,667,149	2,853,329	3,667,149

Tax Increment (Entitled Amount) After Prior Year Adjustments

3,667,149

Report and Payment Notes:

Base taxable values of inactive projects are unavailable or have not been updated

If there is no estimated tax increment financing amount in the November 1 report, \$ 1 is used for an eligible or tax entity so tax increment financing can be calculated

No Tax Increment Financing terms for Ore Sampling Mill

Final distributed amount determined by County Treasurer



**THE REDEVELOPMENT AGENCY
OF MURRAY CITY**

TO: RDA Board

THROUGH: Mayor Blair Camp, RDA Executive Director

FROM: Melinda Greenwood, RDA Deputy Executive Director

MEETING DATE: May 19, 2020

RE: Agenda Item #6 – Fiscal Year 2021 RDA Budget

Attached is the proposed budget for the Redevelopment Agency of Murray City for fiscal year 2021. The budget maintains largely the same expenditure levels of the previous fiscal year.

There is an additional \$200,000 expenditure programmed in 25-2502-47300, the Infrastructure line item. The \$200,000 will be used to repay the City Public Works Department for constructing the remaining portion of road on 4250 South in the Fireclay area. The \$200,000 has been in reserves since it was withheld from the 2017 TIF payment with the intention of constructing the road to help mitigate parking problems in the area.

Section 17C-1-601.5 of state law requires the budget be adopted prior to June 30 of each year, and a public hearing is required prior to adoption. The RDA Board will need to set a date for the public hearing to adopt the budget.

Staff recommends setting a public hearing date for RDA budget adoption at the next regularly scheduled RDA meeting of June 16, 2020.

Attachments:

1. Proposed FY2021 RDA Budget

Murray City Corporation

Murray, Utah



Redevelopment Agency Tentative Budget

For the Fiscal Year Ended June 30, 2021

Blair Camp, Mayor
www.murray.utah.gov

FUND SUMMARY

The Redevelopment Agency of Murray City (the "Agency") is an agency authorized under State Law Title 17C known as the Limited Purpose Local Government Entities-Community Development and Renewal Agencies. The purpose of this agency is to facilitate redevelopment efforts in a designated community and to administer projects/programs to assist in economic development, community development and renewing urban areas.

The Agency promotes economic development by encouraging private and public investment in previously developed areas that are underutilized or blighted, and by working with businesses to increase jobs available in the community and the state as a whole. Affordable housing development is also a priority and the Agency works to increase the amount and variety of this type of housing within the community.

The Agency began its redevelopment program in 1976 with a public infrastructure project extending Vine Street west of State Street. The agency currently has six (6) active redevelopment project areas described as follows:

