



Electronic Meeting Only

Public Notice is hereby given that this meeting will occur electronically without an anchor location in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The RDA Board Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers. (See attached RDA Board determination.)

Any member of public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

*To make public comments during the meeting please register at: <https://tinyurl.com/y6lvoym> OR submit comments via email at: rda@murray.utah.gov. *Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.*

AGENDA

4:00 p.m., Tuesday, December 8, 2020

- 1. Approval of November 17, 2020 RDA Meeting Minutes**
- 2. Public Comments** (see above for instructions)
- 3. Consideration of setting a special meeting for Tuesday January 5, 2021 for the purpose of electing the RDA Chair and Vice Chair**
(Presenter: Melinda Greenwood)
- 4. Discussion on setting a workshop agenda for the January 19, 2021 RDA meeting**
(Presenter: Melinda Greenwood)
- 5. Presentation of the 2020 RDA Annual Report**
(Presenter: Melinda Greenwood)
- 6. Public hearing for consideration of approving a resolution of the Redevelopment Agency of Murray City amending the Budget for the Fiscal Year 2020-2021 ratifying an expenditure related to the relocation of a telecommunications tower and reimbursement of 4250 South road construction costs**
(Presenter: Melinda Greenwood)
- 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 December 1, 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



RDA Meeting Opening Statement

As the chair of the Redevelopment Agency of Murray City, I, Brett Hales, have determined that due to the continued rise of COVID-19 case counts, holding an in-person meeting with an anchor location presents a substantial risk to the health and safety of those in attendance.

Under these circumstances, Utah Code 52-4-207(4), allows for electronic meetings to be held without an anchor location so long as the public has an opportunity to view the meeting and submit public comments.

We are holding today's RDA meeting via video conference and the meeting is being livestreamed at www.murraycitylive.com. If you have a public comment to submit to the RDA, please do so via email at rda@murray.utah.gov.



Brett Hales, RDA Chair

The Redevelopment Agency (RDA) of Murray City met on Tuesday, November 17, 2020 at 3:30 p.m. for a meeting held electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The RDA Board Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

Any member of public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. *If you would like to make public comments during the meeting please register at: <https://tinyurl.com/y2zpuca7> OR you may submit comments via email at: rda@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record.

RDA Board Members

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

Others in Attendance

Blair Camp, RDA Executive Director
Melinda Greenwood, RDA Deputy Executive Director
Janet Lopez, City Council Executive Director
Jennifer Kennedy, City Recorder
Doug Hill, Chief Administrative Officer
Jennifer Heaps, Chief Communications Officer
G.L. Critchfield, City Attorney
Jay Baughman, Economic Development Specialist
Citizens

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

1. Approval of the September 15, 2020 RDA meeting minutes

MOTION: Ms. Turner moved to approve the minutes from September 15, 2020 RDA meeting.
The motion was SECONDED by Ms. Dominguez.

RDA roll call vote:

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

Motion Passed 5-0

2. Citizen Comments

Jim Brass – Murray City, Utah (Email)

While I am familiar with Edlen, and admire their projects, I am concerned with the RDA going forward without input from the citizens and the business community. Also, with Covid-19 changing the retail and dining landscape so dramatically, how do you decide the best mix of businesses? How do you draw people to your project without first determining what will bring them in? How do you bring people downtown in the current pandemic environment?

I like the developer, but before you commit to a project, do the ground work to make it a success. Also, in the rush to do something, anything, do not destroy what makes Murray the place we all love.

Brent Barnett – Murray City, Utah (Email)

The current developer's proposal is an interesting project to consider. Nobody has had time to really study it. Here are a few early thoughts:

1. Refine What Is Meant by a "City Center."

The drawings look very nice. This group seems like a great, talented firm. It is not hard to see, however, that this is not a complete answer for a real bonafide City Center. This first cut appears to be more like a self-contained high-rise neighborhood than a true City Center where residents from all over the city can gather.

2. Address Key Questions.

To improve the plan, perhaps the developer team could use their experience to help us as a city think more about what a true City Center might entail, addressing questions such as:

- What key factors draw people to a downtown?
- How much commercial space is necessary to attract people from all over the city?
- How could a City Center plaza be designed adjacent to a commercial area that would allow restaurants and street music?
- What size of a City Center plaza would be needed to allow gatherings of 800-1000 people?
- How have other cities used a central block to create a sense of community in their cities?

3. Respect and Professionalism.

It would be a really good next step and would show a lot of respect and professionalism if the concepts and goals were first presented to the citizens at a time and in a manner where residents have an opportunity to fully understand the issues and have their questions answered. Is this something this developer has the ability to help with?

4. Enlist Participation of Neighborhoods.

There should, of course, be a special effort on the part of the planners to first ensure that residents in the adjoining neighborhoods have the opportunity to voice their feelings and ideas about the potential use of the city center space. This would show a lot of respect and professionalism to these residents.

Thanks for all you do.

Janice Strobell – Murray City, Utah

Ms. Strobell said the prospect of development along 4800 South and State Street is exciting. She asked the RDA Board to be cautious and not jump into the development prematurely. She asked that they engage the community and get their support before entering into an Exclusive Negotiation Agreement with Edlen Company. She proposed the RDA Board make an investment to implement Downtown Redevelopment's Revitalization Roadmap for the downtown area. It was about one year ago that the City Council was able to hear from Ben Levenger of Downtown Redevelopment. The Revitalization Roadmap will gather input from all stakeholders through surveys; assess existing structures and their adaptability for better uses; identify small, locally owned businesses for reinvigorating the local economy; and create an action plan for revitalization that engages the whole community. This roadmap can be completed in a timely manner.

In addition to the 4800 South and State Street block, there are many parts of downtown that are worn out. By taking time to assess all of downtown, and how to return it to vibrancy, we are multiplying the benefit of the development for our community.

Murray City began as a major smelting hub of the west. It was during the smelting era that ore was brought from the surrounding areas and base metals were extracted. These metals were valuable in the building of the Salt Lake Valley and throughout the west. By applying a comprehensive approach, we can extract and refine our unique downtown gems and promote development that will complement Murray City's character and enhance the community for many generations.

Kathleen Stanford – Murray City, Utah

Ms. Stanford said she thinks there is a big concern about not having public input for this project. The General Plan specifically talks about keeping historic elements and historic preservation. She asked if preservation was part of this agreement. She is part of a non-profit, Murray Historic First Foundation, and their members want to know if their concerns are being heard.

Two years ago, Murray City had to pay one million dollars to a developer who did nothing, because of an exclusive developer agreement. That worries her and she would like more information about this agreement. She thinks the City needs to be very careful. The citizens have not received an explanation of why there is a huge hole on Vine Street and State Street that has no development on it. That hole has been there for seven months and people want

to know why. There are two historic preservation groups in Murray that have not been consulted about this development and she feels it would be wise for the City to do that.

Rachel Morot – Murray City, Utah

Ms. Morot said she is concerned that Murray City will become a carbon copy of all the other generic city centers around the Salt Lake Valley. She has seen the rendering and it has nothing that distinguishes it as being Murray City. There needs to be more input from the citizens of Murray. She does not get the impression that a generic downtown plan is going to represent, or be welcomed, by the people of Murray. She thinks more time, consideration and interaction with the community needs to be done by the City's representatives.

Michael Todd – Murray City, Utah

Mr. Todd asked when the opportunity for stakeholders to have input would be. He supports what the City is trying to do here, but he doesn't know exactly what that is, so it's difficult for him to be involved.

3. Discussion and Consideration of approving 2021 RDA Meeting Dates – Presenter: Melinda Greenwood

Ms. Greenwood said every year the RDA is required to approve a meeting schedule for the upcoming year. She went over the dates for the 2021 meetings noting that they coincide with City Council meetings.

MOTION: Mr. Cox moved to approve the 2021 RDA Meeting Dates. The motion was SECONDED by Ms. Turner.

RDA roll call vote:

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

Motion Passed 5-0

4. Presentation of Retroactive Cleanup Costs for the Jessie Knight Legacy Center, LLC per the August 18, 2020 Participation Agreement for the Property Located Within the Ore Sampling Mill Community Reinvestment Area at 5510 South 300 West – Presenter: Jay Baughman

Mr. Baughman said with the recently approved Participation Agreement with the Jessie Knight Legacy Center they have the ability to submit costs associated with the cleanup of the ore sampling mill site. They have submitted a batch of invoices for reimbursement, which have been reviewed by staff. The invoices cover costs for a variety of items including debris removal, landfill fees, soils testing, engineering, general contractor, architect, labor hours,

equipment and engineering work. The invoices also includes the agreed upon 6% for administrative fees. The total submitted reimbursable costs to date is \$809,013.54. Those costs will be eligible for reimbursement once the project is done and begins generating property tax.

5. Presentation and Discussion of Proposal for RDA-Owned Property at 4800 South State Street – Presenter: Edlen Company (See Attachment 1 for slides used during this participation)

Ms. Greenwood said earlier this year, the RDA put out a Request for Proposal (RFP) for the development for the property located at 4800 South State Street. Five proposals were received and reviewed by an internal committee. The highest scoring development team, Edlen Company, has been invited to present their concept at this meeting.

Mark Edlen, Edlen Company, said they are excited to partner with the RDA on this project. They love urban mixed-use, walkable, and highly sustainable projects. Over the past 25 years they have expanded into numerous markets. They focus exclusively on developments in the pacific northwest and intermountain regions and that serve an inclusive and diverse population. He went over some of the public-private partnerships Edlen Company has been involved with.

Mr. Edlen went over the team that will be working on this project which includes GDB Architects, Zwick Construction, and deChase Miksis.

Dean Pape, deChase Miksis, said his company is focused on construction management and owner's representation. He went over some of the projects deChase Miksis has been involved with.

Katherine Schultz, GBD Architects, said they have been a partner with Edlen Company for two decades.

Eric Calder, Zwick Construction, spoke about Zwick Construction's capabilities and ability to be part of this project.

Craig Mendenhall, GBD Architects, spoke about the design process they use which includes looking at the traffic patterns and walkability of a site.

One idea for this site is to create two buildings with individual identities. The four corners of the site will be anchored with commercial uses and there will be an above ground parking structure. There will also be open space on the site. Their goal is to be flexible and promote the success of the DAR Property's development whether or not it is pulled into this project.

Mr. Mendenhall went over some design concepts. The idea is to promote mixed-use development; encourage vibrant pedestrian oriented design that build active intersections and support future developments; increase the density of the neighborhood; and incorporate

sustainable design. They intend to tuck and hide the services and parking from view. He went over a possible housing floorplan noting that the buildings are organized to create open spaces.

Jill Sherman, Edlen Company, spoke about the public benefits that will be generated by the development. The estimate this project will create 317 temporary construction jobs and 71 permanent construction jobs and could bring in approximately \$270,000 in taxes to the City each year.

The proposal includes an 8,500 square foot public plaza space and 273 housing units.

Matt Bray, GBD Architects, said this project is designed to be multi-modal. There is bike parking located throughout the site. The corners of the site are eroded so neighborhood commercial activities can spill out onto the sidewalk. The south facade along 5th Avenue has been setback to encourage sidewalk activities, and the public plaza provides the most direct connection to the Murray Central Station. The project will present an inviting human scale appropriate for the neighborhood and downtown and will respect the established history and existing properties in downtown.

Ms. Sherman said this is early in the process and they anticipate that this project will continue to evolve.

Ms. Turner said she is concerned about the amount parking. She wanted to know if the amount of parking stalls would accommodate the number of units that there are going to be. Ms. Dominguez also expressed concerns with the parking.

Ms. Sherman said their proposal is for apartments. There is a north and a south building for housing. They are proposing 5% studio, 70% one bedroom and 25% two bedroom units for the south building and 3% studio, 84% one bedroom, and 13% two bedroom units for the north building. The majority of units in both buildings are one bedroom.

The proposal assumes one parking space per unit which is 273 parking spaces for the apartments. Parking for retail is two parking spaces for every 1,000 square feet of retail, which is 52 parking spaces for retail. One idea that is being considered is to have some spaces where residents either buy a monthly pass for a designated space or buy a right to park in the garage without a designated space.

Ms. Turner asked if people would be charged to park in the parking structure.

Ms. Sherman replied residents of the apartments would be charged for parking, but no fee would be charged to patrons who come to shop or dine.

Ms. Turner said having only one parking space per unit is concerning to her.

Ms. Dominguez expressed concerns about parking being so far from the units. She feels the residents may try to find parking on the streets or somewhere closer to their unit rather than in the parking structure.

Mr. Mendenhall said all of the retail parking is at the ground level and there are pedestrian connections from the parking garage to State Street and 4800 South. On the west side of the property, there is an overflow parking lot. The second level of the parking garage offers residential access to both the north and south buildings.

Mr. Hales said there are certain areas in the City where people park on the streets where they shouldn't and it jams up everything. He asked the developers if they feel one parking space per unit is enough.

Mr. Edlen said they view Murray City as a city that is in transition, it's not a suburb or the Central Business District (CBD) of Salt Lake City either. In a CBD, like Salt Lake City, they would look at putting between 0.2 and 0.4 stalls per unit in the building. When they have done that, they have found that not all the stalls are used. Part of that is the cost to rent the stalls and part is people using alternative transportation. One space per unit is the highest ratio they have used in a project that they have built. Especially with the proximity of the development to the light rail system. They are also looking forward 20 years from now, when even less vehicles will be used. It is anticipated that one challenge will be with people who won't want to pay for parking and will choose to park on the streets instead.

Ms. Martinez said she is a huge supporter of public transportation but the reality is that in our area, the train hardly runs on Sundays and stops running really early. There are a lot of challenges towards its broad use right now. We have to make sure a parking nightmare is not created with this development. She asked what the estimated cost of these units is projected to be.

Ms. Sherman said they will market rate units. It's difficult to know today what rent will be in two to three years.

Ms. Martinez said she knows space is being held for a historic building in the middle of this project. She asked about the status of that historic building.

Ms. Greenwood said there have been some internal discussions on the best approach to developing the project and the property the RDA owns currently. The consensus is that somehow incorporating the DAR property into the project, rather than completely cutting it out and constructing around it, is the better approach. She's not sure how that would be done but is looking forward to working on it as this process continues. She added that details, such as the parking, haven't been discussed yet. From here on forward is when the interactive process will begin. The exclusive negotiation agreement basically says the parties will work together to get answers to each other's questions and ensure all things have been looked at before the project actually begins.

Mr. Cox said he doesn't want to forget about the families that live in the DAR property. He wants to make sure they are taken care of while the City is working through this process.

Ms. Turner said she is concerned with the plan to ensure the citizens have input on this project. It is important to have public and citizen buy in.

Ms. Greenwood said the plan is to take this through the regular public process which includes site plan reviews and working through the MCCD Design Review Committee and Planning Commission. She hopes within six to nine months, she'll be able to present the RDA Board with a Development and Participation Agreement that will outline all the details of the project that will be negotiated between now and then. A lot of the public process has been done previously where time was spent last year revising the MCCD ordinance.

Mayor Camp said part of the design process will include public input, which he encourages. He assured the RDA Board that there will be public input for this project as it is designed. He asked about the decision to have rental units rather than units that are owned.

Mr. Edlen said their proposal has always been for market rate apartments. Their studies have shown that people moving into a development like this are looking for high quality, affordable, rental units.

Ms. Dominguez said the one area they did not go over was the schedule and she knows the public really wants that information.

Mr. Edlen said they will follow the City and the RDA's lead and they are willing to participate in public processes. They believe in transparency and are open to input and feedback. Once all of the entitlement and permitting processes are done with the City, their expectation is to move forward with construction. Zwick Construction has built a construction schedule for this that they will be happy to share. They have also been thinking about how construction will impact the people at the DAR property as well as other neighboring businesses.

Ms. Dominguez asked what the height restrictions are in the MCCD.

Ms. Greenwood replied there is a height limitation of 135 feet or 13 stories. This proposal is well under that height limitation.

6. Discussion and Consideration of Approving a Resolution of the Redevelopment Agency of Murray City ("RDA") Approving an Exclusive Negotiations Agreement between the RDA and The Edlen Company, LLC. for the Property Located at 4800 South State Street – Presenter: Melinda Greenwood

Ms. Greenwood said this resolution is for an Exclusive Negotiations Agreement that will formalize the negotiating partnership between the RDA and Edlen Company as both parties

work together to figure out the next steps for this project. There is no financial obligation to either party with this agreement. The agreement outlines the steps that will take place to put together a formal Participation and Development Agreement, which will come to the RDA Board for approval.

Ms. Turner asked who was on the RFP Committee.

Ms. Greenwood replied no one from outside the City or RDA was on the committee. The committee was composed of herself; Mr. Hales; Mr. Cox; Mayor Camp; Jared Hall, Planning Division Manager; Jennifer Heaps, Communications and PR Director; and Doug Hill, Chief Administrative Officer; Danny Astill, Public Works Director and Trae Stokes, City Engineer were there for their technical expertise. G.L. Critchfield, City Attorney and Brooke Smith, Purchasing Agent, were also there as support staff.

