



**PUBLIC NOTICE IS HEREBY GIVEN** that the Board of Directors of the Redevelopment Agency of Murray City, Utah will hold a regularly scheduled meeting beginning at 5:30 p.m., Tuesday, January 16th, 2024 in the Murray City Council Chambers at 10 East 4800 South, Murray, UT.

Members of the 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**  
**5:30 p.m., Tuesday, January 16<sup>th</sup>, 2024**

- 1. Approval of Minutes:** No minutes
- 2. Citizen Comments:** (see above for instructions).
- 3. Discussion Item:** Board training on Powers and Duties of the Redevelopment Agency – G.L. Critchfield, City Attorney presenting.
- 4. Discussion Item:** Board update on current fund balances for each RDA Area – Brenda Moore, Finance Director presenting.
- 5. Project Updates:** Phil Markham, Zac Smallwood presenting

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 January 10th, 2024 a copy of the Notice of Meeting was posted in accordance with Section 52-4-202(3).

Philip J Markham,  
Community and Economic Development Director

**Effective 5/5/2021**

**17C-1-202 Agency powers.**

- (1) An agency may:
  - (a) sue and be sued;
  - (b) enter into contracts generally;
  - (c) buy, obtain an option upon, acquire by gift, or otherwise acquire any interest in real or personal property;
  - (d) hold, sell, convey, grant, gift, or otherwise dispose of any interest in real or personal property;
  - (e) own, hold, maintain, utilize, manage, or operate real or personal property, which may include the use of agency funds or the collection of revenue;
  - (f) enter into a lease agreement on real or personal property, either as lessee or lessor;
  - (g) provide for project area development as provided in this title;
  - (h) receive and use agency funds as provided in this title;
  - (i) if disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the project area plan;
  - (j) accept financial or other assistance from any public or private source for the agency's activities, powers, and duties, and expend any funds the agency receives for any purpose described in this title;
  - (k) borrow money or accept financial or other assistance from a public entity or any other source for any of the purposes of this title and comply with any conditions of any loan or assistance;
  - (l) issue bonds to finance the undertaking of any project area development or for any of the agency's other purposes, including:
    - (i) reimbursing an advance made by the agency or by a public entity to the agency;
    - (ii) refunding bonds to pay or retire bonds previously issued by the agency; and
    - (iii) refunding bonds to pay or retire bonds previously issued by the community that created the agency for expenses associated with project area development;
  - (m) pay an impact fee, exaction, or other fee imposed by a community in connection with land development;
  - (n) subject to Part 10, Agency Taxing Authority, levy a property tax; or
  - (o) transact other business and exercise all other powers described in this title.
- (2) The establishment of controls or restrictions and covenants under Subsection (1)(i) is a public purpose.
- (3) An agency may acquire real property under Subsection (1)(c) that is outside a project area only if the board determines that the property will benefit a project area.
- (4) An agency is not subject to Section 10-8-2 or 17-50-312.

Amended by Chapter 214, 2021 General Session

**Effective 3/15/2018**

**17C-1-203 Agency board -- Quorum.**

- (1) The governing body of an agency is a board consisting of the current members of the community legislative body.
- (2) A majority of board members constitutes a quorum for the transaction of agency business.
- (3) A board may not adopt a resolution, pass a motion, or take any other official board action without the concurrence of at least a majority of the board members present at a meeting at which a quorum is present.
- (4)
  - (a) The mayor or the mayor's designee of a municipality operating under a council-mayor form of government, as defined in Section 10-3b-102:
    - (i) serves as the executive director of an agency created by the municipality; and
    - (ii) exercises the agency's executive powers.
  - (b) The county executive or the county executive's designee of a county operating under a county executive-council form of government, as described in Section 17-52a-203:
    - (i) serves as the executive director of an agency created by the county; and
    - (ii) exercises the agency's executive powers.