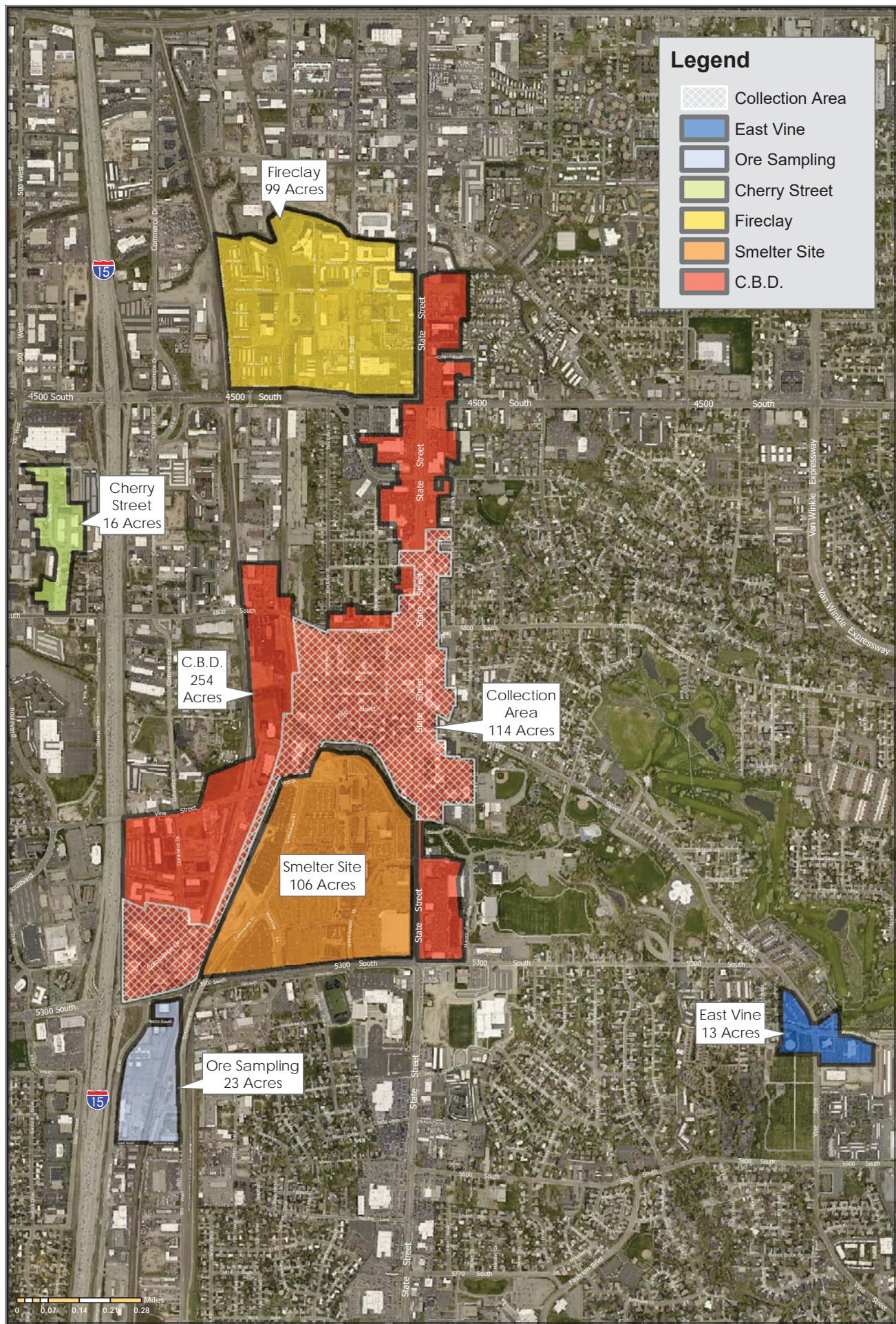
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|---|--|
| 1. Central Business District (est. 1979, exp. 2034) | 4. Smelter Site (est. 1999, exp. 2023) |
| 2. Cherry Street (est. 1991, exp. 2023) | 5. Fireclay (est. 2005, exp. 2033) |
| 3. East Vine Street (est. 1992, exp. 2028) | 6. Ore Sampling (est. 2017, exp. TBD) |

The Agency's governing body consists of the current members of the City Council of Murray City, and the Mayor who serves as the executive director of the RDA.

FUND BALANCE BY PURPOSE

By design, some areas have a required low-income housing component included in their structure which dedicates 20% of the tax increment collected to be dedicated and restricted to incentivize the development of affordable housing within the areas. As a result, the fund balance for those areas is broken into two (2) separate components – the restricted fund balance to be used to encourage development, and the restricted fund balance to be used to encourage the development of low-income housing. The following sections are intended to provide the reader with information specific to the individual areas, and include this fund balance breakdown at the bottom of the Fund Balance if the areas include the low-income housing requirement restriction.

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21
REDEVELOPMENT				
Central Business District	(1,264,343)	(2,829,815)	(3,094,727)	(2,871,081)
Fireclay Area	662,539	1,021,039	774,260	1,009,529
East Vine	15,372	26,770	13,730	25,288
Cherry	119,916	152,646	117,688	170,936
Smelter Site Area	1,642,513	1,940,027	1,861,222	2,127,580
	1,175,997	310,666	(327,827)	462,252
LOW-INCOME HOUSING				
Central Business District	534,068	516,664	454,068	516,664
Fireclay Area	45,441	162,182	100,621	162,182
Smelter Site Area	529,573	686,716	666,569	776,393
	1,109,083	1,365,563	1,221,259	1,455,239
TOTAL FUND BALANCE BY AREA				
Central Business District	(730,275)	(2,313,151)	(2,640,658)	(2,354,417)
Fireclay Area	707,980	1,183,221	874,881	1,171,711
East Vine	15,372	26,770	13,730	25,288
Cherry	119,916	152,646	117,688	170,936
Smelter Site Area	2,172,086	2,626,743	2,527,791	2,903,973
	2,285,079	1,676,229	893,432	1,917,491
Interest Income	87,649	50,000	50,000	15,000
FUND BALANCE	2,372,729	1,726,229	943,432	1,932,491



Murray Redevelopment Areas

Murray City
GIS Division
4646 South 500 West
Murray, Utah 84123
www.murray.utah.gov
12/16/2017 8:02:24 AM

