



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 beginning at 4:00 p.m., Tuesday, June 21, 2022 in the Murray City Council Chambers at 5025 S. State Street, Murray, UT.

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

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](mailto: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, June 21, 2022**

1. **Approval of Minutes:** May 17, 2022
2. **Citizen comments:** (see above for instructions)
3. **Public Hearing:** Consider a resolution for adoption of the RDA final budget for fiscal year 2022-2023. – Brenda Moore
4. **Murray Chapel, update:** Review of the process for a request for proposals (RFP), selection of a real estate broker, and sale of the property – G.L. Critchfield
5. **Discussion Item:** Walking tour of the Fireclay RDA area and TOD Zone – Jared Hall

Special accommodations for the hearing or visually impaired will be made 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 June 13, 2022, a copy of the foregoing Notice of Meeting was posted in accordance with Section 52-4-202 (3).

Jared Hall,  
RDA Deputy Executive Director

-DRAFT-

The Redevelopment Agency (RDA) of Murray City met on Tuesday, May 17, 2022, at 4:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

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

**RDA Board Members**

Diane Turner, Chair  
Rosalba Dominguez, Vice Chair  
Pam Cotter  
Kat Martinez  
Garry Hrechkosy

**Others in Attendance**

Brett Hales, RDA Executive Director  
G.L. Critchfield, City Attorney  
Brooke Smith, City Recorder  
Jared Hall, RDA Deputy Executive Director  
Brenda Moore, Finance Director  
Kyrene Gibbs, Y2 Analytics

Diane Turner called the meeting to order at 4:01 p.m.

**Approval of Minutes**

There were no minutes to approve in this packet.

**Citizen Comments**

*Jen Kikel-Lynn - Resident*

*She is a fourth generation resident of Murray, and she actually lives on her family property. She also owns a Murray business, K Real Estate, also known as The Give Back Brokerage, which is also located in Murray and houses the Murray Chamber of Commerce. She is here because she wanted to give comments on the Murray Chapel, and then also the Murray City Hall. Being a resident and also having a business in Murray, she is very attached to Murray, she cares what happens in downtown Murray. She actually was married at the Murray Chapel in 1995, so she has an attachment to it. She also knows Susan Wright really well and it breaks her heart what has happened over all the years. She does care what happens with the Murray Chapel. Recently, she did submit a letter of intent to purchase Murray Chapel and the purpose of that would be to create a community center. That would be to connect the community and businesses, along with charities, in an area that she thinks the community deserves; she knows that she can do that. She has proven that she has done that in the two spaces that she currently owns, and she thinks that this property going to a Murray resident would just be such a blessing to the community, and she thinks to Susan Wright, and she knows she is that person. It is an emotional purchase she thinks as well because she does care, and her company is in a position that she can do that. She has financing ready, she has the ability to do it, and that's only part of the reason why she's here. She thinks the main thing she wants to deliver is that this would be a space for the community; it would not be for her business. She could utilize the basement maybe for her business, but the main purpose of the main floor would be for the community. It could be a space that could be rented out and given back. She actually would want to call it The Give Back and Connect Center because this would be a space given back to the community. She didn't think she'd get emotional about this. She is also here for the city hall. She went to elementary school here when it was Arlington, and she has a scar on her hand to prove that she was rolling down the hill in the back and got a piece of glass stuck in her hand. She has great memories of*

*being here before they were transferred to Parkside Elementary. Again, she cares what happens to the city hall as well. She brings that up because she knows the city is looking for a real estate broker to represent the city on both sales, and she does have a commercial designation. She would love to have a part in the sale of the Murray City Hall, but also the chapel; again, the chapel is a personal purchase.*

### **RDA Budget Update**

Brenda Moore shared the schedule and noted that the RDA budget has been included in all the budget documents everyone has been receiving, even though it is approved by this body and not the city council. Tonight, when they talk about the budget in the city council meeting, they are not talking about approving the RDA budget, that will happen on June 21<sup>st</sup> in another RDA meeting where there will be a public hearing for it to be presented and voted on. Basically, in the RDA budget is receipt of the TIF funds of the property tax. She put as an expense a portion of that property tax that should be used for low income housing, and then in the CBD district they put in \$100,000 of miscellaneous expense in case of appraisals or things that could be needed in that area like environmental studies, etc. This budget also includes the budgets to send to the school district and people they owe money to for Fireclay, because there are contracts out there that they need to repay still.

### **Consideration of a resolution authorizing an agreement to engage a real estate brokerage and marketing firm for services related to the Murray Chapel Properties.**

Jared Hall said this resolution is to authorize the city to engage a real estate brokerage to find a buyer or work with a buyer for the Murray Chapel. The resolution that the board has in front of them references some deed restrictions that would be part of any purchase of the property. This has been talked about before, but the buyer would have to agree to not demolish, change significantly, or remove the building. It would also be used and not left vacant, and that would be for a term of 50 years. The city would also retain the first right of refusal on sale, which means if someone is unable to keep the building up, the city has the right to buy the building back. This just moves us forward on the potential sale of the Murray Chapel, but with those deed restrictions in place.

Garry Hrechkosy asked to confirm that the building can't be sold for 50 years, but at that point someone could tear it down.

Mr. Hall responded that is the way it is written as he reads it.

G. L. Critchfield said that detail would be worked out with the buyer. It could be for any length of time, but it has to be a reasonable amount of time, not forever.

Mr. Hrechkosy asked to confirm that the new owner would have to keep the building.

Mr. Critchfield responded yes.

MOTION: Ms. Dominguez moved to approve the resolution for an agreement to engage a real estate brokerage and marketing firm for services related to the Murray Chapel Properties. SECONDED by Mr. Hrechkosy.