Amended by Chapter 68, 2018 General Session

**Effective 5/3/2023**

**17C-1-409 Allowable uses of agency funds.**

- (1)
- (a) An agency may use agency funds:
    - (i) for any purpose authorized under this title;
    - (ii) for administrative, overhead, legal, or other operating expenses of the agency, including consultant fees and expenses under Subsection 17C-2-102(1)(b)(ii)(B) or funding for a business resource center;
    - (iii) subject to Section 11-41-103, to pay for, including financing or refinancing, all or part of:
      - (A) project area development in a project area, including environmental remediation activities occurring before or after adoption of the project area plan;
      - (B) housing-related expenditures, projects, or programs as described in Section 17C-1-411 or 17C-1-412;
      - (C) an incentive or other consideration paid to a participant under a participation agreement;
      - (D) subject to Subsections (1)(c) and (4), the value of the land for and the cost of the installation and construction of any publicly owned building, facility, structure, landscaping, or other improvement within the project area from which the project area funds are collected; or
      - (E) the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area;
    - (iv) in an urban renewal project area that includes some or all of an inactive industrial site and subject to Subsection (1)(e), to reimburse the Department of Transportation created under Section 72-1-201, or a public transit district created under Title 17B, Chapter 2a, Part 8, Public Transit District Act, for the cost of:
      - (A) construction of a public road, bridge, or overpass;
      - (B) relocation of a railroad track within the urban renewal project area; or
      - (C) relocation of a railroad facility within the urban renewal project area;
    - (v) subject to Subsection (5), to transfer funds to a community that created the agency; or
    - (vi) subject to Subsection (1)(f), for agency-wide project development under Part 10, Agency Taxing Authority.
  - (b) The determination of the board and the community legislative body under Subsection (1)(a)(iii)(E) regarding benefit to the project area shall be final and conclusive.
  - (c) An agency may not use project area funds received from a taxing entity for the purposes stated in Subsection (1)(a)(iii)(D) under an urban renewal project area plan, an economic development project area plan, or a community reinvestment project area plan without the community legislative body's consent.
  - (d)
    - (i) Subject to Subsection (1)(d)(ii), an agency may loan project area funds from a project area fund to another project area fund if:
      - (A) the board approves; and
      - (B) the community legislative body approves.
    - (ii) An agency may not loan project area funds under Subsection (1)(d)(i) unless the projections for agency funds are sufficient to repay the loan amount.
    - (iii) A loan described in Subsection (1)(d) is not subject to Title 10, Chapter 5, Uniform Fiscal Procedures Act for Utah Towns, Title 10, Chapter 6, Uniform Fiscal Procedures Act for

Utah Cities, Title 17, Chapter 36, Uniform Fiscal Procedures Act for Counties, or Title 17B, Chapter 1, Part 6, Fiscal Procedures for Special Districts.

- (e) Before an agency may pay any tax increment or sales tax revenue under Subsection (1)(a)(iv), the agency shall enter into an interlocal agreement defining the terms of the reimbursement with:
    - (i) the Department of Transportation; or
    - (ii) a public transit district.
  - (f) Before an agency may use project area funds for agency-wide project development, as defined in Section 17C-1-1001, the agency shall obtain the consent of the taxing entity committee or each taxing entity party to an interlocal agreement with the agency.
- (2)
- (a) Sales and use tax revenue that an agency receives from a taxing entity is not subject to the prohibition or limitations of Title 11, Chapter 41, Prohibition on Retail Facility Incentive Payments Act.
  - (b) An agency may use sales and use tax revenue that the agency receives under an interlocal agreement under Section 17C-4-201 or 17C-5-204 for the uses authorized in the interlocal agreement.
- (3)
- (a) An agency may contract with the community that created the agency or another public entity to use agency funds to reimburse the cost of items authorized by this title to be paid by the agency that are paid by the community or other public entity.
  - (b) If land is acquired or the cost of an improvement is paid by another public entity and the land or improvement is leased to the community, an agency may contract with and make reimbursement from agency funds to the community.
- (4) Notwithstanding any other provision of this title, an agency may not use project area funds, project area incremental revenue as defined in Section 17C-1-1001, or property tax revenue as defined in Section 17C-1-1001, to construct a local government building unless the taxing entity committee or each taxing entity party to an interlocal agreement with the agency consents.
- (5) For the purpose of offsetting the community's annual local contribution to the Homeless Shelter Cities Mitigation Restricted Account, the total amount an agency transfers in a calendar year to a community under Subsections (1)(a)(v), 17C-1-411(1)(d), and 17C-1-412(1)(a)(x) may not exceed the community's annual local contribution as defined in Subsection 59-12-205(4).

