

The Redevelopment Agency of Murray City met on Friday, July 31, 2020 at 1:00 p.m. for a meeting held electronically in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID 19 Novel Coronavirus issued by Governor Herbert on March 18, 2020 and Murray City Council Resolution #R20-13 adopted on March 17, 2020. The Chair of the Redevelopment Agency of Murray City has determined that due to the continued rise of COVID-19 case counts, meeting with an anchor location presents a substantial risk to the health and safety of those in attendance. No physical meeting location will be available.

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/MurrayCityUtah/>.

If you would like to submit comments for an agenda item you may do so by sending an email, including your name and contact information, in advance of, or during the meeting to rda@murray.utah.gov. Comments are limited to 3 minutes or less and will be read into the meeting record.

RDA Board Members

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

Others in Attendance

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
Briant Farnsworth, Deputy City Attorney
G. L. Critchfield, City Attorney
Jay Baughman, Economic Development Specialist
Citizens

Mr. Hales called the meeting to order at 1:00 p.m.

1. Citizen Comments

No citizen comments were given.

2. Discussion and Consideration of a Resolution of the Redevelopment Agency of Murray City Approving and Authorizing a Participation Agreement with Jessie Knight Legacy Center, LLC for Tax Increment Reimbursement up to \$2,500,000 for the Development and Operation of a Professional Office Development and Entrepreneurial Center in the Ore Sampling Mill Community Reinvestment Area for the Property Located at 5510 South 300 West (*Presenter: Melinda Greenwood*)

See Attachment 1 for slides used during this presentation

Ms. Greenwood said the maximum amount of reimbursement for this project would be \$2,500,000. That includes about \$1,000,000 of site clearing and environmental cleanup the group has already done as well as an estimated \$1,500,000 for future environmental remediation. The administrative cost has been changed to 6%. That is the equivalent of \$150,000 which is included as part of the \$2,500,000. The reimbursement will be post performance, after occupancy and property taxes have been paid. Reasonable documentation will be required for the reimbursement. Staff is recommending the RDA Board approve the Participation Agreement.

MOTION: Ms. Dominguez moved to approve a Resolution of the Redevelopment Agency of Murray City Approving and Authorizing a Participation Agreement with Jessie Knight Legacy Center, LLC for Tax Increment Reimbursement up to \$2,500,000 for the Development and Operation of a Professional Office Development and Entrepreneurial Center in the Ore Sampling Mill Community Reinvestment Area for the Property Located at 5510 South 300 West. The motion was SECONDED by Ms. Cox.

RDA roll call vote:

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

Motion Passed 5-0

3. Project Updates

Ms. Greenwood said the City used the Brownfields Grant to do an environmental assessment on the Think Architecture site. Phase I and Phase II are complete. A purchase and sales agreement as well as a development agreement should be forthcoming.

The City received six proposals were received for the RFP for 4800 South and State Street. A kick-off meeting with the review committee is scheduled for August 11, 2020.

Bart Warner and David Baird thanked the RDA Board for their support.

The meeting was adjourned at 1:16 p.m.

Attachment 1

Jesse Knight Legacy Center TIF Participation and Development Agreement

Key Points

- Maximum of \$2,500,000 reimbursement
 - Previous clean-up and site prep (~\$1M)
 - Future environmental remediation (~\$1.5M)
- Administrative costs – 6%
 - \$150,000 (included in the \$2,500,000)
- Reimbursement
 - Post-performance (after occupancy and property taxes have been paid)
 - Reasonable documentation for reimbursement

Jesse Knight Legacy Center TIF Participation and Development Agreement

Recommended Motion

Staff recommends approval of the resolution Authorizing a Participation Agreement with Jesse Knight Legacy Center, LLC for Tax Increment Reimbursement up to \$2,500,000 for the Development and Operation of a Professional Office Development and Entrepreneurial Center in the Ore Sampling Mill Community Reinvestment Area for the Property Located at 5510 South 300 West.