Mr. Hrechkosy	Aye
Ms. Martinez	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye
Ms. Turner	Aye

Motion Passed 5-0

**Consideration of a resolution authorizing an agreement to engage a real estate brokerage and marketing firm for services related to the Murray City Hall Properties.**

Mr. Hall stated that this resolution is very similar to the one for the Murray Chapel. The RDA board is not as far into discussions about a potential sale, but they felt that the time had come to start those discussions and look at the future since the new city hall will be completed early next year. To be ahead of that schedule, and not lose time, they'd like to get a resolution in place to allow them to start exploring those possibilities with the real estate brokerage as well.

Ms. Turner thinks it's a good idea to be proactive, rather than waiting until the last second.

Mr. Critchfield added that it's possible they might combine and have one real estate broker do both properties. They just wanted to make sure they separate those out so that the RDA board is clear that they will have a real estate broker for each of the properties.

Mr. Hrechkosy asked to confirm there will be no deed restrictions on this property when it sells.

Mr. Critchfield responded that is correct.

Ms. Dominguez noted that if that's something the board wants, it would be fair to say there will be discussion on that as well.

Mr. Hall noted that the resolution wouldn't necessarily preclude that in the future.

MOTION: Mr. Hrechkosy moved to approve the resolution for an agreement to engage a real estate brokerage and marketing firm for services related to the Murray City Hall Properties. SECONDED by Ms. Martinez.

Mr. Hrechkosy	Aye
Ms. Martinez	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye
Ms. Turner	Aye

Motion Passed 5-0

**Y2 Analytics**

Ms. Turner said this is a review of the final draft of the public opinion survey for the area between State Street to Poplar Street, and 4800 South to 5<sup>th</sup> Avenue within the Central Business District (CBD) urban renewal area.

Kyrene Gibbs from Y2 Analytics is here to go over the questionnaire draft with the board to make sure that everyone is aware of the questions that are being asked, and make sure they haven't missed any specific areas of interest that the council wants to understand as they are exploring the residents' attitudes towards downtown Murray in general, specifically Block One. The board received a copy of the questionnaire draft in the meeting packet, and it is available to view in the attachments of this meeting. She continued by giving an overview of the structure of the survey and offered to address specific questions if needed when they came up. For the flow of the survey overall they started with a few warm up questions to get residents in the right frame of mind for answering some more specific questions about

attitudes towards the city, their quality of life, and things that affect them on a day to day basis. They have a few things that are a good basis for comparison from other cities, as well as some good softball questions to get residents warmed up and ready to answer some of the more difficult or nuanced questions later in the survey. The first couple pages of the survey are those introductory questions. Starting on page 2, towards the bottom, they start to ask specifically about downtown. They are presenting residents with a map to see what area they consider to be downtown Murray as they think that is instructive when they are talking about what downtown Murray is and what it means to residents. It also asks residents to evaluate the downtown area across a variety of metrics for the next couple of pages. On page 4 is where they start to get into Block One specifically, asking how important various aspects of Block One are to residents, how they would rate things currently, and what they would like to see in Block One or the surrounding area as the city is looking to develop the space. They also asked residents whether they would support investing in the Block One area; at the bottom of page 4 and top of page 5 is where they start to get into that specifically. They are presenting this scenario to residents: the city currently owns the Block One property, would residents support or oppose the redesign of that block. After that, they moved on to getting some open ended responses as to why they would support or oppose that redesign. They then presented residents with a few tradeoffs because it's important to understand not just whether residents would like to see that area redeveloped, but whether residents are willing to pay to see that redevelopment. They are trying to get a sense of whether residents would like to see property tax levels remain stable and have the city sell that block to a private developer so there's less city investment, but also less city control; or if residents would rather have an increase in property taxes to support the redevelopment of the Block One area. They also have some priorities for the types of things the residents would like to see in Block One if it were redeveloped; how important various aspects of potential development are, along with a few more tradeoff questions looking at the types of things that could fit into the downtown area in Murray. They are talking about open space versus commercial or residential space, if residents are interested in seeing more restaurants, including what types of restaurants they are looking for in terms of possibly more chain type restaurants or more local mom and pop type places. All of that is to help understand the character that residents would like to see in the downtown Murray area. The last "heavy lifting" area of the survey is a little more difficult to explain in a word document draft format. She went on to discuss page 7, where there is an exercise which basically presents residents with a complete package made up of a variety of components. All of those components are randomized so they are presenting a unique package, pitting it against another unique package, and asking residents to choose which package they prefer rather than having them evaluate their priorities and preferences for each individual aspect available. You can see on page 8 they have all of the various aspects of each option, and those are the features they would be varying. Then there are different levels within each of those features, for instance under appearance they could have storefronts less than 20 feet away from the road surface, essentially right on the street front, or buildings set back a little bit further from the sidewalk and road surface. Those features would be randomly assigned, along with others. The options with which residents are presented are, again, unique combinations of all the different aspects of what development downtown could look like. Instead of asking residents to rate how important each of these aspects are, they just make a choice between package 1 and package 2, and that exercise is repeated a few times. It is relatively simple for residents and survey respondents in general to understand and pick which package they would most prefer. Then, on the back end there are some statistical analysis tools they can use to help determine which individual feature options were driving residents' preferences. They will be able to get more granular results by asking residents relatively simple questions and trying to reduce the cognitive burden as much as they can while getting as much bang for their buck for this particular exercise. Page 9 gets into some image tests. They have asked questions about what types of things residents would prefer, what features of downtown they would like to see. She thinks the visual preferences will be really helpful in

understanding what residents mean when they think of tall buildings, or different stories of buildings. This includes different images of streetscapes, architectural styles, etc. They look at those questions early in the survey when they're asking explicitly, and implicitly later in the survey when they ask residents to choose between images in the visual preference test. They also want to do a little bit of comparison with some comparable commercial centers in other neighboring cities, so they chose the 9<sup>th</sup> and 9<sup>th</sup> area in Salt Lake City, the Holladay Downtown area, and the Sugarhouse "commercial center" as potential sources of inspiration. They will have residents indicate which pieces of those images or aspects of those downtown spaces they find appealing or dislike about the areas. The last couple of pages are just demographic questions to ensure a representative sample of residents according to the census population estimates for the city of Murray. She then asked the council if it sounds like there is anything they missed.