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MURRAY
Page 2

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REDEVELOPMENT AGENCY TENTATIVE BUDGET

FY 2020-2021

CENTRAL BUSINESS DISTRICT (21G)

AREA BALANCE

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21
Beginning Area Balance	\$ (676,114)	\$ (730,275)	\$ (730,275)	\$ (2,313,151)
Revenues	1,068,701	1,245,237	916,957	951,536
Expenditures	(1,122,862)	(2,828,113)	(2,827,340)	(1,319,864)
Transfers in	-	-	-	327,062
Transfers out	-	-	-	-
Ending Area Balance	\$ (730,275)	\$ (2,313,151)	\$ (2,640,658)	\$ (2,354,417)

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21	Change
REVENUES					
25-0000-31160 Tax Increment - CBD	207,220	1,229,934	916,957	936,308	2%
25-0000-33460 Inter Govt Tax Increment	723,921	-	-	-	
25-0000-36200 Rents	38,628	15,228	-	15,228	
25-0000-36500 Miscellaneous	98,932	75	-	-	
25-0000-36800 Bond Proceeds	-	-	-	-	
Total Revenues	1,068,701	1,245,237	916,957	951,536	4%
TRANSFERS IN AND USE OF FUND BALANCE					
25-0000-39210 General Fund Transfer	-	-	-	327,062	
Use of Reserves			556,456	41,266	-93%
Total Transfers In and Use of Fund Balance	-	-	556,456	368,328	
Total Revenue, Transfers In, and Use of Fund Balance	1,068,701	1,245,237	1,473,413	1,319,864	

EXPENDITURES

Operations

25-2501-49310 Admin Allocate - Wages	29,690	28,089	27,509	28,089	2%
25-2501-49311 Admin Allocate - O&M	7,556	9,363	9,170	9,363	2%
25-2501-42125 Travel & Training	-	5,713	9,000	-	-100%
25-2501-42140 Supplies	-	-	-	-	0%
25-2501-42180 Miscellaneous	15,653	10,000	10,000	10,000	0%
25-2501-42500 Maintenance	9,730	-	-	-	
25-2501-42505 Building & Grounds Maintenance	-	-	-	-	0%
25-2501-44000 Utilities	379	3,287	-	-	0%
25-2501-49000 Risk Assessment	-	-	-	-	0%
	63,008	56,452	55,679	47,452	-15%
Tax Increment Rebate					
25-2501-43201 Murray School District	400,000	400,000	400,000	400,000	-
	400,000	400,000	400,000	400,000	

REDEVELOPMENT AGENCY TENTATIVE BUDGET

FY 2020-2021

CENTRAL BUSINESS DISTRICT ^(21G)

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21	Change
Debt Service					
25-2501-48100 Bond Principal	301,000	305,000	305,000	315,000	3%
25-2501-48200 Bond Interest	271,418	261,300	261,300	248,900	-5%
25-2501-48300 Fiscal Agent Fees	-	1,250	1,250	1,250	0%
	572,418	567,550	567,550	565,150	0%
Redevelopment Activity					
25-2501-42602 Low Income Housing	-	183,391	183,391	107,262	-42%
25-2501-43000 Professional Services	16,499	100,000	100,000	100,000	0%
25-2501-43001 Property Cleanup	70,937	800,720	800,720	100,000	-88%
25-2501-47000 Land	-	720,000	720,000	-	-100%
25-2501-47200 Buildings	-	-	-	-	0%
	87,436	1,804,111	1,804,111	307,262	-83%
Total Expenditures	1,122,862	2,828,113	2,827,340	1,319,864	-53%
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
Reserve Buildup	-	-	-	-	
Total Transfers Out and Contribution of Fund Balance	-	-	-	-	
Total Expenditures, Transfers Out, and Contribution to Fund Balance	1,122,862	2,828,113	2,827,340	1,319,864	

REDEVELOPMENT AGENCY TENTATIVE BUDGET

FY 2020-2021

FIRECLAY AREA (AAO, AAP, AAQ)

AREA BALANCE

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21
Beginning Area Balance	\$ 364,793	\$ 707,980	\$ 707,980	\$ 1,183,221
Revenues	950,450	1,335,119	985,339	1,097,574
Expenditures	(565,013)	(817,628)	(776,188)	(1,066,834)
Transfers in	-	-	-	-
Transfers out	(42,250)	(42,250)	(42,250)	(42,250)
Ending Area Balance	\$ 707,980	\$ 1,183,221	\$ 874,881	\$ 1,171,711