MOTION: Mr. Cox moved to approve a Resolution of the Redevelopment Agency of Murray City ("RDA") Approving an Exclusive Negotiations Agreement between and the RDA and The Edlen Company, LLC. for the Property Located at 4800 South State Street. The motion was SECONDED by Ms. Martinez.

RDA roll call vote:

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

Motion Passed 3-2

7. Project Updates

There were no project updates.

The meeting was adjourned at 5:22 p.m.

Jennifer Kennedy, City Recorder

Attachment 1



TEAM QUALIFICATIONS & PROJECT HISTORY



GERDINGER EDLEN
PEOPLE • PLANET • PROSPERITY



EDLEN & CO.

EDLEN KRAGE SHERMAN
IMPACT REAL ESTATE



TEAM QUALIFICATIONS & PROJECT HISTORY

EDLEN & CO.

EDLEN KRAGE SHERMAN
IMPACT REAL ESTATE



EDLEN & CO. • DECHASE MIKSIS DEVELOPMENT

2

TEAM QUALIFICATIONS & PROJECT HISTORY

EDLEN & CO.

EDLEN KRAGE SHERMAN
IMPACT REAL ESTATE



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3

TEAM QUALIFICATIONS & PROJECT HISTORY

DECHASE
MIKSIS



EDLEN & CO. • DECHASE MIKSIS DEVELOPMENT

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TEAM QUALIFICATIONS & PROJECT HISTORY

DECHASE
MIKSIS

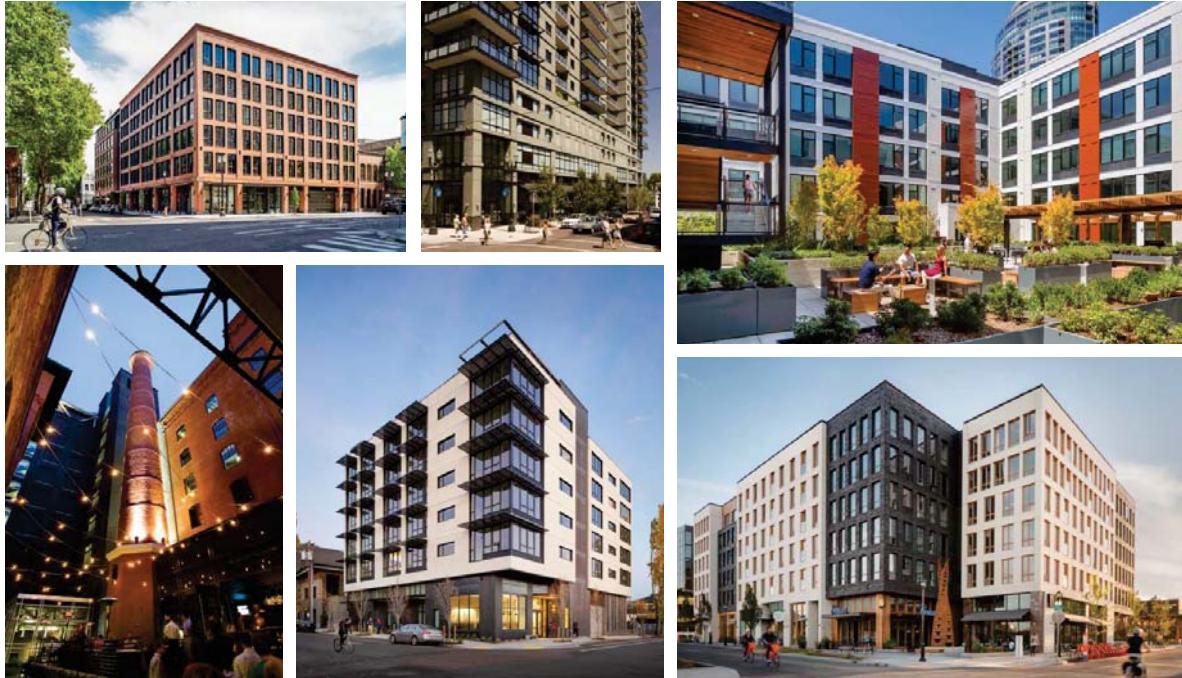


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5

TEAM QUALIFICATIONS & PROJECT HISTORY

GBD



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6

TEAM QUALIFICATIONS & PROJECT HISTORY

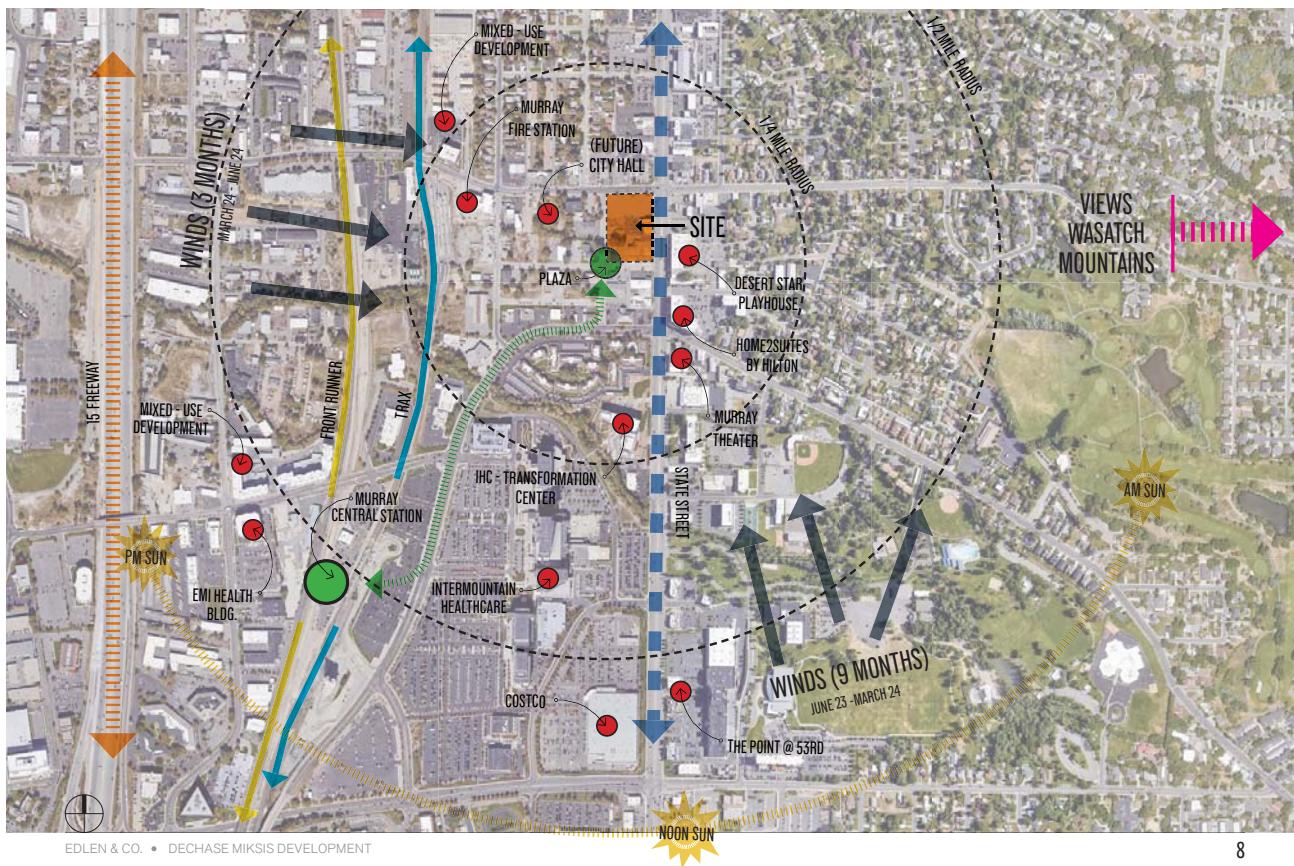
 **ZWICK**
CONSTRUCTION



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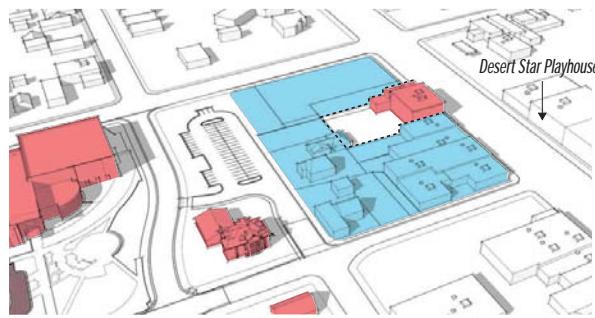
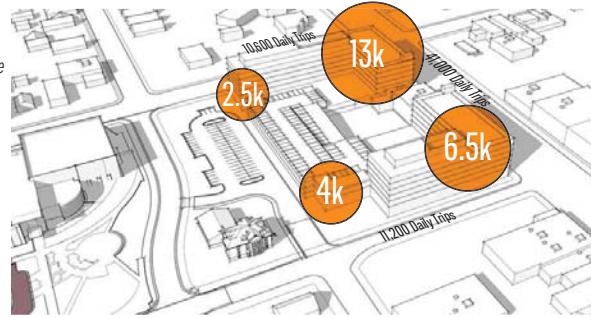
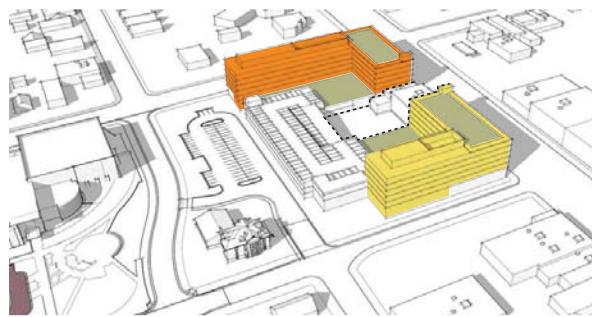
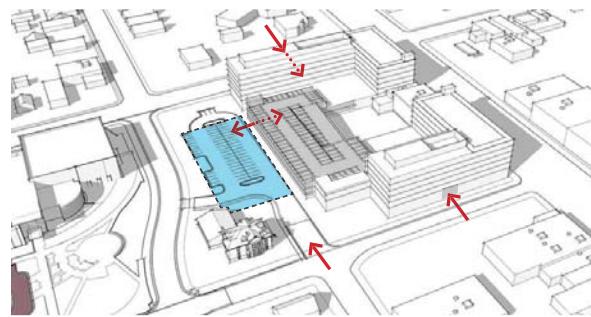
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VICINITY PLAN



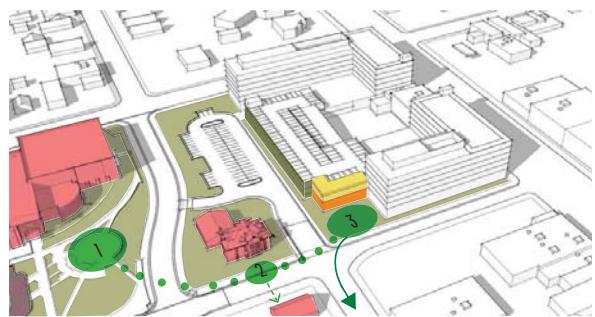
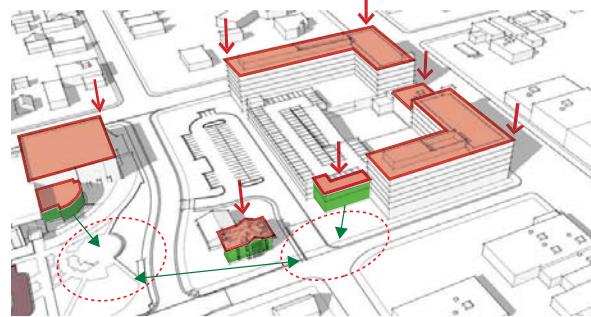
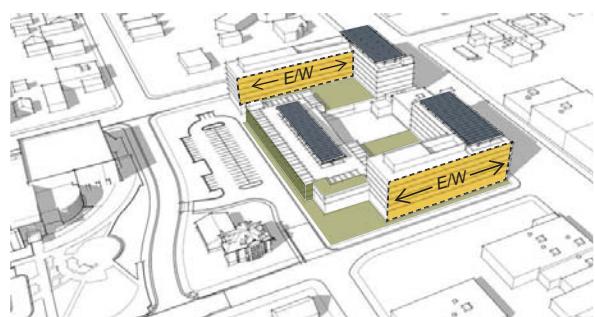
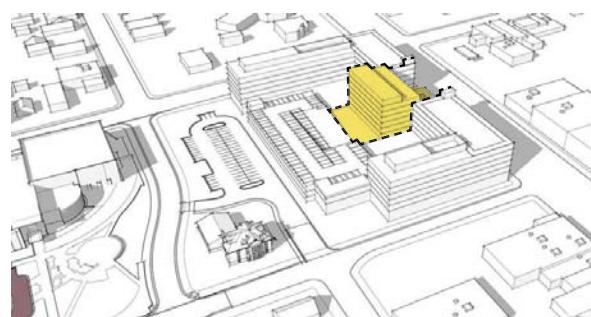
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1 - EXISTING**3 - COMMERCIAL USES****2 - RESIDENTIAL USES/DENSITY****4 - PARKING**

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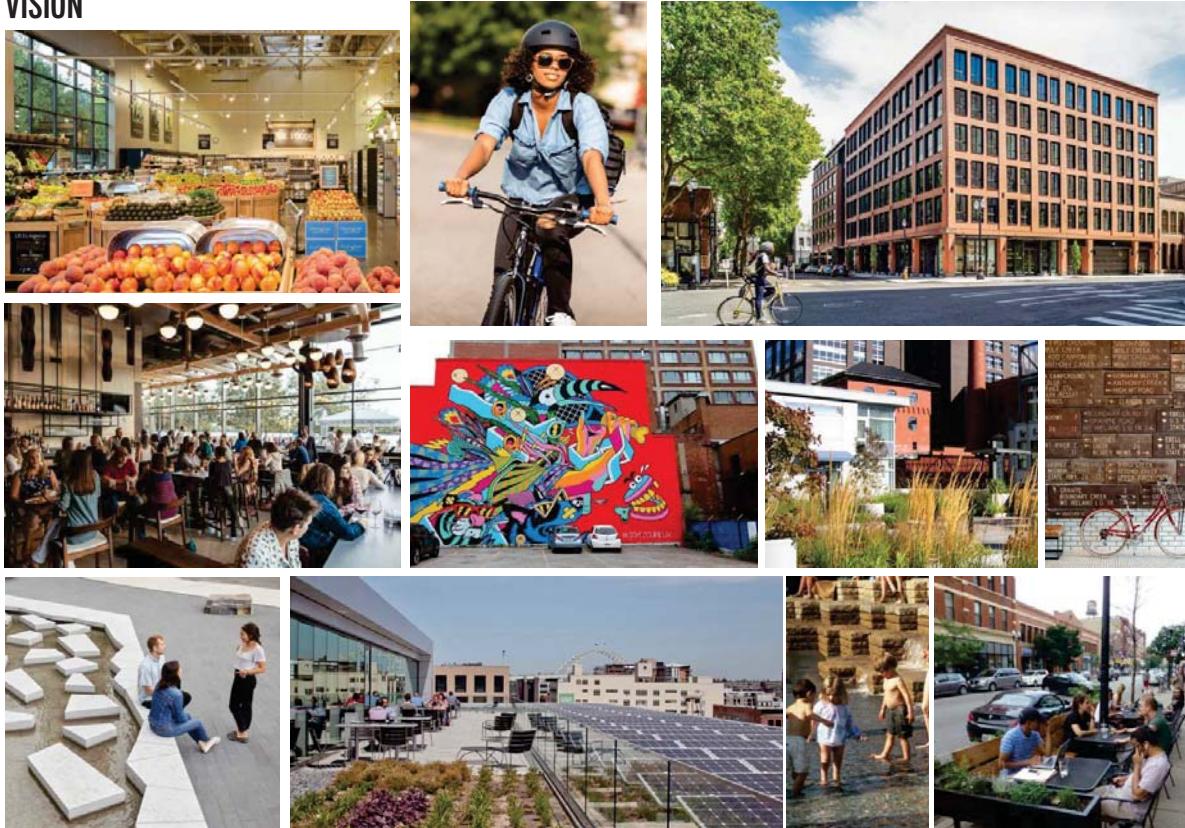
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5 - PUBLIC/OPEN SPACE**7 - ECLECTIC SCALE****6 - SUSTAINABILITY****8 - INFILL + ADAPTIVE RE-USE**