Ms. Martinez asked if Ms. Gibbs could talk about what Y2 has to keep in mind when they create a survey, that someone in the general public might not be aware of.

Ms. Gibbs said that some of the guiding principles with thinking about survey design are that they want to make the questions accessible. If they need to provide context for something to make sure everyone is on the same page before asking a survey question, they should probably think carefully about whether they should ask that question. In this case, there are some things that they need to provide specific context about, like explaining what they mean when they reference Block One. In that case, there are usually visual aids, some sort of background information that they will provide to residents. The next principle that they use to guide their survey design is simplicity, but also comprehensiveness. They want to ask the question in the most basic way possible while getting the data needed. If they are really interested in what residents in one part of the city think about a particular issue or aspect of downtown, it is a lot easier for them to do the geocoding on the back end to make sure residents in this spot around Block One really care about X, Y and Z without asking if they live near Block One and asking specific questions. The other thing they always have to consider is that they aren't asking leading questions, to the extent possible. They are aware that there are groups of residents that might like them to phrase a question a certain way, or that will accuse them of phrasing them a certain way, to get an outcome that is either supportive or antagonistic to their goals. Y2's goal, as non-Murray residents and not being elected officials, is to collect representative data; they will be sure they are framing the questions as objectively as possible.

Mr. Hrechkosy asked how long they think it will take for someone to fill out this survey.

Ms. Gibbs said they are looking at about a 15 minute survey.

Mr. Hrechkosy asked if that is something, in her opinion, that she thinks will get a lot of participation in.

Ms. Gibbs said generally speaking, when surveying Utah residents and the survey is sponsored by an entity they recognize, they tend to find that residents will bear with them for up to 18 minutes; at that point they tend to see a lot of drop off. They definitely don't have room to add more questions without removing what's already on the survey.

Ms. Dominguez asked if they could discuss how they would go about selecting those who are participating in the survey.

Ms. Gibbs said the participant selection process is an address based sample of addresses in Murray, which includes homes, apartments, condos, a full range of household types. They will send those invitations via either email or printed mail to randomly selected households. Generally speaking they have to send about 10 times as many invitations as they expect to get responses, so they are looking at sending around 10,000 invitations so they can get 800 to 1000 responses.

Ms. Turner said that was her questions as well, how many they are sending out and how many they expect to have returned.

Ms. Dominguez noted that she appreciated being able to have this conversation, and seeing what other cities have done for their areas and looking at those surveys. She personally would have loved a little bit more interaction in person but given the situation she thinks this is a good start because they've never done this before.

Ms. Turner said that since there were no more questions, Ms. Gibbs and Y2 can go ahead as planned.

Ms. Gibbs said they will go ahead and get those invitations into the field post Memorial Day weekend most likely. They might go out this week, but then with Memorial Day breaking up the fielding period, the best bet is probably to wait until after that holiday weekend. They plan on having data collection done by mid-June.

Ms. Dominguez asked when they will be back with the survey results.

Ms. Gibbs said they will have data collection done by mid-June, and they usually need three to five days for the data cleaning, weighting and ensuring their numbers look right in terms of the demographic composition of the survey. They will also be monitoring those things as they are in field with the data collection. About three to five days after that fielding process, they will deliver initial results, and then they will have a full presentation to bring before this group before the end of June.

Ms. Turner thanked Ms. Gibbs for coming. She then asked Mr. Hill if he had anything else to add before closing the meeting.

Mr. Hill had nothing to add, but said it might be a good idea to go over meeting to discuss the zoning for the MCCD.

Ms. Turner recognizes that can't be done right now.

Mr. Hall said there is an RDA planning meeting coming up Thursday of next week, and they have the maps the group asked for of the city owned properties ready. He will give that to them at the planning meeting and then they can talk about what to do with that going forward.

Mr. Hrechkosy asked about information on how much longer the RDA is in effect, what happens when the RDA ends, and what's the typical amount time it takes for them to start seeing tax dollars from a project to the RDA.

Mr. Hall said all those factors are different depending on the RDA area. Brenda had some good information about that not too long ago, and he will forward that to Mr. Hrechkosy.

Mr. Hrechkosy said that as they think about the future, and what they have left, that would be good information to have.

Mr. Hall said that the shortest fuse on anything that's really active and imperative right now is in the Central Business District RDA area, which is where they are sitting right now.

The meeting was adjourned at 4:31 p.m.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY  
CITY ADOPTING ITS FISCAL YEAR 2022-2023 FINAL BUDGET

WHEREAS, the Redevelopment Agency of Murray City ("RDA") is required, pursuant to Utah Code Ann. § 17C-1-601.5, to prepare and adopt an annual budget for each fiscal year and to hold a public hearing on the annual budget after providing notice of the public hearing by posting a notice in at least three public places within the RDA boundaries and by publishing notice on the Utah Public Notice Website at least one week before the public hearing and to make the proposed annual budget available for public inspection at least three days before holding the public hearing; and

WHEREAS, the RDA has prepared the annual budget for the 2022-2023 fiscal year which is attached hereto and incorporated herein; and

WHEREAS, the RDA has given the required notice and on June 21, 2022 held a public hearing to adopt the 2022-2023 fiscal year budget.