Amended by Chapter 15, 2023 General Session  
Amended by Chapter 471, 2023 General Session  
Amended by Chapter 492, 2023 General Session

**Effective 5/3/2023**

**17C-1-412 Use of housing allocation -- Separate accounting required -- Issuance of bonds for housing -- Action to compel agency to provide housing allocation.**

- (1)
- (a) An agency shall use the agency's housing allocation to:
    - (i) pay part or all of the cost of land or construction of income targeted housing within the boundary of the agency, if practicable in a mixed income development or area;
    - (ii) pay part or all of the cost of rehabilitation of income targeted housing within the boundary of the agency;
    - (iii) lend, grant, or contribute money to a person, public entity, housing authority, private entity or business, or nonprofit corporation for income targeted housing within the boundary of the agency;
    - (iv) plan or otherwise promote income targeted housing within the boundary of the agency;
    - (v) pay part or all of the cost of land or installation, construction, or rehabilitation of any building, facility, structure, or other housing improvement, including infrastructure improvements, related to housing located in a project area where a board has determined that a development impediment exists;
    - (vi) replace housing units lost as a result of the project area development;
    - (vii) make payments on or establish a reserve fund for bonds:
      - (A) issued by the agency, the community, or the housing authority that provides income targeted housing within the community; and
      - (B) all or part of the proceeds of which are used within the community for the purposes stated in Subsection (1)(a)(i), (ii), (iii), (iv), (v), or (vi);
    - (viii) if the community's fair share ratio at the time of the first adoption of the project area budget is at least 1.1 to 1.0, make payments on bonds:
      - (A) that were previously issued by the agency, the community, or the housing authority that provides income targeted housing within the community; and
      - (B) all or part of the proceeds of which were used within the community for the purposes stated in Subsection (1)(a)(i), (ii), (iii), (iv), (v), or (vi);
    - (ix) relocate mobile home park residents displaced by project area development;
    - (x) subject to Subsection (7), transfer funds to a community that created the agency; or
    - (xi) pay for or make a contribution toward the acquisition, construction, or rehabilitation of housing that:
      - (A) is located in the same county as the agency;
      - (B) is owned in whole or in part by, or is dedicated to supporting, a public nonprofit college or university; and
      - (C) only students of the relevant college or university, including the students' immediate families, occupy.
  - (b) As an alternative to the requirements of Subsection (1)(a), an agency may pay all or any portion of the agency's housing allocation to:
    - (i) the community for use as described in Subsection (1)(a);
    - (ii) a housing authority that provides income targeted housing within the community for use in providing income targeted housing within the community;
    - (iii) a housing authority established by the county in which the agency is located for providing:
      - (A) income targeted housing within the county;
      - (B) permanent housing, permanent supportive housing, or a transitional facility, as defined in Section 35A-5-302, within the county; or
      - (C) homeless assistance within the county;

