



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

PUBLIC NOTICE IS HEREBY GIVEN that the Board of Directors of the Redevelopment Agency of Murray City, Utah will hold a regular meeting at 4:00 p.m., Tuesday, July 20, 2021, in the Murray City Council Chambers at 5025 South State Street, Murray, Utah.

Public Comments can be made in person during the meeting or may be submitted by sending an email (including your name and address) to: rda@murray.utah.gov *All comments are limited to 3 minutes or less and email comments will be read into the meeting record.*

RDA MEETING AGENDA
4:00 p.m., Tuesday, July 20, 2021

- 1. Approval of June 15, 2021 RDA meeting minutes**
- 2. Citizen comments (see above for instructions)**
- 3. 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 July 13, 2021, a copy of the foregoing Notice of Meeting was posted in accordance with Section 52-4-202 (3).

Melinda Greenwood
RDA Deputy Executive Director

June 15, 2021 Redevelopment Agency of Murray City Meeting

The Redevelopment Agency (RDA) of Murray City met on Tuesday, June 15, 2021 at 3:00 p.m. for a meeting held electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The RDA Board Chair determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

Any member of public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. *If you would like to make public comments during the meeting please register at: <https://tinyurl.com/y2zpuqc7> OR you may submit comments via email at: rda@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record.

RDA Board Members

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

Others in Attendance

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

Rosalba Dominguez was absent.

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

Approval of the May 18, 2021 RDA open meeting minutes

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

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

Motion Passed 4-0

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

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

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

Motion Passed 4-0

Citizen Comments

There were no citizen comments.

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

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

Mr. Cox opened the public hearing on the budget.

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

Mr. Cox closed the public hearing.

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

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

Motion Passed 4-0

Project Updates – Presenter: Melinda Greenwood

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

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

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

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

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

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

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

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



TO: RDA Board
THROUGH: Mayor Blair Camp, RDA Executive Director
FROM: Melinda Greenwood, RDA Deputy Executive Director *MG*
MEETING DATE: July 20, 2021
RE: Agenda Item #3 July 2021 Project Updates

A brief update on current RDA projects is provided below.

- 1. Cell Phone Tower Relocation** – T-Mobile expects to have equipment on the new tower live on August 1, with decommissioning of old equipment on the old tower to begin on August 2. Full demolition of the tower will take a few weeks.
- 2. 4800 South State Street Project** – Appraisals on all the properties are now completed and the market value conclusion of properties ranges between \$30-45 per square foot and is based on a sale comparison approach.

After receiving a first draft, staff is waiting for final revisions to the Traffic Impact Study and Parking Analysis to be completed.

Due to increased costs of construction materials since submitting their proposal a year ago, Edlen Company is concerned about the feasibility of the proposed project. Edlen is evaluating alternatives to identify possible cost reductions through design changes, construction efficiencies or other methods. Until a project design can be solidified, we will hold off on determining a date for a public open house.

- 3. Think Architecture** – In June, staff met with Corey Solum, owner of Think Architecture to discuss next steps on his proposed building on the RDA owned property at 4868 South Box Elder Street. Staff will be ordering an appraisal for the property and begin working on a purchase and sale agreement.
- 4. Jessie Knight Legacy Center** – On July 1, the Planning Commission approved the Jesse Knight preliminary and final subdivision. Bart Warner's environmental consultant, Semper Environmental, has had several back and forth discussions with UDEQ on their proposed clean-up plan and is now working to resolve two final issues. The final plan should be approved within the next few weeks.
- 5. Desert Star Theater Expansion** – In June, staff met with theater owner, Mr. Michael Todd who has a concept for a small of theater expansion be brought back to the RDA Board for discussion. Mr. Todd is hoping the RDA will assist with costs for utility relocation of approximately \$250,000 to move the powerlines and \$370,000 to move sewer lines. The meeting left many questions about renovation costs, increased property value and other benefits. Staff will work with Mr. Todd to

better define the project and compile necessary data to present to the RDA Board at a future meeting.

6. Habitat for Humanity/Restore Project (4470 South Main Street) – Habitat for Humanity and Restore has partnered with Salt Lake County Housing Connect and Michael Brodsky of Hamlet Development to develop a parcel of land in the Fireclay project area at the northwest corner of 4500 South and Main Street. The proposed plan is to redevelop the approximately 3-acre site into a mixed-use development consisting of 100 units of affordable housing at the 40% AMI level and the Restore thrift store. The project team has done an initial analysis of exigent off-site development costs and hope to have the RDA contribute some of the affordable housing set aside to help make the project financially feasible. Staff has presented the initial concept to the Executive Director, Chair and Vice Chair and all agree the project appears to be a great project for our affordable housing funds. Staff will work with the project team over the next few months to bring a funding request application to the board.

If you have any questions about these projects or any other RDA questions, please contact me at 801-270-2428 or mgreenwood@murray.utah.gov.