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

1. The RDA hereby adopts the annual budget for the fiscal year 2022-2023 which is attached hereto and incorporated herein.

2. Within 90 days, the RDA Chair is authorized and directed to cause a final copy of the 2022-2023 fiscal year budget to be filed with the county auditor, State Tax Commission, state auditor, State Board of Education, and each taxing entity from which the RDA receives project area funds.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this     day of     , 2022.

REDEVELOPMENT AGENCY OF MURRAY CITY

\_\_\_\_\_  
Diane Turner, Chair

ATTEST:

\_\_\_\_\_  
Brett A.Hales, Executive Director



# RDA

Fiscal  
Year  
Ending

30

June 2023

## Redevelopment Agency Tentative Budget

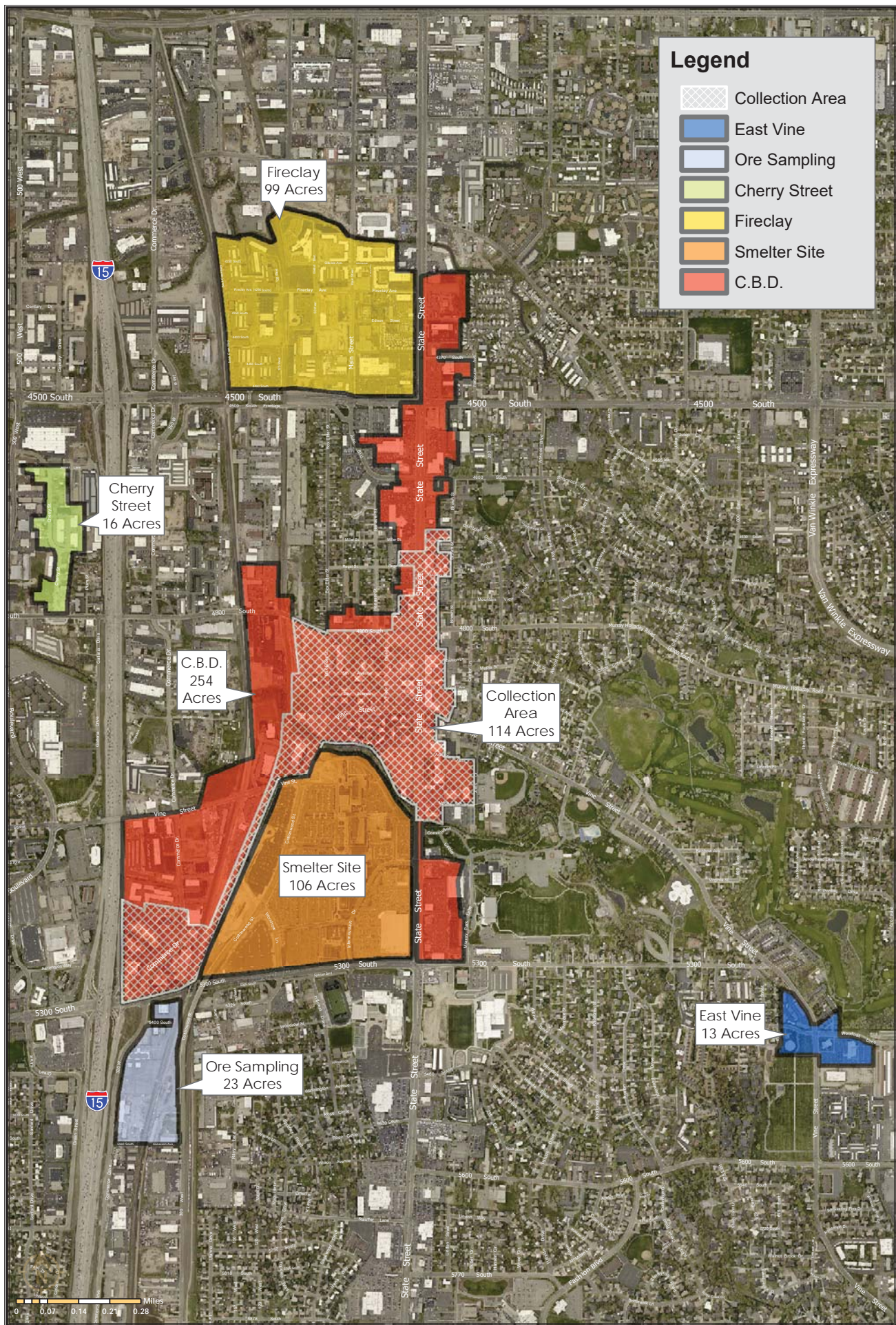
# MURRAY CITY

Photo: The Rendering for the Future New Murray City Hall



Brett A. Hales, Mayor  
[www.murray.utah.gov](http://www.murray.utah.gov)





# Murray Redevelopment Areas

Alternative Budget

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

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**MURRAY**  
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## ELECTED AND APPOINTED OFFICIALS

### Elected Officials

Executive Director..... Brett Hales  
Board Member ..... Kat Martinez  
Board Member ..... Pam Cotter  
Board Member – Vice Chair ..... Rosalba Dominquez  
Board Member – Chair..... Diane Turner  
Board Member ..... Garry Hrechkosy