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VISION



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5TH AVE & STATE STREET

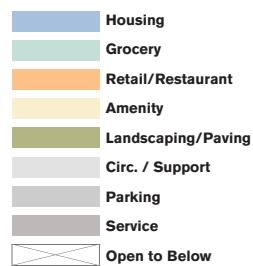


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FLOOR PLAN

LVL 01



FLOOR SUMMARY:

Parking Stalls: 95

Parking GSF: 41,907 sf

Retail: 14,038 sf

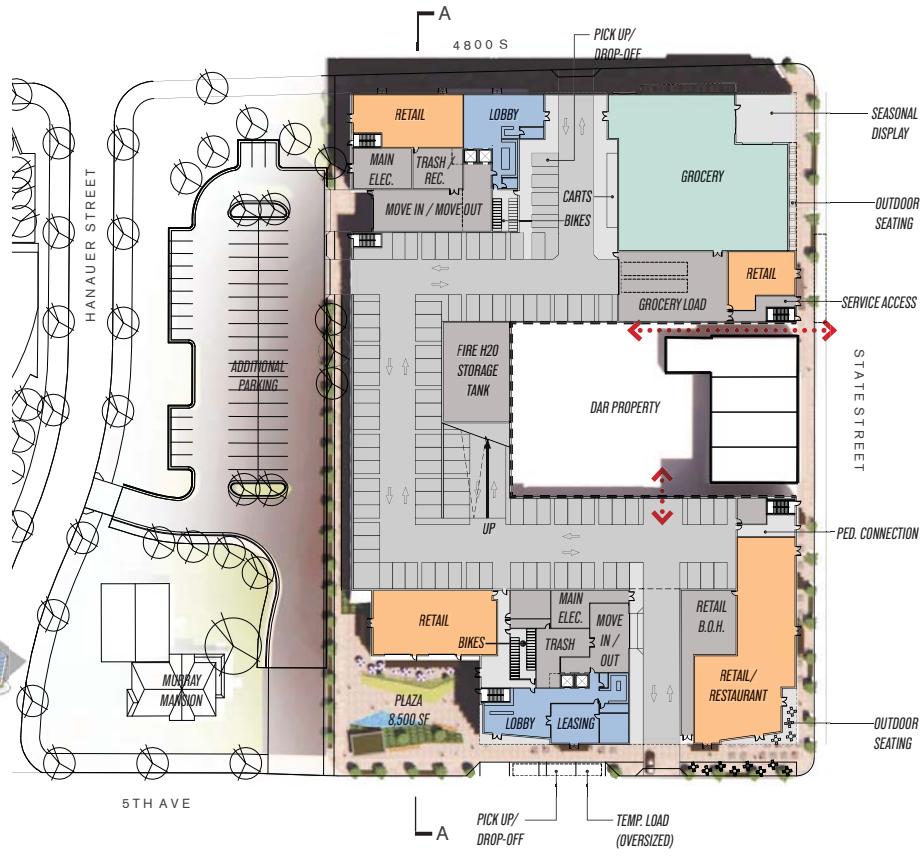
Grocery: 11,983 sf



view from the southwest



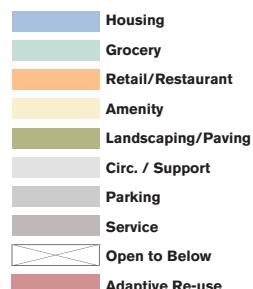
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DAR INTEGRATION

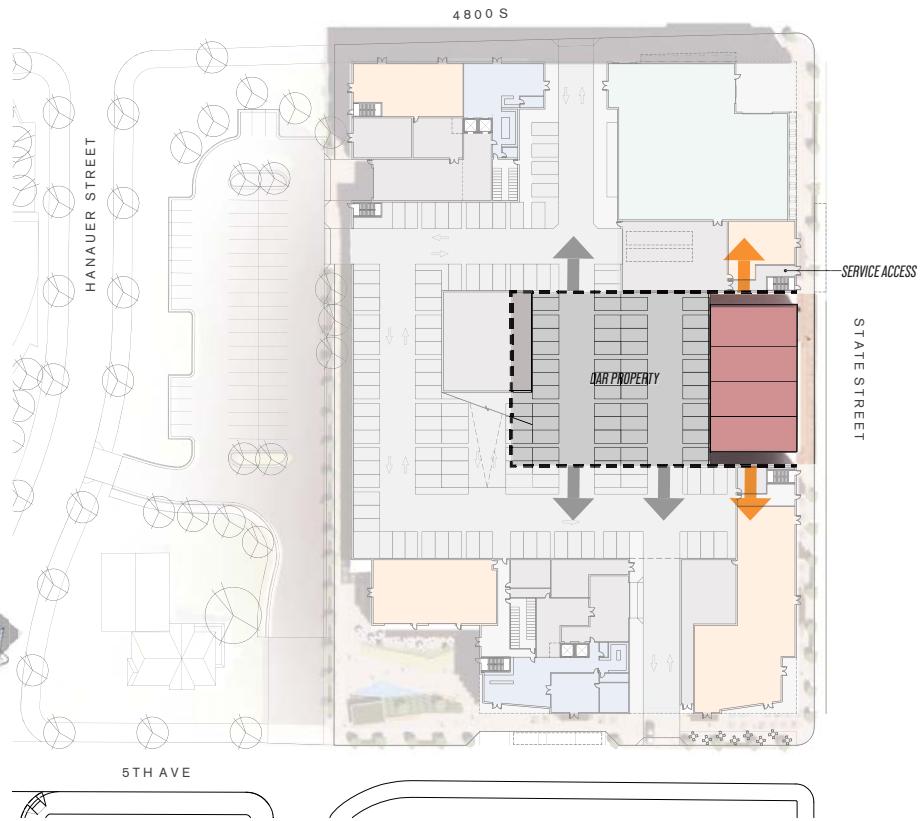
LVL 01



view from the southwest



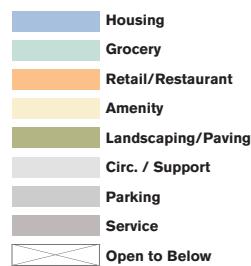
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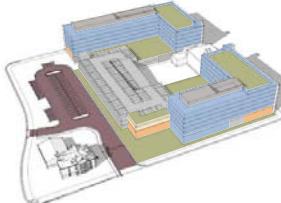
FLOOR PLAN

MEZZ. LVL

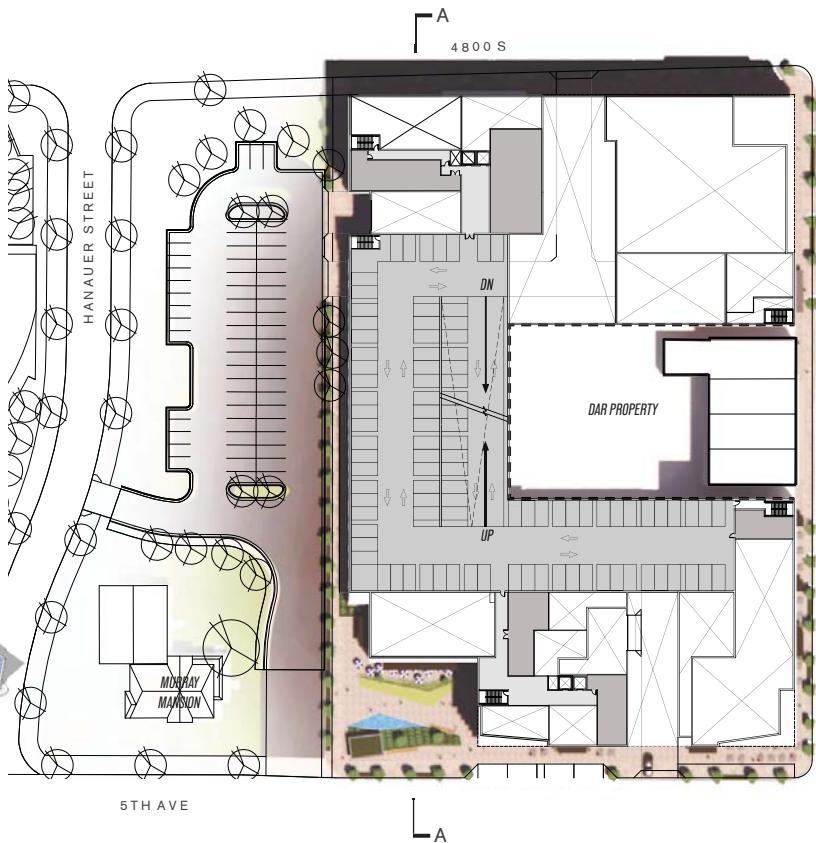


FLOOR SUMMARY:

Parking Stalls: 95
Parking GSF: 36,065 sf



view from the southwest

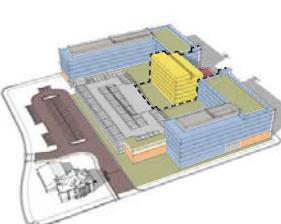
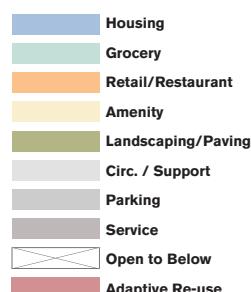


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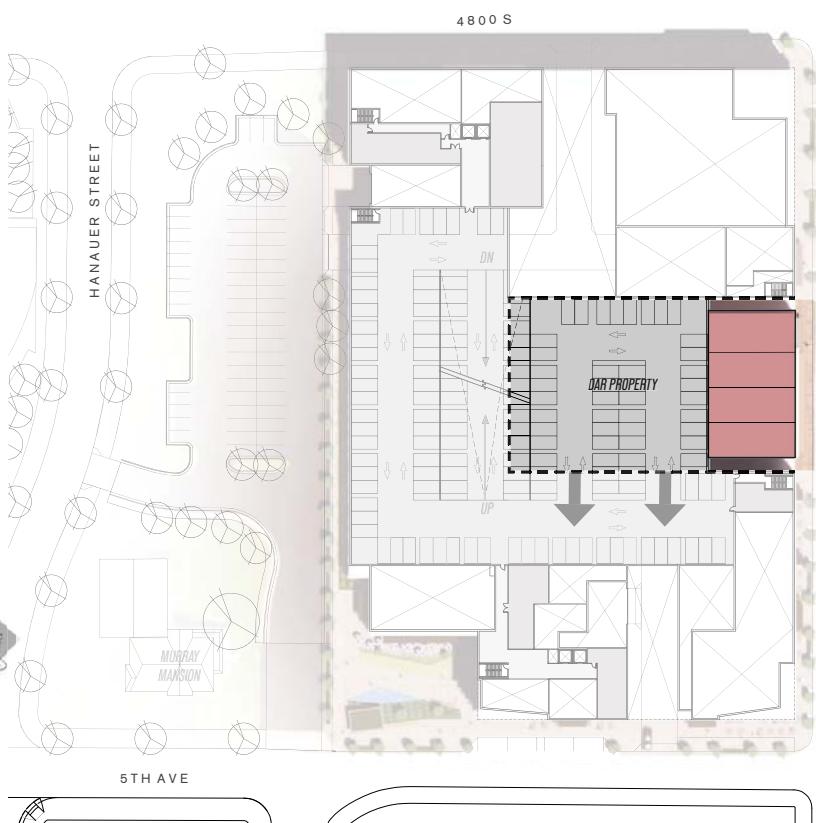
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DAR INTEGRATION

MEZZ. LVL



view from the southwest

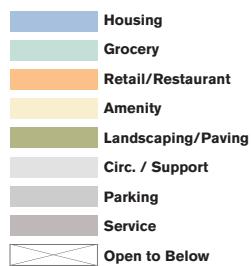


EDLEN & CO. • DECHASE MIKSIS DEVELOPMENT

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FLOOR PLAN

LVL 02-03



FLOOR SUMMARY:

North Landscaping: 13,179 sf

North Housing Units: 30

South Landscaping: 10,437 sf

South Housing Units: 23



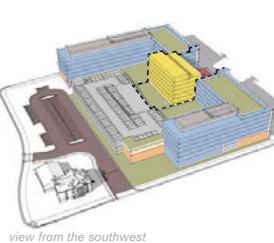
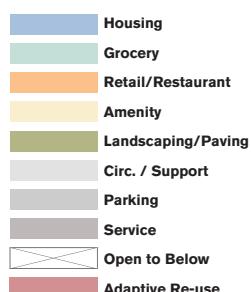
view from the southwest



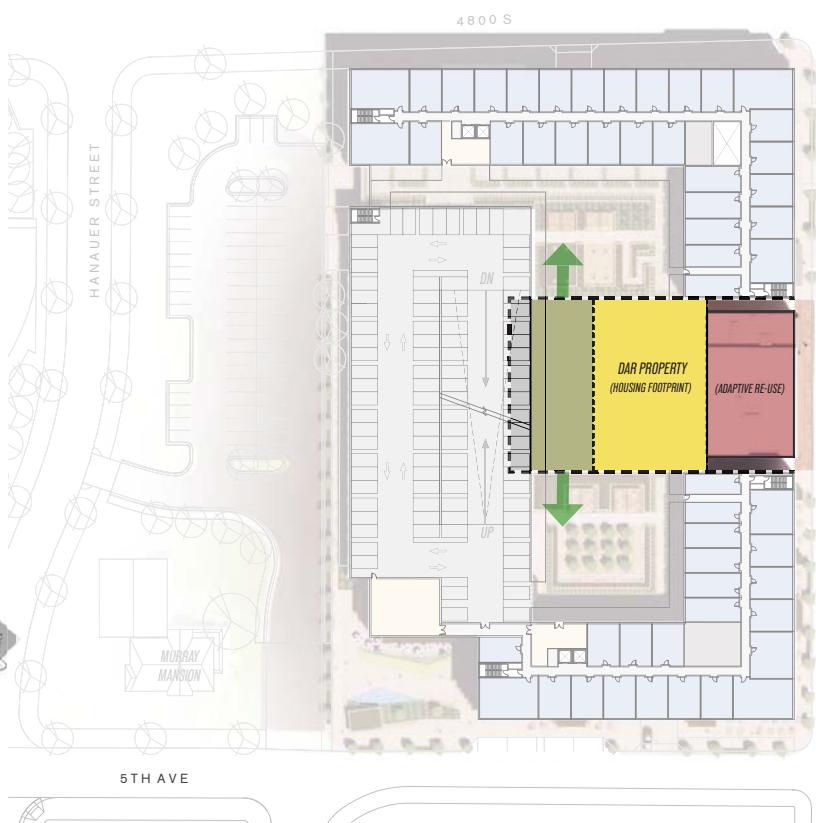
18

DAR INTEGRATION

LVL 02



view from the southwest



19

PUBLIC BENEFITS - JOBS & TAXES



FISCAL AND ECONOMIC IMPACTS OF PROPOSED MURRAY CITY DEVELOPMENT

This analysis considers both fiscal and economic impacts to Murray City from the proposed development. Fiscal impacts include increased property, sales, municipal energy and Class B/C road funds to the City while economic impacts include increased jobs created and wages paid.

Proposed Development

This fiscal and economic impacts analysis is based on the following proposed development:

TABLE 1: PROPOSED RESIDENTIAL DEVELOPMENT

Housing South	Units	Housing North	Units
Studio	5	Studio	4
1 BD - Urban	25	1 BD - Urban	29
1 BD	62	1 BD	105
2 BD	23	2 BD	20
Total	115	Total	158
GSF	141,022	GSF	168,809
GSF Parking	104,479	GSF Parking	34,986
Parking Stalls	264	Parking Stalls	78

In addition to the residential development, there are plans for 11,983 square feet of grocer space and 14,038 square feet of other retail space.

Total costs for the above development are \$35,678,615 for the North Building and \$35,330,443 for the South Building. Soft costs have been calculated as 30% of hard costs. Land costs are based on 116,173 square feet at a cost of \$20 per square foot. Taxable value is calculated as 55 percent of market value for residential, based on the primary residential exemption; commercial is taxed at the full 100 percent of market value. The last adjustment is a 10 percent reduction for assessed values to reflect the fact that assessed values are usually less than full market values.