- (iv) the Olene Walker Housing Loan Fund, established under Title 35A, Chapter 8, Part 5, Olene Walker Housing Loan Fund, for use in providing income targeted housing within the community;
  - (v) pay for or make a contribution toward the acquisition, construction, or rehabilitation of income targeted housing that is outside of the community if the housing is located along or near a major transit investment corridor that services the community and the related project has been approved by the community in which the housing is or will be located; or
  - (vi) pay for or make a contribution toward the expansion of child care facilities within the boundary of the agency, provided that any recipient of funds from the agency's housing allocation reports annually to the agency on how the funds were used.
- (2)
- (a) An agency may combine all or any portion of the agency's housing allocation with all or any portion of one or more additional agency's housing allocations if the agencies execute an interlocal agreement in accordance with Title 11, Chapter 13, Interlocal Cooperation Act.
  - (b) An agency that has entered into an interlocal agreement as described in Subsection (2)(a), meets the requirements of Subsection (1)(a) or (1)(b) if the use of the housing allocation meets the requirements for at least one agency that is a party to the interlocal agreement.
- (3) The agency shall create a housing fund and separately account for the agency's housing allocation, together with all interest earned by the housing allocation and all payments or repayments for loans, advances, or grants from the housing allocation.
- (4) An agency may:
- (a) issue bonds to finance a housing-related project under this section, including the payment of principal and interest upon advances for surveys and plans or preliminary loans; and
  - (b) issue refunding bonds for the payment or retirement of bonds under Subsection (4)(a) previously issued by the agency.
- (5)
- (a) Except as provided in Subsection (5)(b), an agency shall allocate money to the housing fund each year in which the agency receives sufficient tax increment to make a housing allocation required by the project area budget.
  - (b) Subsection (5)(a) does not apply in a year in which tax increment is insufficient.
- (6)
- (a) Except as provided in Subsection (5)(b), if an agency fails to provide a housing allocation in accordance with the project area budget and the housing plan adopted under Subsection 17C-2-204(2), the loan fund board may bring legal action to compel the agency to provide the housing allocation.
  - (b) In an action under Subsection (6)(a), the court:
    - (i) shall award the loan fund board reasonable attorney fees, unless the court finds that the action was frivolous; and
    - (ii) may not award the agency the agency's attorney fees, unless the court finds that the action was frivolous.
- (7) For the purpose of offsetting the community's annual local contribution to the Homeless Shelter Cities Mitigation Restricted Account, the total amount an agency transfers in a calendar year to a community under Subsections (1)(a)(x), 17C-1-409(1)(a)(v), and 17C-1-411(1)(d) may not exceed the community's annual local contribution as defined in Subsection 59-12-205(4).

Amended by Chapter 471, 2023 General Session  
Amended by Chapter 492, 2023 General Session

RESOLUTION NO. R20-42

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY  
("RDA") ADOPTING AMENDED AND RESTATED BYLAWS

WHEREAS, the Redevelopment Agency of Murray City ("RDA") was created and organized pursuant to the provisions of the Community Reinvestment Agency Act, Title 17C of the Utah Code, as amended, and is authorized and empowered to undertake certain activities and actions pursuant to the law; and

WHEREAS, the RDA Board of Directors ("Board") from time to time establishes, updates or modifies the Board's bylaws; and

WHEREAS, the bylaws were adopted in 1982 and amended by the Board on December 18, 1990; and

WHEREAS, Board wants to update, amend and restate its bylaws to clarify its internal operations;

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

1. It hereby approves and adopts the amended and restated bylaws of the Redevelopment Agency of Murray City, attached as Exhibit "A" and incorporated herein by reference.

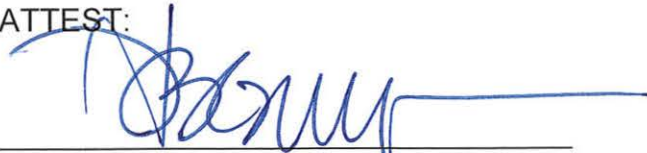
PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this 15<sup>th</sup> day of September, 2020.

Redevelopment Agency of Murray City



\_\_\_\_\_  
Brett A. Hales, Chair

ATTEST:



\_\_\_\_\_  
D. Blair Camp, Executive Director





# EXHIBIT "A"

Amended and Restated Bylaws  
of the Redevelopment Agency of Murray City



# THE REDEVELOPMENT AGENCY OF MURRAY CITY

## BYLAWS

### ARTICLE I THE AGENCY

- 1.1 **Name of Agency.** The name of the Agency shall be the "Redevelopment Agency of Murray City" in accordance with Ordinance No. 435 adopted by the Board of Commissioners of Murray City, Utah, dated April 29, 1976.
- 1.2 **Purpose of Agency.** The purpose of the Agency is to provide Murray City residents a redevelopment plan and take action that will revitalize, upgrade and develop certain areas of the City with quality developments which are conducive to the long range goals of the City.
- 1.3 **Governing Board.** The governing board of the Agency shall be known as the Board of Directors of the Redevelopment Agency of Murray City. The Board of Directors shall be composed of the five members of the City Council. Each member shall have one vote. All policy making powers of the Agency shall be exercised by the Board.
- 1.4. **Executive Director.** The Executive Director shall exercise all executive and administrative powers of the Agency.
- 1.5 **Seal of Agency.** The Agency shall have an official seal that the Board of Directors shall approve as to form and style.
- 1.6 **Office of Agency.** The offices of the Agency are the Murray City Offices, currently located at 5025 South State Street, Murray, Utah. The Board by resolution may designate another location within the Agency's boundaries as the principal offices of the Agency. The Board may also from time to time designate other offices or locations for the carrying out of Agency business or for the holding of Agency meetings.
- 1.7 **Fiscal Year of Agency.** The fiscal year of the Agency shall begin on July 1<sup>st</sup> of each year.
- 1.8 **Annual Audit.** The Agency shall cause an annual independent audit, in conjunction with the audit of Murray City, of the immediate past fiscal year financial transactions and operations to be completed in accordance with State law and professional auditing standards, requirements, and practices established for governmental entities.
- 1.9 **Annual Budget.** The Agency shall review and approve an annual budget in accordance with State law.
- 1.10 **Required Reports.** The Agency shall file any required reports with other agencies in accordance with State law.