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21	Change
REVENUES					
25-0000-31161 Fireclay Avenue Area	211,517	1,335,119	985,339	1,097,574	
25-0000-33461 Inter Govt Tax Increment	738,933	-	-	-	
Total Revenues	950,450	1,335,119	985,339	1,097,574	11%
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	-	-	-	-	
Total Transfers In and Use of Fund Balance	-	-	-	-	
Total Revenue, Transfers In, and Use of Fund Balance	950,450	1,335,119	985,339	1,097,574	
EXPENDITURES					
Operations					
25-2502-49310 Admin Allocate - Wages	15,152	14,380	14,780	16,464	11%
25-2502-49311 Admin Allocate - O&M	3,857	4,794	4,927	5,488	11%
	19,009	19,174	19,707	21,952	11%
Redevelopment Activity					
25-2502-42602 Low Income Housing	-	118,240	118,240	193,173	63%
25-2502-42603 Private Reimbursement	425,930	490,000	490,000	490,000	0%
25-2502-43000 Professional Services	5,528	30,000	30,000	30,000	0%
25-2502-47300 Infrastructure	-	-	-	200,000	
	431,458	638,240	638,240	913,173	43%
Tax Increment Rebate					
25-2502-43201 Murray School District	114,546	160,214	118,241	131,709	
	114,546	160,214	118,241	131,709	11%
Total Expenditures	565,013	817,628	776,188	1,066,834	37%

REDEVELOPMENT AGENCY TENTATIVE BUDGET

FY 2020-2021

FIRECLAY AREA (AAO, AAP, AAQ)

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21	Change
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
25-2502-49241 Capital Projects Transfer	-	-	-	-	
25-2502-49252 Waste Water Transfer	21,125	21,125	21,125	21,125	0%
25-2502-49253 Power Transfer	21,125	21,125	21,125	21,125	0%
Reserve Buildup					
Total Transfers Out and Contribution of Fund Balance	42,250	42,250	42,250	42,250	
Total Expenditures, Transfers Out, and Contribution to Fund Balance	607,263	859,878	818,438	1,109,084	

REDEVELOPMENT AGENCY TENTATIVE BUDGET

FY 2020-2021

SMELTER SITE AREA (21N)

AREA BALANCE

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21
Beginning Area Balance	\$ 1,751,510	\$ 2,172,086	\$ 2,172,086	\$ 2,626,743
Revenues	859,678	959,479	845,008	859,678
Expenditures	(194,852)	(260,572)	(245,053)	(317,448)
Transfers in	-	-	-	-
/ Transfers out	(244,250)	(244,250)	(244,250)	(265,000)
Ending Area Balance	\$ 2,172,086	\$ 2,626,743	\$ 2,527,791	\$ 2,903,973

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21	Change
REVENUES					
25-0000-31164 Tax Increment - Smelter	191,316	959,479	845,008	859,678	
25-0000-33464 Inter Govt Tax Increment	668,362	-	-	-	
Total Revenues	859,678	959,479	845,008	859,678	2%
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	-	-	-	-	
Total Transfers In and Use of Fund Balance	-	-	-	-	
Total Revenue, Transfers In, and Use of Fund Balance	859,678	959,479	845,008	859,678	
EXPENDITURES					
Operations					
25-2505-49310 Admin Allocate - Wages	34,264	32,238	31,688	32,238	2%
25-2505-49311 Admin Allocate - O&M	8,720	10,746	10,563	10,746	2%
	42,984	42,984	42,251	42,984	2%
Redevelopment Area					
25-2505-42602 Low Income Housing	-	11,725	11,725	61,627	426%
25-2505-42604 Homeless Shelter Contribution	44,838	89,676	89,676	89,676	0%
25-2505-43000 Professional Services	3,869	1,050	-	20,000	-100%
25-2505-47300 Infrastructure	-	-	-	-	
	48,707	102,451	101,401	171,303	69%
Tax Increment Rebate					
25-2505-43201 Murray School District	103,161	115,137	101,401	103,161	
	103,161	115,137	101,401	103,161	2%
Debt Service					
25-2505-48100 Bond Principal	-	-	-	-	
25-2505-48200 Bond Interest	-	-	-	-	
25-2505-48300 Fiscal Agent Fees	-	-	-	-	
	-	-	-	-	
Total Expenditures	194,852	260,572	245,053	317,448	30%

REDEVELOPMENT AGENCY TENTATIVE BUDGET

FY 2020-2021

SMELTER SITE AREA (21N)