### Appointed by Executive Director and Board

Budget Officer ..... Brett Hales – Delegated to Brenda Moore  
City Attorney ..... G.L. Critchfield  
RDA Secretary ..... Brooke Smith  
Executive Director to the Board..... Jennifer Kennedy  
RDA Director..... Jared Hall

## FUND SUMMARY

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

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

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

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

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

<b>FUND BALANCE</b>	<b>Prior Year Actual FY 20-21</b>	<b>Estimated Actual FY 21-22</b>	<b>Amended Budget FY 21-22</b>	<b>Annual Budget FY 22-23</b>
Beginning Fund Balance	\$ 3,595,604	\$ 4,681,787	\$ 4,681,787	\$ 6,286,429
Revenues	4,343,784	4,320,625	3,788,460	4,659,432
Expenditures	(3,117,592)	(2,624,190)	(3,171,168)	(3,311,670)
Transfers In/Out (net)	(140,009)	(91,792)	(62,236)	(35,150)
<b>Ending Fund Balance</b>	<b>\$ 4,681,787</b>	<b>\$ 6,286,429</b>	<b>\$ 5,236,843</b>	<b>\$ 7,599,041</b>

# FUND SUMMARY

## FUND BALANCE BY PURPOSE

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

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23
<b>REDEVELOPMENT</b>				
Central Business District	(1,535,268)	(1,111,720)	(1,655,883)	(783,548)
Fireclay Area	1,356,703	1,741,304	1,668,834	2,234,124
East Vine	90,109	113,660	103,617	145,494
Cherry	181,118	173,569	181,101	213,700
Smelter Site Area	2,263,173	2,642,473	2,604,942	3,014,001
	<b>2,355,835</b>	<b>3,559,286</b>	<b>2,902,611</b>	<b>4,823,772</b>
<b>LOW-INCOME HOUSING</b>				
Central Business District	885,486	970,413	885,486	970,413
Fireclay Area	607,568	929,211	607,568	929,211
Smelter Site Area	832,898	827,520	841,178	875,645
	<b>2,325,951</b>	<b>2,727,143</b>	<b>2,334,232</b>	<b>2,775,269</b>
<b>TOTAL FUND BALANCE BY AREA</b>				
Central Business District	(649,782)	(141,307)	(770,397)	186,866
Fireclay Area	1,964,271	2,670,515	2,276,402	3,163,335
East Vine	90,109	113,660	103,617	145,494
Cherry	181,118	173,569	181,101	213,700
Smelter Site Area	3,096,071	3,469,993	3,446,120	3,889,647
	<b>4,681,787</b>	<b>6,286,429</b>	<b>5,236,843</b>	<b>7,599,041</b>
Interest Income				
<b>FUND BALANCE</b>	<b>4,681,787</b>	<b>6,286,429</b>	<b>5,236,843</b>	<b>7,599,041</b>

**RDA CENTRAL BUSINESS DISTRICT** (21G)

**AREA BALANCE**

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23
Beginning Area Balance	\$ (520,938)	\$ (649,782)	\$ (649,782)	\$ (141,307)
Revenues	1,340,383	1,337,559	1,241,018	1,449,621
Expenditures	(1,796,289)	(1,154,084)	(1,686,633)	(1,446,448)
Transfers in	327,062	325,000	325,000	325,000
Transfers out	-	-	-	-
<b>Ending Area Balance</b>	<b>\$ (649,782)</b>	<b>\$ (141,307)</b>	<b>\$ (770,397)</b>	<b>\$ 186,866</b>

**BUDGET & FINANCIAL HISTORY**

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23	Change
<b>REVENUES</b>					
25-0000-31160 Tax Increment - CBD	269,187	1,324,637	1,229,935	1,430,567	16%
25-0000-33460 Inter Govt Tax Increment	1,070,889	-	-	-	0%
25-0000-36100 Interest <sup>1</sup>	(15,821)	(2,306)	(338)	(2,942)	770%
25-0000-36200 Rents <sup>2</sup>	16,128	15,228	11,421	21,996	93%
25-0000-36500 Miscellaneous	-	-	-	-	0%
25-0000-36800 Bond Proceeds	-	-	-	-	0%
<b>Total Revenues</b>	<b>1,340,383</b>	<b>1,337,559</b>	<b>1,241,018</b>	<b>1,449,621</b>	<b>17%</b>
<b>TRANSFERS IN AND USE OF FUND BALANCE</b>					
25-0000-39210 General Fund Transfer	327,062	325,000	325,000	325,000	0%
25-0000-39241 Capital Projects Fund					
Use of Reserves			120,615		-100%
<b>Total Transfers In and Use of Fund Balance</b>	<b>327,062</b>	<b>325,000</b>	<b>445,615</b>	<b>325,000</b>	<b>-27%</b>
<b>Total Revenue, Transfers In, and Use of Fund Balance</b>	<b>1,667,445</b>	<b>1,662,559</b>	<b>1,686,633</b>	<b>1,774,621</b>	
<b>EXPENDITURES</b>					
<b>Operations</b>					
25-2501-49310 Admin Allocate - Wages	49,479	40,127	37,047	43,489	17%
25-2501-49311 Admin Allocate - O&M	4,124	13,376	12,349	14,496	17%
25-2501-42125 Travel & Learning <sup>3</sup>	-	-	-	8,000	100%
25-2501-42140 Supplies	-	1,151	-	-	0%
25-2501-42180 Miscellaneous	-	-	300,000	100,000	-67%
25-2501-42500 Maintenance	585	713	-	-	0%
25-2501-42505 Building & Grounds Maintenance	-	-	-	-	0%
25-2501-44000 Utilities	5,730	6,871	4,000	5,600	40%
25-2501-49000 Risk Assessment	-	-	-	-	0%
	<b>59,918</b>	<b>62,238</b>	<b>353,396</b>	<b>171,585</b>	<b>-51%</b>

Note 1. Interest is negative due to the CBD having a negative fund balance.