- 1.11 **Entity Registration.** The Agency shall register with the Lieutenant Governor in accordance with State law. Annually thereafter, the agency shall renew its registration.

## **ARTICLE II BOARD MEMBERS**

- 2.1 **Board members.** At the meetings of the Agency, any Board member may submit such recommendations and information as they may consider proper concerning the business, affairs, and policies of the Agency.
- 2.2 **Additional Duties.** The Officers and Board members of the Agency shall perform such other duties and functions as may from time to time be required by Board Resolution.
- 2.3 **Reimbursement for Expenses.** Board members shall serve without compensation but may be reimbursed for expenses incurred in carrying out their official responsibilities by the Agency.
- 2.4 **Code of Conduct.** Board members shall be governed by the Murray City Ethics and Standards of Conduct Ordinance, as amended, and any policies that the Board may adopt.

## **ARTICLE III BOARD OFFICERS**

- 3.1 **Officers.** The officers of the Agency shall be individuals elected from the Board of Directors. The officers shall be a Chair and a Vice-Chair.
- 3.2 **Election.** The Chair and Vice-Chair shall be elected members of the Board of Directors at the organizational meeting, and thereafter, shall be elected at the first Regular Meeting in January. The Chair and Vice-Chair shall hold office for one year each, or until their successors are elected and begin their full term of service. In the event the Vice-Chair assumes the Chairship, pursuant to Section 3.4, or upon a vacancy in the office of Vice-Chair, the Board shall, at its next Regular Meeting elect a Vice-Chair who shall serve until the next election.
- 3.3 **Chair.** The Chair shall preside at all meetings of the Agency. These meetings shall consist of the following: The organizational meetings, the regular meetings, and special meetings. At each such meeting, the Chair may submit such recommendations and information as the Chair may consider proper concerning the business of the Agency.
- 3.4 **Vice-Chair.** The Vice-Chair of the Agency shall perform the duties of Chair in the temporary absence or incapacity of the Chair; in the case of the resignation, death, or other occurrence resulting in a vacancy, the Vice-Chair shall automatically become the Chair and shall fulfill the office of Chair for the unexpired portion of the term of that office.

- 3.5 Vacancies.** Should both offices of Chair and Vice-Chair become vacant, the Board shall elect successors from among the member of the Board of Directors of the Agency at the next Regular meeting and such election shall be for the unexpired terms of these offices.
- 3.6 Executive Director.** The Mayor of Murray City, or the Mayor's designee, is the Executive Director of the Agency. The Executive Director shall have general supervisory authority over the administrative and business affairs of the Agency. The Executive Director shall be responsible for carrying out the policies established by the Board and have general supervision over, and be responsible for, the performance of the day-to-day operations of the Agency. The Executive Director shall be responsible for preparing an annual budget for the Board's approval and shall be otherwise responsible for the Agency's fiscal operations. The Executive Director will negotiate contracts within budget appropriations or as otherwise directed by the Board. Except as otherwise specifically provided by resolution of the Board or in the Agency Policies and Procedures, the Executive Director shall sign all contracts, deeds, resolutions, orders, checks, and other instruments, after such documents have been properly prepared. The Executive Director shall implement the resolutions and other directives properly adopted or given by the Board. The Executive Director will regularly attend meetings of the Board. The Executive Director may delegate such duties to the Deputy Executive Director.
- 3.7 Deputy Executive Director.** The Director of the Community and Economic Development Department of the City is the Deputy Executive Director. Any executive or administrative power of the Executive Director may be delegated to the Deputy Executive Director.