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21	Change
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
25-2505-49210 General Fund Transfer	244,250	244,250	244,250	265,000	8%
25-2505-49241 Capital Projects Transfer	-	-	-	-	0%
Reserve Buildup			355,705	317,980	-11%
Total Transfers Out and Contribution of Fund Balance	244,250	244,250	599,955	582,980	
Total Expenditures, Transfers Out, and Contribution to Fund Balance	439,102	504,822	845,008	900,428	

REDEVELOPMENT AGENCY TENTATIVE BUDGET

FY 2020-2021

EAST VINE STREET AREA ^(21L)

AREA BALANCE

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21
Beginning Area Balance	\$ (822)	\$ 15,371	\$ 15,371	\$ 26,769
Revenues	41,652	53,149	28,554	39,049
Expenditures	(15,459)	(31,751)	(20,196)	(30,531)
Transfers in	-	-	-	-
Transfers out	(10,000)	(10,000)	(10,000)	(10,000)
Ending Area Balance	\$ 15,371	\$ 26,769	\$ 13,729	\$ 25,287

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21	Change
REVENUES					
25-0000-31162 Tax Increment - E Vine	9,269	53,149	28,554	39,049	
25-0000-33462 Inter Govt Tax Increment	32,383	-	-	-	
Total Revenues	41,652	53,149	28,554	39,049	37%
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	16,190	122,081	1,642		
Total Transfers In and Use of Fund Balance	16,190	122,081	1,642	-	
Total Revenue, Transfers In, and Use of Fund Balance	57,842	175,230	30,196	39,049	
EXPENDITURES					
Operations					
25-2503-49310 Admin Allocate - Wages	12,250	23,813	15,147	22,898	51%
25-2503-49311 Admin Allocate - O&M	3,209	7,938	5,049	7,633	51%
	15,459	31,751	20,196	30,531	51%
Redevelopment Activity					
25-2503-42601 Revitalization Grants	-	-	-	-	
25-2503-43000 Professional Services	-	-	-	-	
	-	-	-	-	
Total Expenditures	15,459	31,751	20,196	30,531	51%
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
25-2503-49210 General Fund Transfer	10,000	10,000	10,000	10,000	
Reserve Buildup	-	-	-	2,192	
Total Transfers Out and Contribution of Fund Balance	10,000	10,000	10,000	12,192	
Total Expenditures, Transfers Out, and Contribution to Fund Balance	25,459	41,751	30,196	42,723	

REDEVELOPMENT AGENCY TENTATIVE BUDGET

FY 2020-2021

CHERRY AREA (21K)

AREA BALANCE

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21
Beginning Area Balance	\$ 115,119	\$ 119,916	\$ 119,916	\$ 152,646
Revenues	78,721	89,466	77,471	73,802
Expenditures	(36,023)	(31,736)	(54,699)	(30,512)
Transfers in	-	-	-	-
Transfers out	(37,900)	(25,000)	(25,000)	(25,000)
Ending Area Balance	\$ 119,916	\$ 152,646	\$ 117,688	\$ 170,936

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 18-19	Estimated Actual FY 19-20	Amended Budget FY 19-20	Annual Budget FY 20-21	Change
REVENUES					
25-0000-31163 Tax Increment - Cherry	17,519	89,466	77,471	73,802	
25-0000-33463 Inter Govt Tax Increment	61,202	-	-	-	
Total Revenues	78,721	89,466	77,471	73,802	-5%
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	-	-	2,228	1,859	-17%
Total Transfers In and Use of Fund Balance	-	-	2,228	1,859	
Total Revenue, Transfers In, and Use of Fund Balance	78,721	89,466	79,699	75,661	
EXPENDITURES					
25-2504-49310 Admin Allocate - Wages	23,176	23,802	41,024	22,884	-44%
25-2504-49311 Admin Allocate - O&M	6,016	7,934	13,675	7,628	-44%
25-2504-42125 Travel & Training	6,831	-	-	-	
25-2504-42140 Supplies	-	-	-	-	
	36,023	31,736	54,699	30,512	-44%
Redevelopment Activity					
25-2504-42601 Revitalization Grants	-	-	-	-	
25-2504-43000 Professional Services	-	-	-	-	
	-	-	-	-	
Total Expenditures	36,023	31,736	54,699	30,512	-44%
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
25-2504-49210 General Fund Transfer	37,900	25,000	25,000	25,000	
Reserve Buildup	-	-	-	-	
Total Transfers Out and Contribution of Fund Balance	37,900	25,000	25,000	25,000	0%
Total Expenditures, Transfers Out, and Contribution to Fund Balance	73,923	56,736	79,699	55,512	