Note 2. Rent increased because the General Fund had been receiving KIA martial arts. The building is owned by RDA so the rent should be RDA's.

Note 3. Travel & Learning is for the RDA board chair, RDA director, and the Com Dev Director, to attend ICSC.

**RDA CENTRAL BUSINESS DISTRICT** (21G)
**BUDGET & FINANCIAL HISTORY**

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23	Change
<b>Tax Increment Rebate</b>					
25-2501-43201 Murray School District	400,000	400,000	400,000	400,000	-
	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	
<b>Debt Service</b>					
25-2501-48100 Bond Principal	315,000	330,000	330,000	345,000	5%
25-2501-48200 Bond Interest	248,900	236,000	236,000	222,500	-6%
25-2501-48300 Fiscal Agent Fees	1,250	1,250	1,250	1,250	0%
	<b>565,150</b>	<b>567,250</b>	<b>567,250</b>	<b>568,750</b>	0.3%
<b>Redevelopment Activity</b>					
25-2501-42602 Low Income Housing <sup>4</sup>	26,688	100,000	165,987	206,113	24%
25-2501-43000 Professional Services	43,813	24,596	100,000	100,000	0%
25-2501-43001 Property Cleanup	700,720	-	100,000	-	-100%
25-2501-47000 Land	-	-	-	-	0%
25-2501-47200 Buildings	-	-	-	-	0%
	<b>771,221</b>	<b>124,596</b>	<b>365,987</b>	<b>306,113</b>	-16%
<b>Total Expenditures</b>	<b>1,796,289</b>	<b>1,154,084</b>	<b>1,686,633</b>	<b>1,446,448</b>	-14%
<b>TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE</b>					
Reserve Buildup	-	507,759	-	328,173	100%
<b>Total Transfers Out and Contribution of Fund Balance</b>	<b>-</b>	<b>507,759</b>	<b>-</b>	<b>328,173</b>	100%
<b>Total Expenditures, Transfers Out, and Contribution to Fund Balance</b>	<b>1,796,289</b>	<b>1,661,843</b>	<b>1,686,633</b>	<b>1,774,621</b>	

Note 4. Low Income housing budget is based on a percentage of revenue.

## RDA CENTRAL BUSINESS DISTRICT (21G)

### RDA CBD DEBT SERVICE

#### 2016 Sales Tax Revenue Bond

Purpose: Purchase of property for down town development  
 Date of issuance: November 21, 2016  
 Length: 20 years  
 Interest rate: 4% Coupon - TIC 2.7925%  
 Original issuance: \$6,735,000

Debt service requirements to maturity, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Balance Due</u>
2023	345,000	222,500	567,500	5,390,000
2024	355,000	208,500	563,500	5,035,000
2025	370,000	194,000	564,000	4,665,000
2026	385,000	178,900	563,900	4,280,000
2027	405,000	163,100	568,100	3,875,000
2028	420,000	146,600	566,600	3,455,000
2029	435,000	129,500	564,500	3,020,000
2030	455,000	111,700	566,700	2,565,000
2031	475,000	93,100	568,100	2,090,000
2032	490,000	73,800	563,800	1,600,000
2033	510,000	73,800	583,800	1,090,000
2034	535,000	53,800	588,800	555,000
2035	555,000	32,900	587,900	-
	<u>5,735,000</u>	<u>1,682,200</u>	<u>7,417,200</u>	



# RDA FIRECLAY AREA (AAO, AAP, AAQ)

## AREA BALANCE

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23
Beginning Area Balance	\$ 1,368,345	\$ 1,964,271	\$ 1,964,271	\$ 2,670,515
Revenues	1,790,217	1,834,487	1,436,383	1,991,954
Expenditures	(1,027,220)	(1,085,993)	(1,082,002)	(1,456,884)
Transfers in	-	-	-	-
Transfers out	(167,071)	(42,250)	(42,250)	(42,250)
<b>Ending Area Balance</b>	<b>\$ 1,964,271</b>	<b>\$ 2,670,515</b>	<b>\$ 2,276,402</b>	<b>\$ 3,163,335</b>

## BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23	Change
<b>REVENUES</b>					
25-0000-31161 Fireclay Avenue Area	358,735	1,827,516	1,430,012	1,983,261	39%
25-0000-33461 Inter Govt Tax Increment	1,417,778	-	-	-	0%
25-0000-36100 Interest	13,704	6,971	6,371	8,693	36%
<b>Total Revenues</b>	<b>1,790,217</b>	<b>1,834,487</b>	<b>1,436,383</b>	<b>1,991,954</b>	<b>39%</b>
<b>TRANSFERS IN AND USE OF FUND BALANCE</b>					
Use of Reserves	-	-	-	-	0%
<b>Total Transfers In and Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>
<b>Total Revenue, Transfers In, and Use of Fund Balance</b>	<b>1,790,217</b>	<b>1,834,487</b>	<b>1,436,383</b>	<b>1,991,954</b>	
<b>EXPENDITURES</b>					
<b>Operations</b>					
25-2502-49310 Admin Allocate - Wages	32,792	27,518	21,539	29,879	39%
25-2502-49311 Admin Allocate - O&M	2,738	9,173	7,180	9,960	39%
	<b>35,530</b>	<b>36,691</b>	<b>28,719</b>	<b>39,839</b>	<b>39%</b>
<b>Redevelopment Activity</b>					
25-2502-42602 Low Income Housing <sup>1</sup>	-	-	251,682	349,054	39%
25-2502-42603 Private Reimbursement <sup>1</sup>	775,583	800,000	600,000	800,000	33%
25-2502-43000 Professional Services	2,925	30,000	30,000	30,000	0%
25-2502-47300 Infrastructure	-	-	-	-	0%
	<b>778,508</b>	<b>830,000</b>	<b>881,682</b>	<b>1,179,054</b>	<b>34%</b>
<b>Tax Increment Rebate</b>					
25-2502-43201 Murray School District <sup>1</sup>	213,182	219,302	171,601	237,991	39%
	<b>213,182</b>	<b>219,302</b>	<b>171,601</b>	<b>237,991</b>	<b>39%</b>
<b>Total Expenditures</b>	<b>1,027,220</b>	<b>1,085,993</b>	<b>1,082,002</b>	<b>1,456,884</b>	<b>35%</b>