TABLE 2: TAXABLE VALUE

Taxable Value	North Building	South Building	Total
Land	\$1,161,730	\$1,161,730	\$2,323,460
Hard Costs - Resi	\$24,238,000	\$24,784,000	\$49,022,000
Hard Costs - Comm	\$2,313,450	\$1,499,625	\$3,813,075
Soft Costs	\$7,965,435	\$7,885,088	\$15,850,523
Total Costs	\$35,678,615	\$35,330,443	\$71,009,058
Total Taxable Value	\$21,499,385	\$20,831,803	\$42,331,188
Assessor's Value (10% Reduction)	\$19,349,447	\$18,748,622	\$38,098,069

One South Main Street, 18th Floor, Salt Lake City UT 84133-1904 Telephone: 801.844.7373 Fax: 801.844.4484

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ANTICIPATED CREATION OF JOBS

CONSTRUCTION JOBS:

- » 317 Jobs
- » \$21.1 million in wages

PERMANENT JOBS:

- » 71 Jobs
- » 65 Retail / 6 Property Management
- » \$2.84 million in wages
- » Multiple effect due to employees spending wages in Murray

ESTIMATES ON THE SALES TAX BASE ENHANCEMENT:

Projected sales tax revenue project at \$114,194

- » \$61,425 from increased population
- » \$52,769 from revenue

ESTIMATE OF TAXABLE VALUE OF PROPERTY UPON COMPLETION:

- » North Building: \$19,349,447 million
- » South Building: \$18,748,622 million

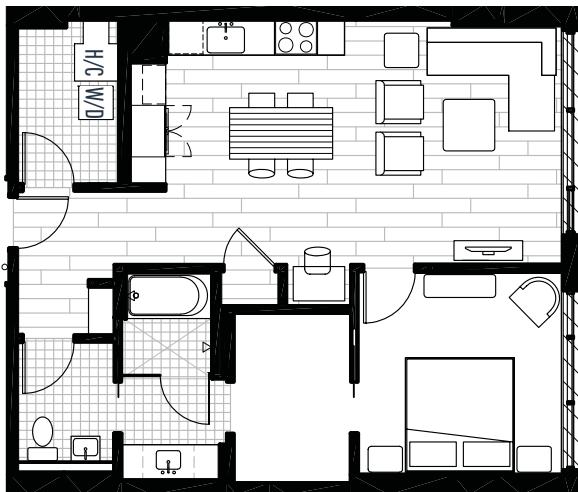
PUBLIC BENEFITS - OPEN SPACE



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23

PUBLIC BENEFITS - HOUSING



TYPICAL UNIT

HOUSING SOUTH

Units: 119
Avg Unit: 744 sf

2 BED: 25%
1 BED: 70%
STUDIO: 5%

HOUSING NORTH

Units: 154
Avg Unit: 723 sf

2 BED: 13%
1 BED: 84%
STUDIO: 3%

HOUSING TOTAL

Units: 273
Avg Unit: 732 sf



AMENITY



KITCHEN



LIVING

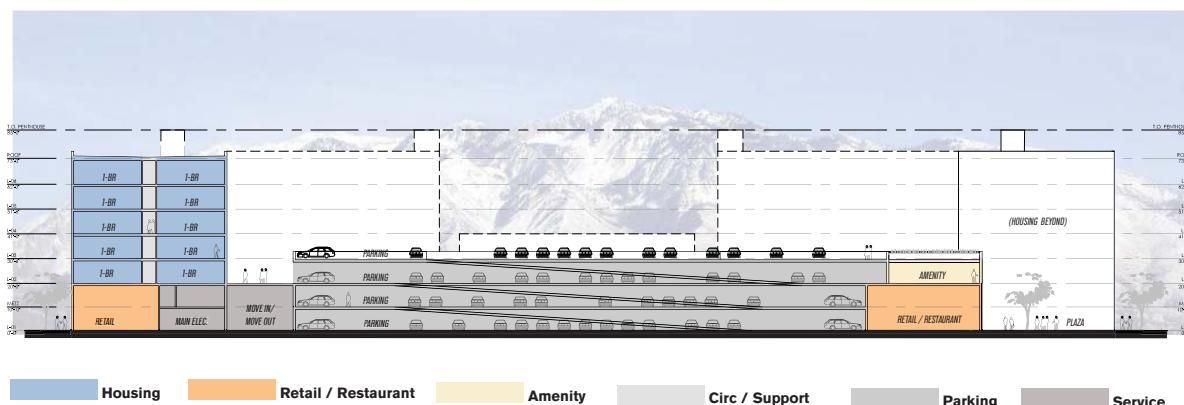


LOBBY

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24

PUBLIC BENEFIT - PARKING



MAX ALLOWABLE PARKING

Housing 1.25/unit	341
Retail 5/ 1000 sf	130
Total	471
<i>Delta</i>	-129

TARGET PARKING STALLS

Housing 1/unit	273
Retail 1/ 500 sf	52
TOTAL TARGET	325
TOTAL PROVIDED	342
ADA Stalls Required	8
<i>Delta from Target</i>	17

Avg. GSF/Stall

408



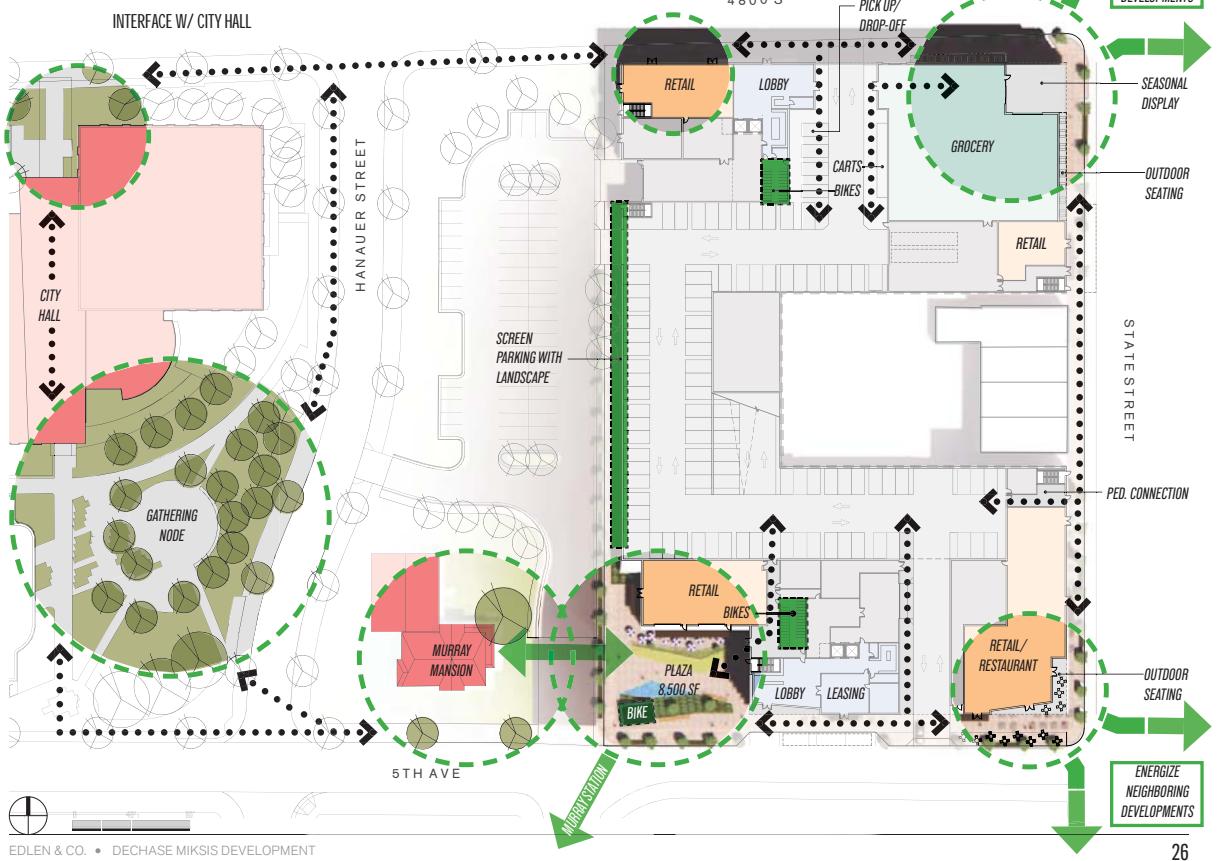
PRECEDENT IMAGERY: PARKING SCREEN

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SECTION A

25

PEDESTRIAN FLOW/ WALKABILITY



VIBRANT AND ACTIVE DOWNTOWN



4800 S & STATE STREET

ACTIVATED OPEN SPACES



5TH AVE PLAZA

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33

THANK YOU



EDLEN & CO.

DECHASE
MIKSIS

GBD

ZWICK
CONSTRUCTION

COMPLIES WITH LOCAL ZONING

MAIN ENTRIES

- » Main entries are pedestrian scaled, easily located, and provide a strong connection to the street.
- » All building entries meet ADA requirements and are covered with canopies, awnings, or recessed entries. Entry doors are provided on both facades at corners.

NEIGHBORHOOD COMMERCIAL USES

- » Commercial uses occupy the width of the ground floor with a minimum depth of 40'.

OPEN SPACE

- » We have provided a prominent, centrally located public plaza to unify residential and commercial uses.
- » Buildings are organized to create outdoor spaces.
- » 15% of the site area is developed as landscaped setbacks, public plaza, and walkways.

PARKING

- » Parking, loading, trash collection, and recycling are located to the side or rear of the building.
- » Minimum parking, carpooling, and bike requirements are met on site. We would like to use the future surface parking lot to the West to help with peak parking demand.

DENSITY

- » Although we have prioritized density, we do not exceed 100 units/acre.





THE REDEVELOPMENT AGENCY
OF MURRAY CITY

TO: RDA Board

THROUGH: Mayor Blair Camp, RDA Executive Director

FROM: Melinda Greenwood, RDA Deputy Executive Director *mg*

MEETING DATE: November 17, 2020

RE: Agenda Item #5 – Presentation of the 2020 RDA Annual Report

The RDA is required by state statute 17C-1-603.4 to publish an annual report and submit it to all the taxing entities by November 1 of each year. The attached RDA Annual Report for 2020 was submitted to all the taxing entities on October 28, 2020 and was delivered to the RDA Board via email on November 6, 2020.

At the December 8, 2020 RDA meeting, staff will present a brief summary of the report. If any Board Member has questions regarding the report contents, please let me know prior to the meeting which will allow me to address specific questions during my presentation.

Recommended Motion

None – informational only.

Attachment:

1. 2020 RDA Annual Report



2020 Annual Report

Redevelopment Agency of Murray City

October 2020

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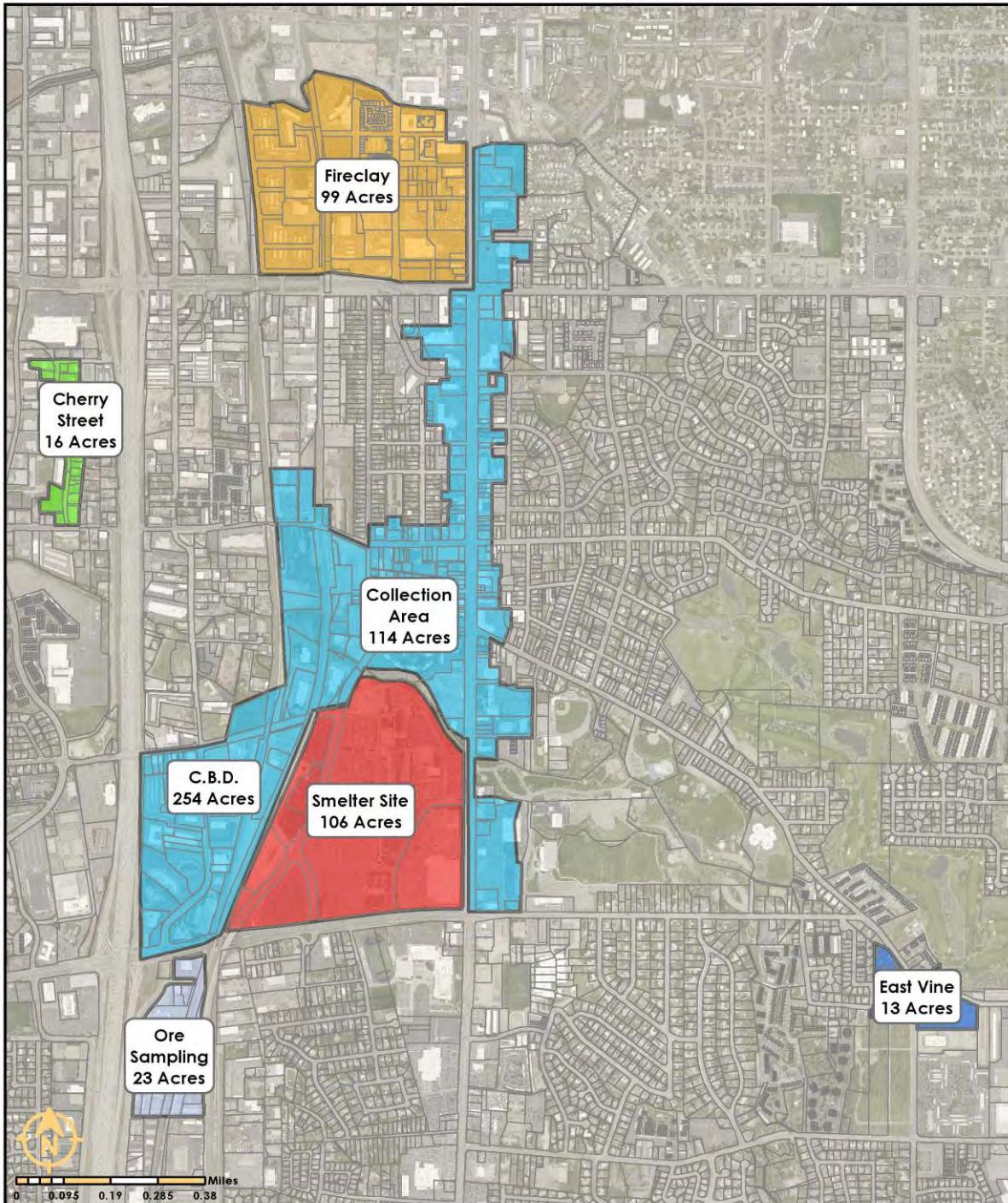
CHAPTER 1 – BACKGROUND AND OVERVIEW

This report is prepared for the Redevelopment Agency of Murray City in accordance with the requirements of Utah Code Section 17C-1-603 which requires that an Agency prepare an annual report on or before November 1 of each year that provides an updated status on each of its project areas. This report must be submitted to the county auditor, State Tax Commission, the State Board of Education and each taxing entity from which the Agency receives project area funds. The applicable taxing entities are as follows and vary by project area and taxing districts included in each project area:

- Salt Lake County
- Murray City School District
- Murray City
- South Salt Lake Valley Mosquito Abatement District
- Central Utah Water Conservancy District
- Jordan Valley Water District
- Cottonwood Improvement District

There are six redevelopment areas in Murray City as follows (see map on the following page):

- Central Business District (CBD)
- Cherry Street
- East Vine Street
- Smelter Site
- Fireclay
- Ore Sampling Mill



Redevelopment Project Areas Murray City

Murray City
GIS Division
4464 South 500 West
Murray, Utah 84123
www.murray.utah.gov
3/29/2019 7:44:03 AM
© Copyright 2018, Murray City
Map Disclaimer
<http://www.murray.utah.gov/1609>
The above information while not
guaranteed has been issued from
sources deemed reliable.



MURRAY

OnCENproject/Melinda/MOCD_RDA 2019.mxd

The requirements for the study are listed specifically in the Utah Code 17C-1-603 as follows and must be addressed separately for each of the five active project areas whose project area funds collection period has not expired.

- a) An assessment of the **change in marginal value**, including:
 - (i) The base year;
 - (ii) The base taxable value;
 - (iii) The prior year's assessed value;
 - (iv) The estimated current assessed value;
 - iv) The percentage change in marginal value; and
 - (iv) A narrative description of the relative growth in assessed value;
- b) The amount of **project area funds the agency received for each year of the project area funds collection period**, including:
 - (i) A comparison of the actual project area funds received for each year to the amount of project area funds forecasted for each year when the project area was created, if available;
 - (ii)
 - (A) The Agency's historical receipts of project area funds, including the tax year for which the Agency first received project area funds from the project area; or
 - (B) If the Agency has not yet received project area funds from the project area, the year in which the Agency expects each project area funds collection period to begin;
 - (iii) A list of each taxing entity that levies or imposes a tax within the project area and a description of the benefits that each taxing entity receives from the project area; and
 - (iv) The amount paid to other taxing entities under Section 17C-1-410, if applicable;
- c) A **description of current and anticipated project area development**, including:
 - (i) A narrative of any significant project area development, including infrastructure development, site development, participation agreements, or vertical construction; and
 - (ii) Other details of development within the project area, including
 - (A) The total developed acreage;
 - (B) The total undeveloped acreage;
 - (C) The percentage of residential development; and
 - (D) The total number of housing units authorized, if applicable;
- (d) The **project area budget**, if applicable, or other project area funds analysis, including:
 - (i) Each project area funds collection period;
 - (A) The start and end date of the project area funds collection period; and
 - (B) The number of years remaining in each project area funds collection period;
 - (ii) The total amount of project area funds the Agency is authorized to receive from

the project area cumulatively and from each taxing entity, including;

- (A) The total dollar amount; and*
- (B) The percentage of the total amount of project area funds generated within the project area;*
- (iii) The remaining amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity; and*
- (iv) The amount of project area funds the agency is authorized to use to pay for the agency's administrative costs, as described in Subsection 17B-1-409(1), including:*
 - (A) The total dollar amount; and*
 - (B) The percentage of the total amount of all project area funds;*

*(e) The estimated **amount of project area funds** that the Agency is authorized to receive from the project area for the **current calendar year**;*

*(f) The estimated **amount of project area funds** to be paid to the Agency for the **next calendar year**;*

*(g) A **map** of the project area; and*

(h) Any other relevant information the Agency elects to provide.