#### **ARTICLE IV AGENCY OFFICERS**

- 4.1 Secretary.** The Secretary shall be the City Recorder of Murray City. The Secretary shall, under the general direction of the Executive Director, keep the official minutes and records of the Agency, shall act as the secretary for the meetings of the Agency and record all votes, shall keep a record of the proceedings of the Agency, shall keep the seal of the Agency, and shall have the power to affix such seal to all documents authorized to be executed by the Agency. The Assistant Secretary shall be the Deputy Recorder of Murray City.
- 4.2 Treasurer.** The Treasurer shall be the Treasurer of Murray City. The Treasurer shall, under the general direction of the Executive Director, be responsible to ensure the proper care and custody of all funds of the Agency and shall ensure proper disbursement of and deposit of the funds in the name of the Agency.
- 4.3 Attorney.** The City Attorney shall serve as legal counsel to the Agency. When appropriate, the services of legal specialists in redevelopment law may be utilized.

- 4.4 Financial Officer.** The Financial Officer shall be the Director of Finance and Administrative Services for Murray City. The Financial Officer shall be responsible for the financial affairs of the Agency including the preparation of the annual budget, financial reports, annual audits and any other financial affairs of the Agency.
- 4.5 Other Employees.** The Agency administrative and operational needs shall be served by the City whereby the City shall provide staff services, including but not limited to, accounting, public relations, and general clerical services. The City shall be entitled to reimbursement for the cost of providing such services. The Agency also may hire, retain and engage such consultants, experts, and specialists as it deems appropriate.

## **ARTICLE V MEETINGS**

- 5.1 Open Meetings.** The Agency's meetings shall be open to the public except for closed door meetings as outlined in this Article.
- 5.2 Quorum.** The powers of the Agency shall be vested in the Board of Directors of the Agency. Three members shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes. Action may be taken by the Board of Directors upon a positive vote of the majority of those present.
- 5.3 Regular Meetings.** The Regular Meeting of the Agency shall be held on the day or days designated by the Board of Directors and published beginning in January each year. The Board of Directors may, from time to time, change such regular meeting schedule and published notice. Official notice shall be given of the time and place of each meeting.
- 5.4 Special Meetings.** The Chair may, or shall, upon written request of three members of the Board, or shall, upon the request of the Executive Director, call a special meeting of the Agency for the purpose of transacting any business deemed expedient. The notice for such special meeting shall be posted as required by Utah laws and each member of the Board and the Executive Director shall receive a copy of such notice of the meeting at the business or home of each at least 24 hours prior to the time of the meeting. At such special meeting no business shall be considered other than as designated in the noticed agenda.
- 5.5 Emergency Meetings.** The Chair shall call an emergency meeting of the Board whenever the Chair deems it imperative for the Board to take emergency action on business affairs of the Agency.
- 5.6 Closed Meetings.** Every meeting is open to the public, unless closed pursuant to Sections 52-4-204 and 52-4-205 of the Utah Code. A closed meeting may be held if a quorum is present and upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-202. No closed meeting is allowed except for purposes expressly allowed under Section 52-4-205; provided no ordinance, resolution, rule, regulation, contract, or appointment

shall be approved at a closed meeting. A record of closed meetings shall be created and maintained in accordance with Section 52-4-206 of the Utah Code, as amended.