## RDA FIRECLAY AREA (AAO, AAP, AAQ)

### BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23	Change
<b>TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE</b>					
25-2502-49210 General Fund Transfer	16,877	-	-	-	0%
25-2502-49241 Capital Projects Transfer	75,974	-	-	-	0%
25-2502-49251 Water Transfer	29,916	-	-	-	0%
25-2502-49252 Waste Water Transfer	23,179	21,125	21,125	21,125	0%
25-2502-49253 Power Transfer	21,125	21,125	21,125	21,125	0%
Reserve Buildup		707,366	312,121	492,820	58%
<b>Total Transfers Out and Contribution of Fund Balance</b>	<b>167,071</b>	<b>749,616</b>	<b>354,371</b>	<b>535,070</b>	<b>51%</b>
<b>Total Expenditures, Transfers Out, and Contribution to Fund Balance</b>	<b>1,194,291</b>	<b>1,835,609</b>	<b>1,436,373</b>	<b>1,991,954</b>	

Note 1. These expenditures are based on a percentage of increment revenue.

## RDA SMELTER SITE AREA <sup>(21N)</sup>

### AREA BALANCE

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23
Beginning Area Balance	\$ 2,569,634	\$ 3,096,071	\$ 3,096,071	\$ 3,469,993
Revenues	1,065,916	988,169	967,759	1,071,496
Expenditures	(274,480)	(349,248)	(352,710)	(386,842)
Transfers in	-	-	-	-
Transfers out	(265,000)	(265,000)	(265,000)	(265,000)
<b>Ending Area Balance</b>	<b>\$ 3,096,071</b>	<b>\$ 3,469,993</b>	<b>\$ 3,446,120</b>	<b>\$ 3,889,647</b>

### BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23	Change
<b>REVENUES</b>					
25-0000-31164 Tax Increment - Smelter	214,134	977,182	959,479	1,058,334	10%
25-0000-33464 Inter Govt Tax Increment	828,499	-	-	-	0%
25-0000-36100 Interest	23,283	10,987	8,280	13,162	59%
<b>Total Revenues</b>	<b>1,065,916</b>	<b>988,169</b>	<b>967,759</b>	<b>1,071,496</b>	<b>11%</b>
<b>TRANSFERS IN AND USE OF FUND BALANCE</b>					
Use of Reserves	-	-	-	-	0%
<b>Total Transfers In and Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>
<b>Total Revenue, Transfers In, and Use of Fund Balance</b>	<b>1,065,916</b>	<b>988,169</b>	<b>967,759</b>	<b>1,071,496</b>	
<b>EXPENDITURES</b>					
<b>Operations</b>					
25-2505-49310 Admin Allocate - Wages	48,122	37,056	36,529	40,181	10%
25-2505-49311 Admin Allocate - O&M	4,010	12,352	12,176	13,394	10%
	<b>52,132</b>	<b>49,408</b>	<b>48,705</b>	<b>53,575</b>	<b>10%</b>
<b>Redevelopment Area</b>					
25-2505-42602 Low Income Housing	-	68,792	68,792	70,209	2%
25-2505-42604 Homeless Shelter Contribution <sup>1</sup>	95,348	111,620	100,076	116,058	16%
25-2505-43000 Professional Services	-	2,166	20,000	20,000	0%
25-2505-47300 Infrastructure	-	-	-	-	0%
	<b>95,348</b>	<b>182,578</b>	<b>188,868</b>	<b>206,267</b>	<b>9%</b>
<b>Tax Increment Rebate</b>					
25-2505-43201 Murray School District <sup>2</sup>	127,000	117,262	115,137	127,000	10%
	<b>127,000</b>	<b>117,262</b>	<b>115,137</b>	<b>127,000</b>	<b>10%</b>
<b>Total Expenditures</b>	<b>274,480</b>	<b>349,248</b>	<b>352,710</b>	<b>386,842</b>	<b>10%</b>

Note 1. This is the amount withheld by the state for a homeless shelter contribution

Note 2. Murray School District gets 12% of the tax increment collected.