The information provided in this report is for informational purposes only and does not alter the amount of project area funds that an Agency is authorized to receive from a project area.

This report meets all legal requirements and is organized as follows:

- Chapter 1: Background and Overview
- Chapter 2: Central Business District (CBD) Redevelopment Area
- Chapter 3: Cherry Street Redevelopment Area
- Chapter 4: East Vine Street Redevelopment Area
- Chapter 5: Smelter Site Redevelopment Area
- Chapter 6: Fireclay Project Area
- Chapter 7: Ore Sampling Mill

CHAPTER 2 – CENTRAL BUSINESS DISTRICT (CBD) URBAN RENEWAL AREA

BACKGROUND INFORMATION

The Central Business District (CBD) Redevelopment Project Area was created in 1979 and increment was triggered in 1983. Increment was to be collected for a 32-year time period, thus expiring after 2014. In 2010, the Agency approached the members of the taxing entity committee to request a 20-year extension extending through 2034 and this request was granted. In addition, the tax increment collection area was expanded to include an additional 17.54 acres already in the Project Area, but not in the original tax increment collection area. In 2016, the Agency again approached the taxing entities to include an additional 10.18 acres in the tax increment collection area – an area surrounding City Hall and already located within the existing Project Area. This was done to facilitate implementation of the “Life on State Street Plan” and was approved by the taxing entities. No changes were made to the goals and objectives for the Murray City Center District (MCCD) nor to the Project Area boundaries. The tax increment collection period for the additional 10.18 acres extends through 2034.

The general boundaries of the Project Area are fairly irregular but stretch from 5400 South at the southern end to 4700 South on the north; and from I-15 on the west to approximately 60 East. Although there are approximately 264 acres within the Project Area boundaries, roughly 44 of the acres are classified as roads; therefore, the combined parcel acreage totals roughly 220 acres.

Table 2.1: Project Area Description

Year Established	1979
Initial Year of Tax Increment	1983
Initial Time Frame for Tax Increment Collection	32 years
Time Frame Extension	20 years
Last Year of Tax Increment	2034

The Project Area was originally created to revitalize the downtown area of Murray, including demolishing buildings, removing substandard site improvements, preparing a Downtown Master Plan, developing historic renovation grants, and encouraging development projects that would generate increment. Over the years, major projects

have included renovation of the Desert Star Theater, Day Murray Music, Vine Street extension and other downtown infrastructure.

A. CHANGES IN MARGINAL VALUE

The base year was established in 1979. In 2017, the County Assessor’s Office increased the base year value to \$13,652,148.

Table 2.2: Base Year, Prior Year and Current Year Taxable Value

Category	Amount
Base Year Taxable Value	\$13,652,148
Prior Year (2019) Assessed Value	\$131,515,800
Current Year (2020) Estimated Assessed Value	\$131,515,800
2018 Marginal Value	\$102,055,223
Prior Year (2019) Marginal Value	\$117,863,652

Category	Amount
Current Year (2020) Estimated Marginal Value	\$117,863,652
% Change in Marginal Value (2018 to 2019)	15.5%

Total taxable value in the tax increment collection area of the Project Area has grown from \$7,083,613 at the inception of the project – to \$131,515,800 in 2019 – an increase of 1,757 percent in value.

The 2018 assessed value of the CBD Project Area was \$115,707,371. The 2019 taxable value increased to \$131,515,800 – an increase of 13.7 percent over the one-year period. In comparison, the 2018 taxable value of Murray City was \$5,213,585,760. The 2019 taxable value of Murray City was \$5,646,015,950, representing an increase of 8.3 percent over the one-year period.

B. AMOUNT OF PROJECT AREA FUNDS RECEIVED BY AGENCY

In 2019, the CBD Project Area received \$1,229,935 in tax increment funds. The original Project Area Plan, dated June 1, 1982, projected tax increment revenues of \$700,028 through 2014 only (32 years).

The Agency's historical receipts of project area funds for which data could be obtained are as follows:

2019	\$1,229,935
2018	\$936,308
2017	\$875,421
2016	\$956,959
2015	\$997,751
2014	\$957,044
2013	\$937,556
2012	\$909,736
2011	\$833,359
2010	\$724,331

In addition, the Agency requested \$865,705 in 2009. Data for previous years is not available. The first year for which the Agency received project area funds was 1983.

Benefits received by each taxing entity are summarized as follows:

Table 2.3: Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Salt Lake County	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards; pass-through of 25% of additional increment beginning in 2016
Murray City	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards

Taxing Entity	Benefits
Murray School District	Increased property taxable value; \$400,000 guaranteed annual payment; elimination of blighted properties; increased energy efficiency through sustainable building standards
South Salt Lake Mosquito Abatement	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards; pass-through of 25% of additional increment beginning in 2016
Central Utah Water Conservancy	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards pass-through of 25% of additional increment beginning in 2016

The Murray School District receives a pass-through amount of \$400,000 annually.

C. DESCRIPTION OF CURRENT AND ANTIPLICATED PROJECT AREA DEVELOPMENT

As with the past few years, the RDA continued to focus on redevelopment in the CBD, specifically within the Murray City Center District zoning boundaries. In 2019, Murray City continued to be the major developer of the area and completed the design for a new city hall which will be located in the heart of the MCCD. The RDA Board also approved an agreement with American Tower Company for the relocation of the cell phone tower in the amount of \$700,720 and the purchase of the property on which the current tower is located for \$100,000. Though the RDA Board approved these agreements in 2019, the expenditures will not likely come through until 2020. The City continued efforts in designing the Hanauer Street extension and obtaining property for the road project.

The RDA and the Murray City Fire Department continued their partnership with the Voluntary Cleanup Program Remedial Action Plan for contaminated soil cleanup at 4850 South Box Elder Street, and the City pressed forward with construction of the replacement building for Fire Station 81. The Utah State Department of Environmental Quality required remediation efforts above what was initially expected, requiring the amendment of the agreement for cleanup monitoring oversight with Terracon Consultants, Inc. to be increased from \$58,000 to \$73,000.

The City spent a significant amount of time rewriting the MCCD zoning code, as the RDA Board recommended the City draft revisions which would encourage development. The zoning code was strategically amended to remove restrictions on development regarding historical buildings, promote sustainable building practices and to simplify and streamline the development process. These amendments were put in place in November 2019 in anticipation of the RDA releasing a Request for Proposals for development of the property at 4800 South State Street the following spring. It is believed these changes will facilitate substantial investment within the CBD project boundaries.

In September of 2019, the RDA closed on the property located at 48 East 4800 South, which will become a parking area for the city hall site. The RDA also purchased the 0.13-acre property located at 4869 South Box Elder Street in December of 2019. It is intended that this property will become an access point to the future city hall site.

Murray City entered a Brownfields Coalition partnership with Salt Lake County, Salt Lake City and the United States Environmental Protection Agency and plans to submit several properties located in the CBD project area boundaries for grant funding to conduct environmental studies. These efforts will aid in development of properties as buyers can understand if environmental development impediments exist.

The RDA owned property at 4850 South Box Elder Street was approved for subdivision in September of 2019. This clears the way for Think Architecture to purchase the southern portion of the property (now addressed as 4868 South Box Elder Street) as the RDA selected Think's proposal as the preferred project in their 2018 request for proposals for the development of the south portion of that property. The RDA anticipates a development agreement with Think Architecture to provide funding or other assistance in cleaning up contaminated soils on that property. RDA staff will work with the Brownfields Coalition to conduct environmental studies on that property and to obtain estimates on clean-up costs.

Though there are limited opportunities in the CBD, RDA staff are continuously working with developers to encourage private commercial growth and to increase the tax base in the area.

Based on property codes provided by the Salt Lake County Assessor's Office, the area has approximately 3.07 undeveloped acres and approximately 216.93 developed acres. Within the project area, 4.89 percent of the geographic area is developed as residential. There are no planned and authorized housing units as part of the Project Area Plan.

D. PROJECT AREA BUDGET

A project area budget for the CBD is included at the end of this section.

The collection period for the project area funds commenced in 1983 and extended through 2014, with a 20-year extension from 2015 through 2034. Therefore, there are 15 years remaining for collection of tax increment funds.

The Agency is authorized to receive the following percentages from each member of the taxing entity. There is no cap on project area funds to be received; rather, the cap is a percentage amount as shown below for the years shown below.

Table 2.4: Tax Entity Contribution

	% of Increment (or amount) to Agency through 2014	% of Increment (or amount) to Agency 2015 - 2034
Salt Lake County	100%	75%
Murray City	100%	100%
Murray School District	100%	100%*
South Salt Lake Mosquito Abatement	100%	75%
Central Utah Water Conservancy	100%	75%

*From the School District's portion, the Agency makes annual payments of \$400,000 in order to keep the School District constant with the amount it had been receiving from the expanded tax increment collection area before that area was included in the collection area.

Funds are distributed to the Agency, based on the following distribution formula: 100 percent of tax increment revenues from Salt Lake County, Murray City, South Salt Lake Valley Mosquito Abatement and Central Utah Water Conservancy flow to the Agency through 2014. As of 2015, the percentage contribution to the Agency from Salt Lake County, South Salt Lake Valley Mosquito Abatement and Central Utah Water Conservancy was reduced to 75 percent through 2034. Murray City and Murray School District will continue to contribute 100 percent of the tax increment revenues they generate through 2034. However, Murray School District is handled in a different manner – with a guarantee of \$400,000 from the Agency annually from the tax revenues it generates that flow to the Agency.

Beginning in 2016, the Agency received tax increment from a larger collection area. The project area boundaries did not change, but tax increment is now taken from an additional 10.18 acres surrounding the current City Hall. The distribution percentages shown in Table 2.4 above have been applied to the expanded tax increment collection area.

The remaining amount of funds that the Agency is authorized to receive is based on the percentages of total increment shown in the preceding table. There is no future cap on project area funds to be received – rather, the cap is a percentage amount.

The Agency is authorized to receive four percent of Agency funds for administrative costs. There is no cap amount of administrative funds; rather, the cap is the percentage amount of four percent annually.

E. PROJECTED TAX INCREMENT RECEIPTS FOR CURRENT YEAR

The following table shows the projected tax increment revenues that will flow to the Agency in 2020.

Table 2.5: Projected Agency Revenues 2020

Incremental Tax Revenues to Agency	2020
Salt Lake County	\$170,873
Murray School District	\$747,845
Murray City	\$265,075
South Salt Lake Valley Mosquito Abatement District	\$1,238
Central Utah Water Conservancy District	\$35,359
Total Revenues Generated	\$1,220,390
County Adjustments	\$9,545
Total Revenues to Agency	\$1,229,935

F. PROJECTED TAX INCREMENT RECEIPTS FOR NEXT CALENDAR YEAR

Table 2.6: Projected Agency Revenues 2021

Incremental Tax Revenues to Agency	2021
Salt Lake County	\$170,873
Murray School District	\$747,845
Murray City	\$265,075
South Salt Lake Valley Mosquito Abatement District	\$1,238
Central Utah Water Conservancy District	\$35,359
Total Revenues Generated	\$1,220,390
County Adjustments	\$9,545
Total Revenues to Agency	\$1,229,935

G. PROJECT AREA MAP

CHAPTER 3 – CHERRY STREET REDEVELOPMENT AREA

BACKGROUND INFORMATION

The Cherry Street Redevelopment Project Area was created in 1991; increment was triggered in 2009 and expires in 2023.

The general boundaries of the Project Area are fairly irregular but stretch from 4800 South at the southern end to Jensen Lane on the north; and from Cherry Street on the west to Plum Street on the east.

Table 3.1: Project Area Description

Year Established	1991	The Project Area was originally created to improve Cherry Street and other public infrastructure, such as water, sewer and roads in the area.
Initial Year of Tax Increment	2009	
Time Frame for Tax Increment Collection	15 years	
Last Year of Tax Increment	2023	

A. CHANGES IN MARGINAL VALUE

The base year assessed value is \$1,268,140.

Table 3.2: Base Year, Prior Year and Current Year Taxable Values

	Value
Base year taxable value	\$1,268,140
Prior year (2019) assessed value	\$12,942,653
Current Year (2020) projected assessed value	\$12,942,653
2018 Marginal Value	\$10,846,352
Prior Year (2019) Marginal Value	\$11,674,513
Current Year (2020) Estimated Marginal Value	\$11,674,513
% Change in Marginal Value (2018 to 2019)	7.6%

The 2018 assessed value of the Cherry Street Project Area was \$12,114,492. The 2019 taxable value increased to \$12,942,653 – an increase of 6.8 percent over the one-year period. In comparison, the 2018 taxable value of Murray City was \$5,213,585,760. The 2019 taxable value of Murray City was \$5,646,015,950, representing an increase of 8.3 percent over the one-year period.

B. AMOUNT OF PROJECT AREA FUNDS RECEIVED BY AGENCY

In 2019, the Cherry Street Project Area generated \$89,466 in tax increment funds for the Agency. The amount of project area funds forecasted when the project area was created is not available.

The Agency's historical receipt of Cherry Street project area funds for which data could be obtained are as follows:

2019	\$89,466
2018	\$78,722
2017	\$77,471
2016	\$64,518
2015	\$67,385
2014	\$65,819
2013	\$82,612
2012	\$79,752
2011	\$84,283
2010	\$74,313

In addition, the Agency requested \$77,980 for 2009 which was the first year the Agency received project area funds.

Benefits received by each taxing entity are summarized as follows:

Table 3.3: Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Salt Lake County	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Murray City	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Murray School District	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
South Salt Lake Mosquito Abatement	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Central Utah Water Conservancy	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements

C. DESCRIPTION OF CURRENT AND ANTICIPATED PROJECT AREA DEVELOPMENT

Major activity in the Cherry Street Redevelopment Area was centered around infrastructure improvements, including a rebuild of Cherry Street and upgrades to water and sewer lines. All of that work is considered complete and the area is considered functionally built out. No new development activity has taken place recently and no future projects are planned.

Based on property codes provided by the Salt Lake County Assessor's Office, the area has approximately 1.96 undeveloped acres and approximately 11.05 developed acres. This does not include roadways located within the project area. Approximately 1.03 percent of the project area is residential in nature. No known housing units are planned for the area.

D. PROJECT AREA BUDGET

A project area budget for Cherry Street is included at the end of this section.

The collection period for project area funds commenced in 2009 and extends through 2023. Therefore, there are four years remaining for collection of tax increment funds. The Agency is authorized to receive the following percentages from each member of the taxing entity. There is no cap on project area funds to be received; rather, the cap is a percentage amount as shown below for the years shown below.

Table 3.4: Taxing Entity Contribution

Years	% to Agency
2013	100%
2014-2018	80%
2019-2023	75%

The remaining amount of funds that the Agency is authorized to receive is based on the percentages of total increment shown in the preceding table. There is no future cap on project area funds to be received; rather, the cap is a percentage amount for the specified years.

The Agency is authorized to receive five percent in administrative costs each year. There is no cap on the administrative funds to be received. Rather, the cap is five percent of total funds received by the Agency.

