

The Redevelopment Agency (RDA) of Murray City met on Tuesday, June 27th, 2023 at 5:00 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Members of the public were able to view the meeting via the live stream at 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. Comments were limited to three minutes or less, and written comments were read into the meeting record.

In attendance:

RDA Board Members

Diane Turner, Chair
Phil Markham, Vice-Chair
Rosalba Dominguez
Pam Cotter
Garry Hrechkosy

Others in Attendance

Brett Hales, RDA Executive Director
Jared Hall, RDA Deputy Executive Director
G.L. Critchfield, City Attorney
Brooke Smith, City Recorder
Doug Hill, Mayor's office
Brenda Moore, Finance
Kim Sorenson, Parks & Recreation
Stephen Olson, Fire Department
Tammy Kikuchi, Mayor's Office
Elvon Farrell, CED
Members of the public, per sign-in sheet

CALL MEETING TO ORDER

Chair Diane Turner called the meeting to order.

BUSINESS ITEMS

Approval of Minutes

There were no minutes to be approved for this meeting.

PUBLIC COMMENTS

There were no public comments for this meeting.

PUBLIC HEARING(S)

Brenda Moore (Murray City Finance Director) presented the proposed RDA budget:

1. Fireclay Site
 - a. The TIF is \$2 million.
 - b. \$358,000 will be set aside for low-income housing, indicating the use of those funds is undecided.
 - c. \$800,000 is set aside for private reimbursements to pay for roads and various other facilities.

- d. Funds from The Murray School District will be \$244,000 - if The City receives the funds.
- e. \$30,000 is set aside for professional services.
- f. \$42,000 is set aside for administration fees.

2. Smelter site (hospital site)
 - a. There is \$1 million budgeted for TIF funding. It's the last collection year we will no longer get money from them after the next budget cycle.
 - b. \$40,000 will be set aside for moderate income housing.
 - c. \$144,000 will be set aside for The Murray Homeless shelter. This is withheld by the state tax commission from the city's sales tax payments.
 - d. \$133,000 will be provided to The Murray School District.
 - e. Professional services have \$20,000.
 - f. Admin fees budgeted \$59,259.
 - g. \$265,000 has been transferred to the general fund for an infrastructure reimbursement.
3. East Vine Street not a lot happening and is fine.
 - a. The TIF is \$59,000
 - b. The admin fees are going to be \$35,000.
 - c. There are funds in reserves, if a project arises.
4. Cherry Street
 - a. The TIF is \$112,000. This is its last collection year.
 - b. There is a proposed infrastructure project to add continuous sidewalks along Cherry Street that will cost around \$100,000.
 - c. Admin fees budgeted at \$35,000.
 - d. Transfer to the general fund to reimburse infrastructure is \$37,900.
5. Central Business District.
 - a. The TIF is \$1.4 million.
 - b. Rental income from Tea Rose and Kiai Martial Arts is \$21,000.
 - c. Transfer from the general fund for \$325,000 was received to pay for the city hall land.
 - d. Low/moderate income housing amount of \$213,354.
 - e. The Murray School District, will receive \$400,000 of the \$1.4 million.
 - f. Professional services is budgeted for \$100,000.
 - g. Buildings is budgeted at \$100,000. The use of the funds is undecided. Potential uses could be for surveys, land cleanup, or moving the Townsend home.
 - h. Admin fees are budgeted at \$59,000.
 - i. Miscellaneous is budgeted at \$100,000
 - j. Travel and utilities are budgeted at \$13,000. The City has to pay utilities on some buildings being rented.
 - k. \$564,750 is set aside for a bond payment.

Vice-Chair Markham said that the math for the Cherry Street Site wasn't coming out to \$112,000. He said it was more. Ms. Moore indicated that was because Cherry Street has \$100,000 of reserves that will be used. They are the only site using reserves.

Board Member Dominguez asked which sites are going to be expired this year.

Ms. Moore said The Smelter Site and Cherry Street wil expire this year. She explained that the city, the school district, and other agencies will get the property tax back.

The public hearing was opened by Chair Turner.

Glen Barney spoke. He started by thanking the fire department for a recent incident where a canopy blew over a telephone line. They came by and took care of the situation, so that he would not be have to be worried about getting electrocuted or any fires happening on the property.

Mr. Barney expressed his concern with some properties in the RDA area. Weeds are growing fairly tall, about five to six feet high. With fire season approaching, he'd appreciate if those could be mowed down. In another RDA area on West Fourth Avenue, there's some alfalfa growing tall and will become a fire hazard. He asked to have those issues addressed before it does create a problem.

Chair Turner pointed out that this meeting is for the Redevelopment Agency and that these comments may be more appropriate at a City Council meeting.

Mr. Barney said that they are on Redevelopment Agency property.

He said he noticed that when he looked at the budget for this meeting, there's nothing specifically set aside for cleanup, even though it was mentioned that there's some money set aside for miscellaneous things. Since nothing was specifically set aside for cleanup. In the online version of the budget that I was looking at, that means there's nothing set aside to cleanup. He wanted to bring it to the attention to the Redevelopment Agency to put something on the budget to cleanup areas within the RDA that could cause a fire hazard.

Chair Turner said that makes sense and thanked Mr. Barney for his comments and attendance at the meeting.

Chair Turner closed the public hearing.

Board Member Dominguez moved that they consider a resolution adopting the proposed Redevelopment Agency budget fiscal year 2023-2024.

Chair Turner seconded. Roll Call Vote:

Y Diane Turner
Y Garry Hrechkosy
Y Rosalba Dominguez
Y Pam Cotter
Y Phil Markham

ANNOUNCEMENTS

Mr. Hall introduced Elvon Farrell. He's the new Economic Development Specialist.

ADJOURNMENT

Chair Turner adjourned the June 27, 2023 RDA Board Meeting at 5:17 P.M.

A handwritten signature in black ink, appearing to read "Philip J. Markham".

Philip J. Markham, Director
Community & Economic Development Department