## RDA SMELTER SITE AREA <sup>(21N)</sup>

### BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23	Change
<b>TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE</b>					
25-2505-49210 General Fund Transfer	265,000	265,000	265,000	265,000	0%
25-2505-49241 Capital Projects Transfer	-	-	-	-	0%
Reserve Buildup		371,016	350,026	419,653	20%
<b>Total Transfers Out and Contribution of Fund Balance</b>	<b>265,000</b>	<b>636,016</b>	<b>615,026</b>	<b>684,653</b>	11%
<b>Total Expenditures, Transfers Out, and Contribution to Fund Balance</b>	<b>539,480</b>	<b>985,264</b>	<b>967,736</b>	<b>1,071,495</b>	

**RDA EAST VINE STREET AREA** <sup>(21L)</sup>
**AREA BALANCE**

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23
Beginning Area Balance	\$ 50,356	\$ 90,109	\$ 90,109	\$ 113,660
Revenues	57,548	55,984	53,420	57,582
Expenditures	(7,795)	(17,433)	(24,912)	(10,748)
Transfers in	-	-	-	-
Transfers out	(10,000)	(15,000)	(15,000)	(15,000)
<b>Ending Area Balance</b>	<b>\$ 90,109</b>	<b>\$ 113,660</b>	<b>\$ 103,617</b>	<b>\$ 145,494</b>

**BUDGET AND FINANCIAL HISTORY**

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23	Change
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**REVENUES**

25-0000-31162 Tax Increment - E Vine	11,642	55,664	53,149	57,186	8%
25-0000-33462 Inter Govt Tax Increment	45,264	-	-	-	0%
25-0000-36100 Interest	642	320	271	396	46%
<b>Total Revenues</b>	<b>57,548</b>	<b>55,984</b>	<b>53,420</b>	<b>57,582</b>	<b>8%</b>

**TRANSFERS IN AND USE OF FUND BALANCE**

Use of Reserves	-	-	-	-	0%
<b>Total Transfers In and Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>

<b>Total Revenue, Transfers In, and Use of Fund Balance</b>	<b>57,548</b>	<b>55,984</b>	<b>53,420</b>	<b>57,582</b>
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**EXPENDITURES**
**Operations**

25-2503-49000 Risk Assessment	-	-	-	-	
25-2503-49310 Admin Allocate - Wages	7,232	13,074	18,684	8,061	-57%
25-2503-49311 Admin Allocate - O&M	563	4,359	6,228	2,687	-57%
	<b>7,795</b>	<b>17,433</b>	<b>24,912</b>	<b>10,748</b>	<b>-57%</b>

**Redevelopment Activity**

25-2503-42601 Revitalization Grants	-	-	-	-	0%
25-2503-43000 Professional Services	-	-	-	-	0%
	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>

<b>Total Expenditures</b>	<b>7,795</b>	<b>17,433</b>	<b>24,912</b>	<b>10,748</b>	<b>-57%</b>
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**TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE**

25-2503-49210 General Fund Transfer	10,000	15,000	15,000	15,000	0%
Reserve Buildup	-	31,099	13,523	27,755	105%
<b>Total Transfers Out and Contribution of Fund Balance</b>	<b>10,000</b>	<b>46,099</b>	<b>28,523</b>	<b>42,755</b>	<b>50%</b>

<b>Total Expenditures, Transfers Out, and Contribution to Fund Balance</b>	<b>17,795</b>	<b>63,532</b>	<b>53,435</b>	<b>53,503</b>
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## RDA CHERRY AREA (21K)

### AREA BALANCE

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23
Beginning Area Balance	\$ 128,207	\$ 181,118	\$ 181,118	\$ 173,569
Revenues	89,720	104,426	89,880	88,779
Expenditures	(11,809)	(17,433)	(24,911)	(10,748)
Transfers in	-	-	-	-
Transfers out	(25,000)	(94,542)	(64,986)	(37,900)
<b>Ending Area Balance</b>	<b>\$ 181,118</b>	<b>\$ 173,569</b>	<b>\$ 181,101</b>	<b>\$ 213,700</b>

### BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Amended Budget FY 21-22	Annual Budget FY 22-23	Change
<b>REVENUES</b>					
25-0000-31163 Tax Increment - Cherry	18,028	103,783	89,466	88,087	-2%
25-0000-33463 Inter Govt Tax Increment	70,059	-	-	-	0%
Interest	1,633	643	414	692	67%
<b>Total Revenues</b>	<b>89,720</b>	<b>104,426</b>	<b>89,880</b>	<b>88,779</b>	<b>-1%</b>
<b>TRANSFERS IN AND USE OF FUND BALANCE</b>					
Use of Reserves	-	-	-	-	0%
<b>Total Transfers In and Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>
<b>Total Revenue, Transfers In, and Use of Fund Balance</b>	<b>89,720</b>	<b>104,426</b>	<b>89,880</b>	<b>88,779</b>	
<b>EXPENDITURES</b>					
25-2504-49310 Admin Allocate - Wages	10,939	13,074	18,683	8,061	-57%
25-2504-49311 Admin Allocate - O&M	870	4,359	6,228	2,687	-57%
25-2504-42125 Travel & Training	-	-	-	-	0%
25-2504-42140 Supplies	-	-	-	-	0%
	<b>11,809</b>	<b>17,433</b>	<b>24,911</b>	<b>10,748</b>	<b>-57%</b>
<b>Redevelopment Activity</b>					
25-2504-42601 Revitalization Grants	-	-	-	-	0%
25-2504-43000 Professional Services	-	-	-	-	0%
	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>
<b>Total Expenditures</b>	<b>11,809</b>	<b>17,433</b>	<b>24,911</b>	<b>10,748</b>	<b>-57%</b>
<b>TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE</b>					
25-2504-49210 General Fund Transfer	25,000	37,900	37,900	37,900	0%
Reserve Buildup	-	56,642	27,086	36,050	33%
<b>Total Transfers Out and Contribution of Fund Balance</b>	<b>25,000</b>	<b>94,542</b>	<b>64,986</b>	<b>73,950</b>	<b>14%</b>
<b>Total Expenditures, Transfers Out, and Contribution to Fund Balance</b>	<b>36,809</b>	<b>111,975</b>	<b>89,897</b>	<b>84,698</b>	