E. PROJECTED TAX INCREMENT RECEIPTS FOR CURRENT YEAR

Table 3.5: Projected Tax Increment Receipts for Current Year

Incremental Tax Revenues to Agency	2020
Salt Lake County	\$15,806
Murray City School District	\$51,884
Murray City	\$18,390
South Salt Lake Valley Mosquito Abatement District	\$114
Central Utah Water Conservancy District	\$3,271
Total Revenues to Agency	\$89,466

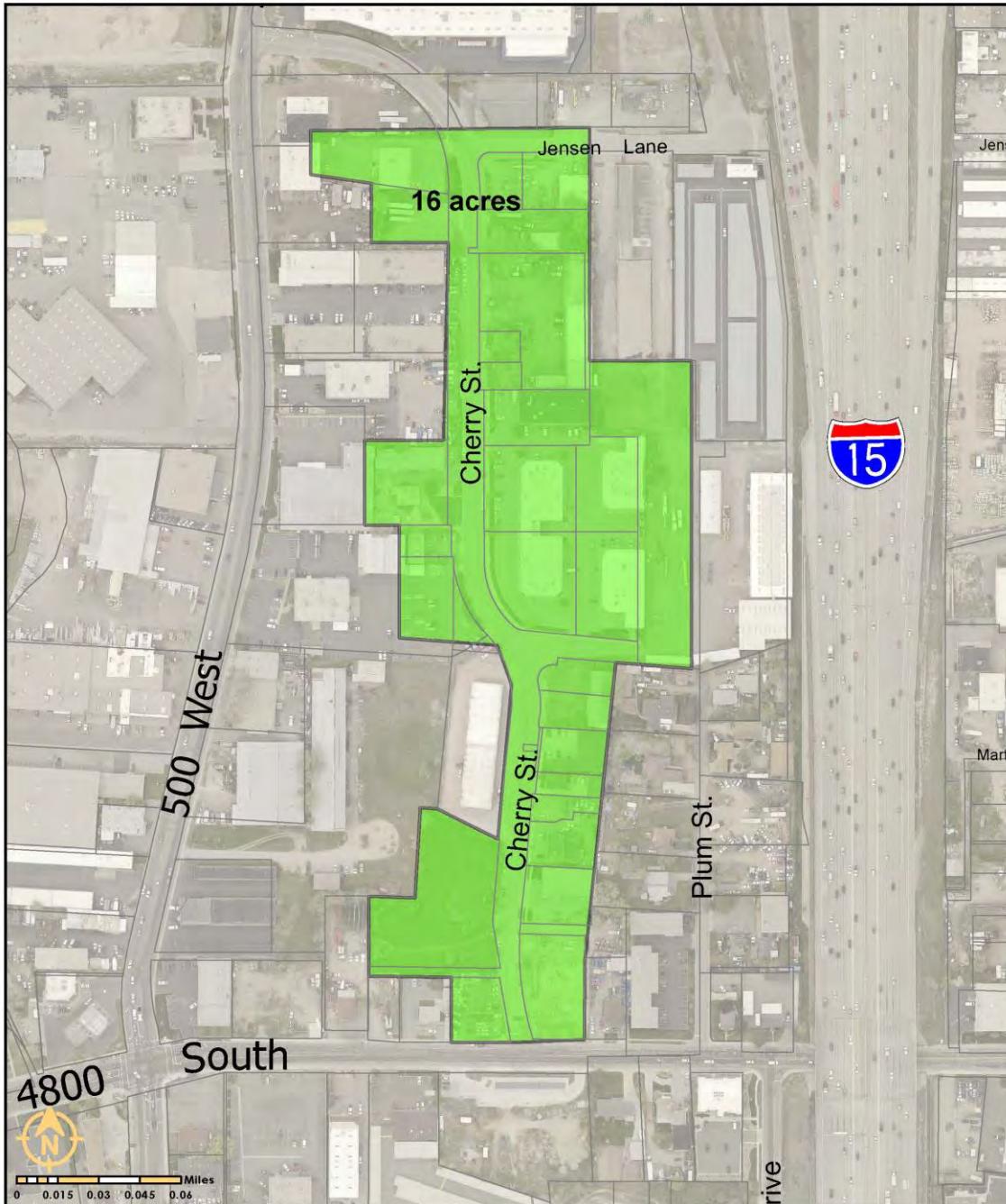
F. PROJECTED TAX INCREMENT RECEIPTS FOR NEXT CALENDAR YEAR

Table 3.6: Projected Tax Increment Receipts for Next Calendar Year

Incremental Tax Revenues to Agency	2021
Salt Lake County	\$15,806
Murray City School District	\$51,884
Murray City	\$18,390
South Salt Lake Valley Mosquito Abatement District	\$114

Incremental Tax Revenues to Agency	2021
Central Utah Water Conservancy District	\$3,271
Total Revenues to Agency	\$89,466

G. MAP OF CHERRY STREET PROJECT AREA



Cherry Street
Murray City

Murray City
GIS Division
4446 South 500 West
Murray, Utah 84123
www.murray.utah.gov/1609
3/09/2019 8:28:53 AM
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The above information while not guaranteed, is believed to be from reliable
sources deemed reliable.



MURRAY

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CHERRY STREET REDEVELOPMENT														
AGENCY MULTI-YEAR BUDGET		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Fiscal Year for Budget		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Calendar Year for Increment		TOTAL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
ASSESSED VALUATION														
Base Year Taxable Value		\$1,268,140	\$1,268,140	\$1,268,140	\$1,268,140	\$1,268,140	\$1,268,140	\$1,268,140	\$1,268,140	\$1,268,140	\$1,268,140	\$1,268,140	\$1,268,140	
Incremental Value		\$6,805,348	\$6,926,840	\$7,196,291	\$7,538,818	\$8,171,156	\$9,950,572	\$10,846,352	\$11,674,513	\$11,674,513	\$11,674,513	\$11,674,513	\$11,674,513	
Total Taxable Value		\$8,073,488	\$8,194,980	\$8,464,431	\$8,806,958	\$9,439,296	\$11,218,712	\$12,114,492	\$12,942,653	\$12,942,653	\$12,942,653	\$12,942,653	\$12,942,653	
TAX RATES														
Salt Lake County		0.003036	0.003036	0.002819	0.002371	0.002238	0.002025	0.001933	0.001933	0.001933	0.001933	0.001933	0.001933	
Murray City School District		0.006846	0.006846	0.007086	0.006291	0.006185	0.005885	0.006345	0.006345	0.006345	0.006345	0.006345	0.006345	
Murray City		0.002156	0.002156	0.002049	0.001892	0.001759	0.002383	0.002249	0.002249	0.002249	0.002249	0.002249	0.002249	
South Salt Lake Valley Mosquito														
Abatement District		0.000020	0.000020	0.000019	0.000018	0.000017	0.000015	0.000014	0.000014	0.000014	0.000014	0.000014	0.000014	
Central Utah Water Conservancy														
District		0.000422	0.000422	0.000405	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	
TOTAL		0.011719	0.012480	0.012378	0.010972	0.010599	0.010708	0.010941	0.010941	0.010941	0.010941	0.010941	0.010941	
Total Tax Increment Generated		\$86,447	\$89,810	\$93,315	\$89,654	\$105,466	\$116,143	\$127,731	\$127,731	\$127,731	\$127,731	\$127,731	\$127,731	
Less Adjustment:		(\$6,509)	(\$7,536)	(\$9,084)	(\$9,006)	(\$8,627)	(\$17,740)	(\$8,443)	(\$8,443)	(\$8,443)	(\$8,443)	(\$8,443)	(\$8,443)	
Incremental Value to be Distributed		\$79,938	\$82,274	\$84,231	\$80,648	\$96,839	\$98,403	\$119,288	\$119,288	\$119,288	\$119,288	\$119,288	\$119,288	
TAXING ENTITY CONTRIBUTION -														
Tax District 21K														
Salt Lake County		100%	100%	80%	80%	80%	80%	75%	75%	75%	75%	75%	75%	
Murray City School District		100%	100%	80%	80%	80%	80%	75%	75%	75%	75%	75%	75%	
Murray City		100%	100%	80%	80%	80%	80%	75%	75%	75%	75%	75%	75%	
South Salt Lake Valley Mosquito														
Abatement District		100%	100%	80%	80%	80%	80%	75%	75%	75%	75%	75%	75%	
Central Utah Water Conservancy														
District		100%	100%	80%	80%	80%	80%	75%	75%	75%	75%	75%	75%	
TOTAL		100%												
Incremental Tax Revenues to Taxing Entities														
Salt Lake County		\$0	\$4,003	\$3,837	\$3,486	\$4,090	\$3,722	\$5,269	\$5,269	\$5,269	\$5,269	\$5,269	\$5,269	
Murray City School District		\$0	\$9,026	\$9,644	\$9,248	\$11,302	\$10,816	\$17,295	\$17,295	\$17,295	\$17,295	\$17,295	\$17,295	
Murray City		\$0	\$2,843	\$2,789	\$2,781	\$3,214	\$4,380	\$6,130	\$6,130	\$6,130	\$6,130	\$6,130	\$6,130	
South Salt Lake Valley Mosquito														
Abatement District		\$0	\$26	\$26	\$26	\$31	\$28	\$38	\$38	\$38	\$38	\$38	\$38	
Central Utah Water Conservancy														
District		\$0	\$556	\$551	\$588	\$731	\$735	\$1,090	\$1,090	\$1,090	\$1,090	\$1,090	\$1,090	
TOTAL		\$0	\$0	\$16,455	\$16,846	\$16,130	\$19,368	\$19,681	\$29,822	\$29,822	\$29,822	\$29,822	\$29,822	

CHERRY STREET REDEVELOPMENT														
AGENCY MULTI-YEAR BUDGET		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Fiscal Year for Budget		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Calendar Year for Increment		TOTAL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Incremental Tax Revenues to Agency														
Salt Lake County		\$19,446	\$16,012	\$15,346	\$13,942	\$16,358	\$14,887	\$15,806	\$15,806	\$15,806	\$15,806	\$15,806	\$15,806	
Murray City School District		\$43,851	\$36,106	\$38,576	\$36,993	\$45,208	\$43,265	\$51,884	\$51,884	\$51,884	\$51,884	\$51,884	\$51,884	
Murray City		\$13,810	\$11,371	\$11,155	\$11,125	\$12,857	\$17,519	\$18,390	\$18,390	\$18,390	\$18,390	\$18,390	\$18,390	
South Salt Lake Valley Mosquito Abatement District		\$128	\$105	\$103	\$106	\$124	\$110	\$114	\$114	\$114	\$114	\$114	\$114	
Central Utah Water Conservancy District		\$2,703	\$2,226	\$2,205	\$2,352	\$2,924	\$2,941	\$3,271	\$3,271	\$3,271	\$3,271	\$3,271	\$3,271	
Total Revenues Generated	\$960,936	\$79,752	\$79,938	\$65,819	\$67,385	\$64,518	\$77,471	\$78,722	\$89,466	\$89,466	\$89,466	\$89,466	\$89,466	
EXPENDITURES														
Administrative		(\$3,988)	(\$3,997)	(\$3,291)	(\$3,369)	(\$3,226)	(\$3,874)	(\$3,936)	(\$4,473)	(\$4,473)	(\$4,473)	(\$4,473)	(\$4,473)	
Remaining Increment for Projects	\$912,889	\$75,764	\$75,941	\$62,528	\$64,016	\$61,292	\$73,598	\$74,786	\$84,993	\$84,993	\$84,993	\$84,993	\$84,993	

CHAPTER 4 – EAST VINE STREET REDEVELOPMENT AREA

BACKGROUND INFORMATION

The East Vine Street Redevelopment Project Area was created in 1992; increment was triggered in 2009 and expires in 2028.

The general boundaries of the Project Area are fairly irregular, with the center section of the Project Area intersected by Vine Street and Woodoak Lane.

Table 4.1: Project Area Description

Year Established	1992
Initial Year of Tax Increment	2009
Time Frame for Tax Increment Collection	20 years
Last Year of Tax Increment	2028

The Project Area was originally created to improve blighted and abandoned properties, including the demolition, clearance and disposition of the abandoned Hi-Land Dairy property. Road and infrastructure improvements have also been made to this area.

A. CHANGES IN MARGINAL VALUE

The base year value as reflected by the County Assessor's Office is \$1,610,173.

Table 4.2: Base Year, Prior Year and Current Year Taxable Values

	Value
Base year taxable value	\$1,610,173
Prior year (2019) assessed value	\$8,545,267
Current Year (2020) projected assessed value	\$8,545,267
2018 Marginal Value	\$5,682,755
Prior Year (2019) Marginal Value	\$6,935,094
Current Year (2020) Marginal Value	\$6,935,094
% Change in Marginal Value (2018 to 2019)	22%

Total taxable value in the tax increment collection area of the Project Area has grown from \$1,610,173 at the inception of the project to \$8,545,267 million in 2019. This represents an increase of 431 percent in value.

The 2018 assessed value of the East Vine Project Area was \$7,292,928. The 2019 assessed value increased to \$8,545,267 – an increase of 17 percent over the one-year period. In comparison, the 2018 taxable value of Murray City was \$5,213,585,760. The 2019 taxable value of Murray City was \$5,646,015,950, representing an increase of 8.3 percent over the one-year period.

B. AMOUNT OF PROJECT AREA FUNDS RECEIVED FROM AGENCY

In 2019, the East Vine Street Project Area received \$53,149 in tax increment funds. The project area funds projected when the project area was created are not available.

The Agency's historical receipts of East Vine Street project area funds for which data could be obtained are as follows:

2019	\$53,149
2018	\$41,653
2017	\$28,554
2016	\$27,245
2015	\$30,096
2014	\$30,108
2013	\$39,282
2012	\$43,143
2011	\$50,166
2010	\$47,629

In addition, the Agency requested \$48,974 for 2009. The first year for which the Agency received project area funds was 2009.

Benefits received by each taxing entity are summarized as follows:

Table 4.3: Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Salt Lake County	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Murray City	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Murray School District	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
South Salt Lake Mosquito Abatement	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Central Utah Water Conservancy	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements

C. DESCRIPTION OF CURRENT AND ANTICIPATED PROJECT AREA DEVELOPMENT

Major projects in the East Vine Street Redevelopment Area have been completed and involved the reimbursement of infrastructure that was previously paid for by Murray City. No new development projects or agreements are anticipated in this project area.

Based on property codes provided by the Salt Lake County Assessor's Office, the area has approximately no undeveloped acres and approximately 11.60 developed acres, not including roadways. Approximately 9.29 percent of the area is residential development. There is no specific number of authorized housing units.

D. PROJECT AREA BUDGET

A project area budget for East Vine Street is included at the end of this section.

The collection period for the project area funds commenced in 2009 and extends through 2028. Therefore, there are 9 years remaining for collection of tax increment funds. The Agency is authorized to receive the following percentages from each member of the taxing entity. There is no cap on project area funds to be received; rather, the cap is a percentage amount as shown below and for the timeframe shown below.

Table 4.4: Taxing Entity Contribution

Years	% to Agency
2013	100%
2014-2018	80%
2019-2023	75%
2024-2028	70%

The remaining amount of funds that the Agency is authorized to receive is based on the percentages of total increment shown in the preceding table. There is no future cap on project area funds to be received; rather, the cap is a percentage amount for the years shown.

The Agency is authorized to use five percent of Agency revenues for administrative expenses. There is no cap dollar amount of administrative funds; rather, the cap is the five percent of Agency revenues per year.

E. PROJECTED TAX INCREMENT RECEIPTS FOR CURRENT YEAR

Table 4.5: Projected Tax Increment Receipts for Current Year

Incremental Tax Revenues to Agency	2020 Projected Amount
Salt Lake County	\$9,390
Murray City School District	\$30,823
Murray City	\$10,925
South Salt Lake Valley Mosquito Abatement District	\$68
Central Utah Water Conservancy District	\$1,943
Total Tax Increment Revenues	\$53,149

F. PROJECTED TAX INCREMENT RECEIPTS FOR NEXT CALENDAR YEAR

Table 4.6: Projected Tax Increment Receipts for Next Calendar Year

Incremental Tax Revenues to Agency	2021 Projected Amount
Salt Lake County	\$9,390
Murray City School District	\$30,823
Murray City	\$10,925
South Salt Lake Valley Mosquito Abatement District	\$68
Central Utah Water Conservancy District	\$1,943
Total Tax Increment Revenues*	\$53,149

G. MAP OF EAST VINE STREET PROJECT AREA

**East Vine
Murray City**

Murray City
GIS Division
4446 South 500 West
Murray, UT 84123
www.murray.utah.gov
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sources deemed reliable.



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EAST VINE REVISED MULTI-YEAR PROJECT AREA BUDGET										EAST VINE REVISED MULTI-YEAR PROJECT AREA BUDGET									
Fiscal Year for Budget		Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Calendar Year for Increment		2013	2014	2015	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027	2028	2029
TOTAL		2012	2013	2014	2015	2016	2017	2018	2019	2020		2021	2022	2023	2024	2025	2026	2027	2028
ASSESSED VALUATION																			
Base Year Taxable Value		\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	
Incremental Value		\$3,681,502	\$3,294,300	\$3,300,072	\$3,378,774	\$3,441,767	\$3,735,591	\$5,682,755	\$6,935,094	\$6,935,094	\$6,935,094	\$6,935,094	\$6,935,094	\$6,935,094	\$6,935,094	\$6,935,094	\$6,935,094	\$6,935,094	
Total Taxable Value		\$5,291,675	\$4,904,473	\$4,910,245	\$4,988,947	\$5,051,940	\$5,345,764	\$7,292,928	\$8,545,267	\$8,545,267	\$8,545,267	\$8,545,267	\$8,545,267	\$8,545,267	\$8,545,267	\$8,545,267	\$8,545,267	\$8,545,267	
TAX RATES																			
Salt Lake County		0.003036	0.003036	0.002819	0.002371	0.002238	0.002025	0.001933	0.001933	0.001933	0.001933	0.001933	0.001933	0.001933	0.001933	0.001933	0.001933	0.001933	
Murray City School District		0.006846	0.006846	0.007086	0.006291	0.006185	0.005885	0.006345	0.006345	0.006345	0.006345	0.006345	0.006345	0.006345	0.006345	0.006345	0.006345	0.006345	
Murray City		0.002156	0.002156	0.002049	0.001892	0.001759	0.002383	0.002249	0.002249	0.002249	0.002249	0.002249	0.002249	0.002249	0.002249	0.002249	0.002249	0.002249	
South Salt Lake Valley Mosquito		0.000020	0.000020	0.000019	0.000018	0.000017	0.000015	0.000014	0.000014	0.000014	0.000014	0.000014	0.000014	0.000014	0.000014	0.000014	0.000014	0.000014	
Abatement District		0.000422	0.000422	0.000405	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	
Central Utah Water Conservancy		0.011719	0.012480	0.012480	0.012378	0.010972	0.010599	0.010708	0.010941	0.010941	0.010941	0.010941	0.010941	0.010941	0.010941	0.010941	0.010941	0.010941	0.010941
TOTAL																			
Total Tax Increment Generated		\$41,113	\$41,185	\$41,822	\$37,763	\$39,594	\$60,851	\$75,877	\$75,877	\$75,877	\$75,877	\$75,877	\$75,877	\$75,877	\$75,877	\$75,877	\$75,877	\$75,877	
Less Adjustment:		(\$6,509)	(\$3,550)	(\$4,202)	(\$3,707)	(\$3,901)	(\$8,785)	(\$5,012)	(\$5,012)	(\$5,012)	(\$5,012)	(\$5,012)	(\$5,012)	(\$5,012)	(\$5,012)	(\$5,012)	(\$5,012)	(\$5,012)	
Incremental Value to be Distributed		\$34,604	\$37,635	\$37,620	\$34,056	\$35,693	\$52,066	\$70,865	\$70,865	\$70,865	\$70,865	\$70,865	\$70,865	\$70,865	\$70,865	\$70,865	\$70,865	\$70,865	
TAXING ENTITY CONTRIBUTION - Tax District 21L																			
Salt Lake County		100%	100%	80%	80%	80%	80%	75%	75%	75%	75%	70%	70%	70%	70%	70%	70%	70%	
Murray City School District		100%	100%	80%	80%	80%	80%	75%	75%	75%	75%	70%	70%	70%	70%	70%	70%	70%	
Murray City		100%	100%	80%	80%	80%	80%	80%	75%	75%	75%	75%	70%	70%	70%	70%	70%	70%	
South Salt Lake Valley Mosquito		100%	100%	80%	80%	80%	80%	75%	75%	75%	75%	70%	70%	70%	70%	70%	70%	70%	
Abatement District		100%	100%	80%	80%	80%	80%	80%	75%	75%	75%	75%	70%	70%	70%	70%	70%	70%	
Central Utah Water Conservancy		100%	100%	80%	80%	80%	80%	80%	75%	75%	75%	75%	70%	70%	70%	70%	70%	70%	
TOTAL																			
Incremental Tax Revenues to Taxing Entities																			
Salt Lake County		\$0	\$1,831	\$1,714	\$1,472	\$1,507	\$1,969	\$3,130	\$3,130	\$3,130	\$3,130	\$3,756	\$3,756	\$3,756	\$3,756	\$3,756	\$3,756	\$3,756	
Murray City School District		\$0	\$4,129	\$4,307	\$3,905	\$4,166	\$5,723	\$10,274	\$10,274	\$10,274	\$10,274	\$12,329	\$12,329	\$12,329	\$12,329	\$12,329	\$12,329	\$12,329	
Murray City		\$0	\$1,300	\$1,246	\$1,175	\$1,185	\$2,317	\$3,642	\$3,642	\$3,642	\$3,642	\$4,370	\$4,370	\$4,370	\$4,370	\$4,370	\$4,370	\$4,370	
South Salt Lake Valley Mosquito		\$0	\$12	\$12	\$11	\$11	\$15	\$23	\$23	\$23	\$23	\$27	\$27	\$27	\$27	\$27	\$27	\$27	
Abatement District		\$0	\$255	\$246	\$248	\$269	\$389	\$648	\$648	\$648	\$648	\$777	\$777	\$777	\$777	\$777	\$777	\$777	
TOTAL		\$0	\$7,527	\$7,524	\$6,811	\$7,139	\$10,413	\$17,716	\$17,716	\$17,716	\$17,716	\$21,260							
Incremental Tax Revenues to Agency																			
Salt Lake County			\$7,324	\$6,854	\$5,887	\$6,029	\$7,877	\$9,390	\$9,390	\$9,390	\$9,390	\$8,764	\$8,764	\$8,764	\$8,764	\$8,764	\$8,764	\$8,764	
Murray City School District			\$16,516	\$17,229	\$15,621	\$16,663	\$22,892	\$30,823	\$30,823	\$30,823	\$30,823	\$28,768	\$28,768	\$28,768	\$28,768	\$28,768	\$28,768	\$28,768	
Murray City			\$5,201	\$4,982	\$4,698	\$4,739	\$9,270	\$10,925	\$10,925	\$10,925	\$10,925	\$10,197	\$10,197	\$10,197	\$10,197	\$10,197	\$10,197	\$10,197	
South Salt Lake Valley Mosquito			\$48	\$46	\$45	\$46	\$58	\$68	\$68	\$68	\$68	\$63	\$63	\$63	\$63	\$63	\$63	\$63	
Abatement District			\$1,018	\$985	\$993	\$1,078	\$1,556	\$1,943	\$1,943	\$1,943	\$1,943	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	
Total Tax Increment Revenues Generated		\$756,957	\$43,144	\$42,384	\$30,108	\$30,096	\$27,245	\$28,554	\$41,653	\$53,149	\$53,149	\$53,149	\$49,606	\$49,606	\$49,606	\$49,606	\$49,606	\$49,606	
EXPENDITURES																			
Administrative		(\$37,848)	(\$2,157)	(\$2,119)	(\$1,505)	(\$1,505)	(\$1,362)	(\$1,428)	(\$2,083)	(\$2,657)	(\$2,657)	(\$2,657)	(\$2,657)	(\$2,657)	(\$2,480)	(\$2,480)	(\$2,480)	(\$2,480)	

EAST VINE REVISED MULTI-YEAR PROJECT AREA BUDGET										EAST VINE REVISED MULTI-YEAR PROJECT AREA BUDGET									
PROJECT AREA BUDGET	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029		
Calendar Year for Increment	<u>TOTAL</u>	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Remaining Increment for Projects	\$719,109	\$40,986	\$40,265	\$28,603	\$28,592	\$25,883	\$27,126	\$39,570	\$50,492	\$50,492	\$50,492	\$50,492	\$47,125	\$47,125	\$47,125	\$47,125	\$47,125		

CHAPTER 5 – SMELTER SITE REDEVELOPMENT AREA

BACKGROUND INFORMATION

The Smelter Site Overlay District (SSOD) Redevelopment Project Area was created in 1999; increment was triggered in 2009 and will expire in 2023.

The general boundaries of the Project Area are State Street on the east, 5300 South on the south, the rail line on the west and Little Cottonwood Creek on the north.

Table 5.1: Project Area Description

Year Established	1999
Initial Year of Tax Increment	2009
Time Frame for Tax Increment Collection	15 years
Last Year of Tax Increment	2023

The Project Area was originally created to improve blighted properties, including the demolition of smelter stacks, to construct infrastructure and to attract major development including Costco Wholesale Warehouse and Intermountain Healthcare.

A. CHANGES IN MARGINAL VALUE

The base year value as reflected by the County Assessor's Office is \$20,343,336.

Table 5.2: Base Year and Incremental Taxable Values

	Value
Base year taxable value	\$20,343,336
Prior year (2019) assessed value	\$114,335,595
Current Year (2020) projected assessed value	\$114,335,595
2018 Marginal Value	\$97,636,660
Prior Year (2019) Marginal Value	\$93,992,259
Current Year (2020) Projected Marginal Value	\$93,992,259
% Change in Marginal Value (2018 to 2019)	(3.7%)

The total taxable value in the tax increment collection area of the Project Area has grown from \$20,343,336 at the inception of the project to \$114,335,595 in 2019. This represents an increase of 462 percent in value.

The 2018 assessed value was \$117,979,996. The 2019 taxable value decreased to \$114,335,595. This represents a decrease of approximately 3.1 percent over the one-year period. In comparison, the 2018 taxable value of Murray City was \$5,213,585,760. The 2019 taxable value of Murray City was \$5,646,015,950, representing an increase of 8.3 percent over the one-year period.

B. AMOUNT OF PROJECT AREA FUNDS RECEIVED BY AGENCY

In 2019, the Smelter Site Project Area received \$959,479 in tax increment funds. Funds forecasted by the original Project Area Plan are not available.

The Agency's historical receipts of project area funds for which data could be obtained are as follows:

2019	\$959,479
2018	\$859,678
2017	\$833,480
2016	\$879,171
2015	\$850,627
2014	\$878,798
2013	\$1,126,476
2012	\$1,128,325
2011	\$1,051,880
2010	\$943,747

In addition, in 2009 the Agency requested \$1,055,925 in tax increment funds. The first year for which the Agency received project area funds was 2009.

Benefits received by each taxing entity are summarized as follows:

Table 5.3: Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Salt Lake County	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements; environmental cleanup; partnership with NeighborWorks for enhanced housing opportunities
Murray City	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements; environmental cleanup; partnership with NeighborWorks for enhanced housing opportunities
Murray School District	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements; environmental cleanup; partnership with NeighborWorks for enhanced housing opportunities
South Salt Lake Mosquito Abatement	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements; environmental cleanup; partnership with NeighborWorks for enhanced housing opportunities
Central Utah Water Conservancy	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements; environmental cleanup; partnership with NeighborWorks for enhanced housing opportunities

Murray School District will receive 12 percent of tax increment funds received by the Agency as a pass-through amount.

C. DESCRIPTION OF CURRENT AND ANTICIPATED PROJECT AREA DEVELOPMENT

Since its creation, the SSOD has brought major benefits to the Murray community and local taxing entities. The partnerships with Intermountain Medical Center, Costco, the Utah Transit Authority, the United States Environmental Protection Agency and Utah State Division of Environmental Quality are ongoing and have been successful, with the cleanup of contaminated sites that have allowed for development, adding to the tax base of the area, including property tax and sales tax. City staff in the Community & Economic Development Department closely monitor the SSOD to ensure past contaminant remediation remains contained. In 2019, the EPA and DEQ completed a 5-year review of the area and no significant issues were found.

Expenditures in 2019 have been mainly for low-income housing through the existing partnership Murray City and the RDA has with NeighborWorks Salt Lake. To date there have been over 40 housing projects in Murray with the use of these funds.

In 2018, the City partnered with Wasatch Front Regional Council and the Utah Transit Authority to conduct a visioning study of the area and completed a draft small area plan for the Murray Central Station. No RDA funds were expended on this project, but the study will be a tool to guide future redevelopment within the SSOD and in adjacent areas.

With only four years of eligibility for increment to be generated from this project area, no new projects or developments are planned.

Based on property tax codes provided by the Salt Lake County Assessor's Office, the area is entirely developed, with 98.61 developed acres, not including roadways. None of the area is residential development.

D. PROJECT AREA BUDGET

A project area budget for the Smelter site is included at the end of this section.

The collection period for the project area budget commenced in 2009 and extends through 2023. Therefore, there are four years remaining for collection of tax increment funds. The Agency is authorized to receive 100 percent of tax increment from each taxing entity. There is no dollar cap amount on project area funds to be received; rather, the cap is a percentage amount for the timeframe indicated. However, in 2016 the taxing entity committee approved a 12 percent pass-through to Murray School District for education mitigation. The Agency has further allocated 20 percent of Agency funds for affordable housing projects.

The Agency is authorized to receive five percent of Agency funds for administrative costs for the duration of the collection period. There is no cap on the dollar amount; rather, the cap is five percent of total funds received by the Agency.

E. PROJECTED TAX INCREMENT RECEIPTS FOR CURRENT YEAR

Table 5.4: Projected Tax Increment Receipts for Current Year (2020)

Taxing Entity	2020 Projected Amount
Salt Lake County	\$169,516
Murray City School District	\$556,429
Murray City	\$197,228
South Salt Lake Valley Mosquito Abatement District	\$1,228
Central Utah Water Conservancy District	\$35,078
Total Tax Revenues	\$959,479

From the revenues received, the Agency will pass through 12 percent of funds to the Murray School District for education mitigation.

F. PROJECTED TAX INCREMENT RECEIPTS FOR NEXT CALENDAR YEAR

From the revenues received, the Agency will pass through 12 percent of funds to the Murray School District for education mitigation.

Table 5.5: Projected Tax Increment Receipts for Next Calendar Year

Taxing Entity	2021 Projected Amount
Salt Lake County	\$169,516
Murray City School District	\$556,429
Murray City	\$197,228
South Salt Lake Valley Mosquito Abatement District	\$1,228
Central Utah Water Conservancy District	\$35,078
Total Tax Revenues	\$959,479

G. MAP OF SMELTER SITE PROJECT AREA



Smelter Site
Murray City

SMELTER SITE REDEVELOPMENT AGENCY MULTI-YEAR BUDGET													
Fiscal Year for Budget	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Calendar Year for Increment	TOTAL	2012	2013	2014	2015	2016	2017	2018	2020	2021	2022	2023	
ASSESSED VALUATION													
Base Year Taxable Value		\$20,343,336	\$20,343,336	\$20,343,336	\$20,343,336	\$20,343,336	\$20,343,336	\$20,343,336	\$20,343,336	\$20,343,336	\$20,343,336	\$20,343,336	\$20,343,336
Incremental Value		\$96,273,993	\$94,457,582	\$78,018,115	\$77,535,036	\$89,196,181	\$88,421,123	\$97,636,660	\$93,992,259	\$93,992,259	\$93,992,259	\$93,992,259	\$93,992,259
Total Taxable Value		\$116,617,329	\$114,800,918	\$98,361,451	\$97,878,372	\$109,539,517	\$108,764,459	\$117,979,996	\$114,335,595	\$114,335,595	\$114,335,595	\$114,335,595	\$114,335,595
TAX RATES													
Salt Lake County		0.003036	0.003036	0.002819	0.002371	0.002238	0.002025	0.001933	0.001933	0.001933	0.001933	0.001933	0.001933
Murray City School District		0.006846	0.006846	0.007086	0.006291	0.006185	0.005885	0.006345	0.006345	0.006345	0.006345	0.006345	0.006345
Murray City		0.002156	0.002156	0.002049	0.001892	0.001759	0.002383	0.002249	0.002249	0.002249	0.002249	0.002249	0.002249
South Salt Lake Valley Mosquito Abatement District		0.000020	0.000020	0.000019	0.000018	0.000017	0.000015	0.000014	0.000014	0.000014	0.000014	0.000014	0.000014
Central Utah Water Conservancy District		0.000422	0.000422	0.000405	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400
TOTAL	0.011719	0.012480	0.012480	0.012378	0.010972	0.010599	0.010708	0.010941	0.010941	0.010941	0.010941	0.010941	0.010941
Total Tax Increment Generated		\$1,178,831	\$973,666	\$959,729	\$978,660	\$937,175	\$1,045,493	\$1,028,369	\$1,028,369	\$1,028,369	\$1,028,369	\$1,028,369	\$1,028,369
Less Adjustment:		(\$88,815)	(\$94,868)	(\$109,102)	(\$99,489)	(\$103,695)	(\$185,815)	(\$68,890)	(\$68,890)	(\$68,890)	(\$68,890)	(\$68,890)	(\$68,890)
Incremental Value to be Distributed		\$1,090,016	\$878,798	\$850,627	\$879,171	\$833,480	\$859,678	\$959,479	\$959,479	\$959,479	\$959,479	\$959,479	\$959,479
TAXING ENTITY CONTRIBUTION - Tax District 21K													
Salt Lake County	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Murray City School District	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Murray City	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
South Salt Lake Valley Mosquito Abatement District	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Central Utah Water Conservancy District	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
TOTAL													
Incremental Tax Revenues to Taxing Entities													
Salt Lake County	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City School District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
South Salt Lake Valley Mosquito Abatement District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central Utah Water Conservancy District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$1,128,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Tax Revenues to Agency													
Salt Lake County	\$265,167	\$213,785	\$193,724	\$189,985	\$175,991	\$162,575	\$169,516	\$169,516	\$169,516	\$169,516	\$169,516	\$169,516	\$169,516
Murray City School District	\$597,936	\$482,071	\$486,956	\$504,089	\$486,374	\$472,470	\$556,429	\$556,429	\$556,429	\$556,429	\$556,429	\$556,429	\$556,429
Murray City	\$188,307	\$151,818	\$140,809	\$151,603	\$138,324	\$191,316	\$197,228	\$197,228	\$197,228	\$197,228	\$197,228	\$197,228	\$197,228
South Salt Lake Valley Mosquito Abatement District	\$1,747	\$1,408	\$1,306	\$1,442	\$1,337	\$1,204	\$1,228	\$1,228	\$1,228	\$1,228	\$1,228	\$1,228	\$1,228
Central Utah Water Conservancy District	\$36,858	\$29,716	\$27,832	\$32,051	\$31,455	\$32,113	\$35,078	\$35,078	\$35,078	\$35,078	\$35,078	\$35,078	\$35,078
Total Tax Revenues Generated	\$10,189,166	\$1,090,016	\$878,798	\$850,627	\$879,171	\$833,480	\$859,678	\$959,479	\$959,479	\$959,479	\$959,479	\$959,479	\$959,479
Less: Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$10,189,166	\$1,090,016	\$878,798	\$850,627	\$879,171	\$833,480	\$859,678	\$959,479	\$959,479	\$959,479	\$959,479	\$959,479	\$959,479
EXPENDITURES													
Administrative	\$0	(\$54,501)	(\$43,940)	(\$42,531)	(\$43,959)	(\$41,674)	(\$42,984)	(\$47,974)	(\$47,974)	(\$47,974)	(\$47,974)	(\$47,974)	(\$47,974)
Housing	\$0	(\$218,003)	(\$175,760)	(\$170,125)	(\$175,834)	(\$166,696)	(\$171,936)	(\$191,896)	(\$191,896)	(\$191,896)	(\$191,896)	(\$191,896)	(\$191,896)
Modified Pass-Through to School District					(\$105,501)	(\$100,018)	(\$103,161)	(\$115,137)	(\$115,137)	(\$115,137)	(\$115,137)	(\$115,137)	(\$115,137)
Remaining Increment for Projects	\$6,757,507	\$0	\$817,512	\$659,099	\$637,970	\$553,878	\$525,093	\$541,597	\$604,472	\$604,472	\$604,472	\$604,472	\$604,472

CHAPTER 6 – FIRECLAY REDEVELOPMENT AREA

BACKGROUND INFORMATION

The Fireclay Redevelopment Project Area was created in 2005 and increment was triggered in 2014. Increment is authorized for a 20-year time period and expires in 2033.

The general boundaries of the Project Area are State Street on the east, 4500 South on the south, the heavy rail line on the west and Big Cottonwood Creek on the north.

Table 6.1: Project Area Description

Year Established	2005
Initial Year of Tax Increment	2014
Initial Time Frame for Tax Increment Collection	20 years
Last Year of Tax Increment	2033

The Project Area was originally created to facilitate a mixed-use development in this area, provide utility and transportation infrastructure; urban design and pedestrian amenities; environmental remediation; and site preparation.

A. CHANGES IN MARGINAL VALUE

The base year value as reflected by the County Assessor's Office is \$22,908,320.

Table 6.2: Base Year, Prior Year and Current Year Taxable Values

	Value
Base year taxable value	\$22,908,320
Prior year (2019) assessed value	\$151,834,188
Current year (2020) projected assessed value	\$152,693,095
Marginal value 2018	\$102,002,595
Prior year (2019) marginal value	\$128,925,868
Current year (2020) estimated marginal value	\$129,784,775
% Change in marginal value (2018 to 2019)	26.4%

Total taxable value in the tax increment collection area of the Project Area has grown from \$22,908,320 at the inception of the project to \$151,834,188 in 2019. This represents an increase of 563 percent.

The 2018 assessed value of the Fireclay Project Area was \$124,910,915. The 2018 taxable value increased to \$151,834,188, an increase of 21.6 percent over the one-year period. In comparison, the 2018 taxable value of Murray City was \$5,213,585,760. The 2019 taxable value of Murray City was \$5,646,015,950, representing an increase of 8.3 percent over the one-year period.

B. AMOUNT OF PROJECT AREA FUNDS RECEIVED BY AGENCY

In 2019, Fireclay received \$1,335,120 in tax increment funds. The original Project Area Plan, dated July 2005, projected tax increment revenues of \$2,105,673 in 2019.

The Agency first received tax increment for the Fireclay area in 2014. Historical tax increment receipts are as follows, along with a comparison of the actual project area funds received for each year to the amount of project area funds forecasted for each year when the project area was created.

Table 6.3: Comparison of Actual and Projected Tax Increment Receipts

Year	Amount Received	Original Projected Amount When Project Area was Created
2019	\$1,335,120	\$2,105,673
2018	\$958,720	\$2,114,230
2017	\$780,875	\$2,125,287
2016	\$730,781	\$2,141,170
2015	\$813,338	\$2,156,427
2014	\$844,924	\$2,170,952

Benefits received by each taxing entity are summarized as follows:

Table 6.4: Taxing Entity Benefits

Taxing Entity	Benefits Received
Salt Lake County	Increased property values; infrastructure improvements
Murray City School District	Increased property values; infrastructure improvements
Murray City	Increased property values; infrastructure improvements
South Salt Lake Valley Mosquito Abatement District	Increased property values; infrastructure improvements
Jordan Valley Water Conservancy	Increased property values; infrastructure improvements
Cottonwood Improvement District	Increased property values; infrastructure improvements
Central Utah Water Conservancy	Increased property values; infrastructure improvements

C. DESCRIPTION OF CURRENT AND ANTICIPATED PROJECT AREA DEVELOPMENT

Increment funds have been used for reimbursement of infrastructure improvements for three developments in Fireclay. Additionally, Murray City is being reimbursed for water, sewer and power upgrades in the area.

Current projects in the area include construction on Horizon Development's affordable housing complex, called Murray Depot (4274 South Birkhill Boulevard). Murray Depot should be completed in 2020, bringing additional increment to the project area. The development will have 93 residential units and four commercial spaces. Though no RDA funds were used for this project, it will bring affordable housing options to the area and increase the property tax increment the RDA will capture. The development will construct a trail providing connectivity to the rest of the trail system within the Fireclay neighborhood.

Since the creation of the Fireclay redevelopment area, the Redevelopment Agency of Murray has entered into three development agreements. The first is with Hamlet Development, which developed 41 condominium units and 10 townhome live/work units. Landmark Critical Care, which is a 34,897 square foot facility, was developed as part of this project and was completed during the summer of 2013. Additionally, a community park was developed adjacent to the walking trail and includes playground equipment and picnic areas. In 2020, Hamlet Development was paid \$167,755 based on tax increment generated in 2019 and a development agreement in place between the Murray City RDA and Hamlet Development. Including the 2020 payment, the parties to this agreement have been reimbursed a total of \$939,558.92.

The second development agreement began with Fireclay Investment Partners and was approved in January of 2009. Phase One consists of fifteen apartment buildings with 400 units and totals 381,180 square feet. Phase Two has ten buildings with 268 apartments and totals 283,416 square feet. Amenities in this area include a clubhouse and walking trails for the residents. Phase Three of the project was intended to bring substantial commercial space, offices and a parking structure to the area, but it is unlikely that Phase Three will ever be built.

A portion of the Fireclay Investment Partners development was sold to another entity called Timberlane Partners (Murray TOD). That portion of the project was subsequently sold to SREIT Avida, LLC. in 2019. In June of 2017, the Redevelopment Agency approved a fourth amendment to the development agreement with the goal of addressing some of the parking issues created when Phase Three of the project was not completed. In 2019, the City approved a subdivision of the property located at 106 West Fireclay Avenue, which created a 0.46-acre parcel (151 West 4250 South) which will be used to provide additional parking for the project. The parking facility should be constructed in 2020 at no cost to the RDA. Per the fourth amendment of the agreement, the construction of the last portion of 4250 South should also be completed in 2020 as SREIT AVIDA, LLC. committed \$200,000 of their 2017 TIF payment to pay for the completion of the road. Vacant buildings which were an attractive nuisance for many years will be removed as part of the parking improvement project. In 2020 this partner was paid \$299,974 based on tax increment generated in 2019 and a development agreement in place between the Murray City RDA and Fireclay Investment Partners which has since been assigned to SREIT Avida, LLC. The assignment of the development agreement ensures that future TIF payments will be made to SREIT Avida, LLC. Including the 2020 payment, the parties of this agreement have been reimbursed a total of \$1,423,575.00.

The third development agreement is with Parley's Partners. This project has four phases with two phases completed and the third phase underway. Phase One contains a 137-unit apartment building and a four-story, 237-space parking structure. This phase also includes a 3,800 square foot clubhouse with an outdoor pool, sports court, tot lot play area and open space with gathering areas. Phase Two contains 65 apartment units. Phase Three is currently under construction and will contain 105 units. Phase Four will be the commercial office component with approximately 30,000 square feet. In 2020 this partner was paid \$67,441 based on tax increment generated in 2019 and a development agreement in place between the Murray City RDA and Parley's Partners. Including the 2020 payment Parley's Partners has been reimbursed a total of \$391,133.44.

Based on property codes provided by the Salt Lake County Assessor's Office, the area has approximately 5.28 undeveloped acres and approximately 72.18 developed acres, not including roadways.

percent of the area is in residential development and a substantial amount of that is dedicated to affordable housing.

D. PROJECT AREA BUDGET

A project area budget for Fireclay is included at the end of this section. The collection period for the project area funds commenced in 2014 and extends through 2033. Therefore, there are 14 years remaining for collection of tax increment funds. The Agency is authorized to receive 100 percent of tax increment funds for the 20-year period. There is no dollar amount cap on project area funds to be received; rather, the cap is the 20-year timeframe. However, there is a 12% education mitigation amount that is disbursed to the Murray School District.

The Agency is authorized to receive five percent of Agency funds for administrative costs for the duration of the collection period. There is no cap on the dollar amount; rather, the cap is five percent of total funds received by the Agency.

E. PROJECTED TAX INCREMENT RECEIPTS FOR CURRENT YEAR

Table 6.5: Current Year Projected Tax Increment Revenues to Agency

Taxing Entity	2020 Projected Increment to Agency
Salt Lake County	\$250,874
Murray City School District	\$823,484
Murray City	\$291,886
South Salt Lake Valley Mosquito Abatement District	\$1,817
Central Utah Water Conservancy District	\$51,914
Jordan Valley Water Conservancy	\$0
Cottonwood Improvement District	\$18,082
TOTAL Increment Generated	\$1,438,057
Less: Estimated County Adjustments*	(\$92,582)
Total Increment to Agency	\$1,345,475

*This is an estimate only, based on previous years' adjustments and should not be used for the actual calculation of the adjustments.

F. PROJECTED TAX INCREMENT RECEIPTS FOR NEXT CALENDAR YEAR

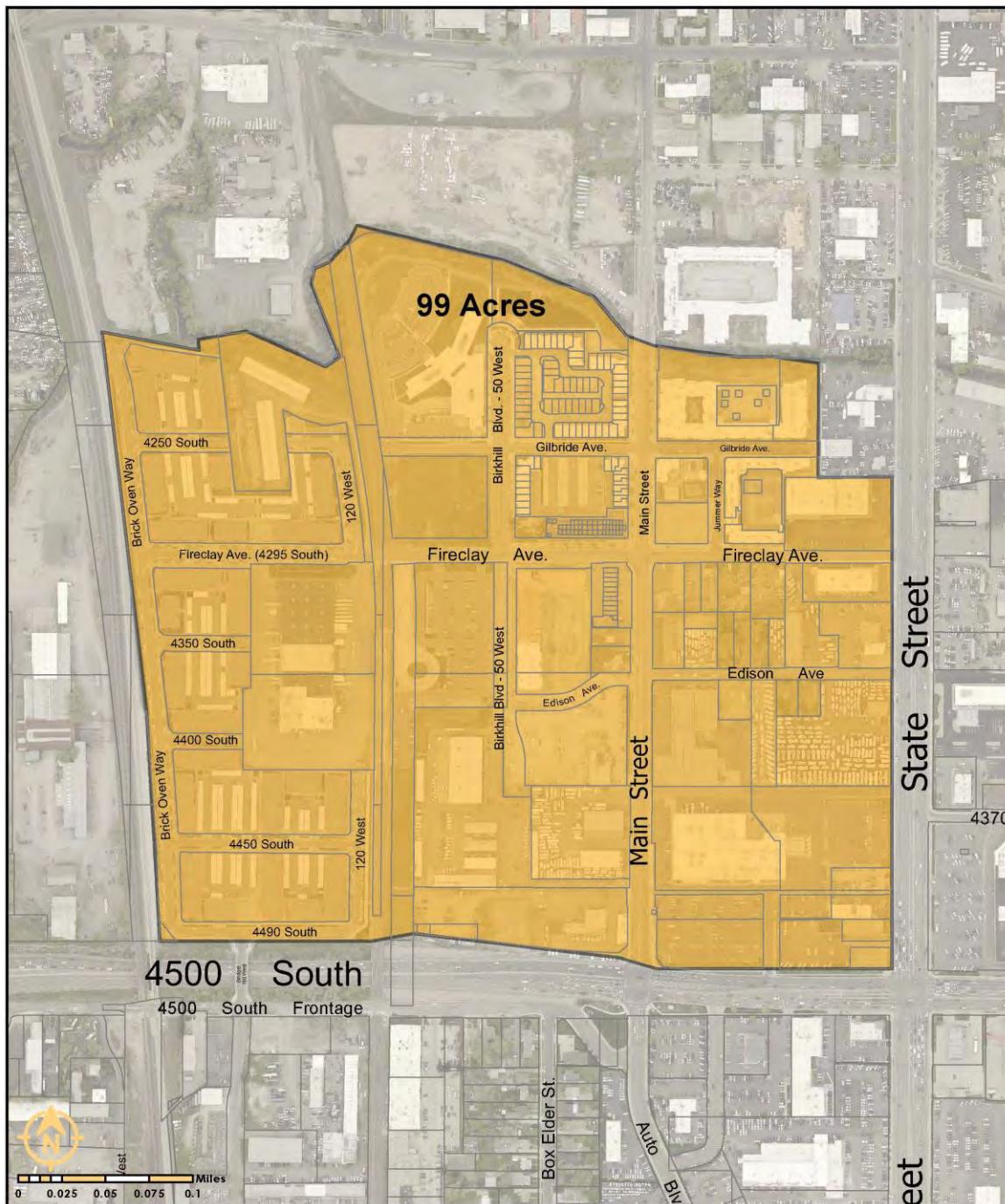
Table 6.6: Next Calendar Year Projected Tax Increment Revenues to Agency

Taxing Entity	2021 Projected Increment to Agency
Salt Lake County	\$265,632
Murray City School District	\$871,926

Taxing Entity	2021 Projected Increment to Agency
Murray City	\$309,056
South Salt Lake Valley Mosquito Abatement District	\$1,924
Central Utah Water Conservancy District	\$54,968
Jordan Valley Water Conservancy	\$0
Cottonwood Improvement District	\$19,088
TOTAL Increment Generated	\$1,522,594
Less: Estimated County Adjustments*	(\$92,582)
Total Increment to Agency	\$1,430,012

*This is an estimate only, based on previous years' adjustments and should not be used for the actual calculation of the adjustments.

G. MAP OF FIRECLAY PROJECT AREA



Murray City
GIS Division
4446 South 500 West
Murray, Utah 84123
www.murrayut.gov/gis
385-269-2270 ext. 409

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The data contained in this map has not
been peer-reviewed and has been received from
sources deemed reliable.



MURRAY

ON CED projects/Melinda@CCD_RDA 2019.indd

CHAPTER 7 – ORE SAMPLING MILL URBAN RENEWAL AREA

BACKGROUND INFORMATION

The Ore Sampling Mill Urban Renewal Area was created in 2018. Increment has not yet been triggered but is expected to trigger in 2023. Increment is authorized for a 20-year time period.

The general boundaries of the Project Area are Commerce Drive on the east side. The northern boundary also follows parcel boundaries along the southern side of 5300 South. The western boundary begins at 5300 South and runs south along the rail line to 5400 South, and then follows the parcel boundaries along the western side of 300 W to Anderson Ave (5560 South). The southern boundary follows parcel boundaries along the northern side of Anderson Ave and 5560 South, until meeting up again with the west boundary along Commerce Drive.

Table 7.1: Project Area Description

Year Established	2018
Initial Year of Tax Increment	2023
Initial Time Frame for Tax Increment Collection	20 years
Last Year of Tax Increment	2042

It is anticipated that the project area will redevelop the deteriorating and unsightly ore sampling mill, which gives a blighted appearance to the entire area, but which also has great potential to become an office, retail and entertainment destination for the larger, regional area. The mill is a significant historic structure and

the plan for the project area encourages adaptive reuse of the property.

A map of the project area is included on the following page.



Ore Sampling Mill Urban Renewal Area Murray City

Murray
City
GIS Division
4646 South 500 West
Murray, Utah 84123
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guaranteed has been secured from
sources deemed reliable.



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