- 5.7 Work Sessions.** Work sessions are open informational meetings, where new items are introduced, or regular meeting agenda items are discussed for clarification prior to action. No formal action is scheduled or taken during a work session.
- 5.8 Meeting Information.** At each meeting, the Board of Directors and the Executive Director, or designee, may submit such recommendations and information as they may consider proper concerning the business, affairs, and policies of the Agency.
- 5.9 Parliamentary Procedure.** The rules contained in the current edition of *Robert's Rules of Order Newly Revised* shall govern the Agency in all cases to which they are applicable and in which they are not inconsistent with these bylaws and any special rules of order the Agency may adopt. No action of the Board is to be deemed invalid or otherwise unlawful for failure to strictly comply with Robert's Rules of Order.
- 5.10 Agenda Preparation For Regular Meetings.** The agenda shall be prepared by the Chair with the assistance of the Executive Director and City Staff. Board members desiring agenda items shall make the request to the Chair at least ten days before the meeting. A copy of the agenda and all supporting data available shall be provided to the Board at least seven days before the meeting. In the case of a Special or Emergency Meeting the agenda and supporting data will be provided as soon as it is available.
- 5.11 Order of Business.** At the Regular meetings of the Agency, the following may be the order of business:
- (a) Call to order.
  - (b) Approval of Minutes.
  - (c) Citizen Comment.
  - (d) Scheduled Items.
  - (e) Adjournment.
- 5.12 Official Book of Minutes and Resolutions.** The Executive Director shall cause official Books of approved Minutes and Resolutions to be created and maintained. All Resolutions shall be in writing and designated by number.

## ARTICLE VI AMENDMENTS OF THE BYLAWS

- 6.1 Amendments of the Agency Bylaws.** The Bylaws of the Agency may be amended by majority vote of the Board of Directors of the Agency at a regular or special meeting. All amendments and additions to the Bylaws shall be submitted to the Board in writing.

**6.2 Review of Bylaws.** The Bylaws of the Agency shall be reviewed by the Board of Directors at least annually.

ARTICLE VII  
ADOPTION AND APPROVAL OF THE BYLAWS AND AMENDMENTS

**Approval by the Agency.** These Bylaws are effective immediately upon approval by Board resolution.

DATED this 15th day of September, 2020.

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Brett A. Hales, Chair

ATTEST:

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Jennifer Kennedy, Secretary

# RDA Financial Update

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January 16, 2024





## RDA Fund Balance By Area

<b>Fiscal Year 2023</b>	<b>Admin</b>	<b>CBD</b>	<b>Fireclay</b>	<b>East Vine</b>	<b>Cherry</b>	<b>Smelter</b>	<b>Total</b>
<b>Revenues:</b>							
Administrative allocation (interest)	(247,981.69)	(119,238.23)	80,211.98	7,595.04	13,387.54	142,955.64	(123,069.72)
Low-income housing interest		44,674.45	44,526.41			33,868.86	123,069.72
Tax increment receipts		1,063,378.40	1,588,684.40	56,039.00	139,060.00	831,108.60	3,678,270.40
Low-income housing increment		165,844.60	339,330.60			177,518.40	682,693.60
Transfer in (City hall land)		325,000.00					325,000.00
Rents and Misc		20,163.00					20,163.00
Misc Revenue							-
Bond Proceeds							-
Interest	247,981.69						247,981.69
<b>Total revenues</b>	<b>-</b>	<b>1,499,822.22</b>	<b>2,052,753.39</b>	<b>63,634.04</b>	<b>152,447.54</b>	<b>1,185,451.50</b>	<b>4,954,108.69</b>
<b>Expenditures:</b>							
Low-income housing		-	34,817.72			142,623.98	177,441.70
School District payment		400,000.00	231,362.00			121,035.00	752,397.00
RDA Area Expenditures		672,845.33	845,722.19	20,808.00	52,313.00	315,431.00	1,907,119.52
<b>Total expenditures</b>	<b>-</b>	<b>1,072,845.33</b>	<b>1,111,901.91</b>	<b>20,808.00</b>	<b>52,313.00</b>	<b>579,089.98</b>	<b>2,836,958.22</b>
<b>Net gain (loss)</b>	<b>-</b>	<b>426,976.89</b>	<b>940,851.48</b>	<b>42,826.04</b>	<b>100,134.54</b>	<b>606,361.52</b>	<b>2,117,150.47</b>
Low Income Housing July 1, 2022		1,082,449.41	939,658.61	-	-	911,480.25	2,933,588.27
Fund balance - July 1, 2022	-	(1,112,979.35)	1,861,912.70	113,367.69	199,829.71	2,639,377.99	3,701,508.75
		(30,529.94)	2,801,571.31	113,367.69	199,829.71	3,550,858.24	
Low Income Housing	-	1,292,968.46	1,288,697.90	-	-	980,243.53	3,561,909.89
Fund balance - June 30, 2023	-	(896,521.51)	2,453,724.89	156,193.73	299,964.25	3,176,976.23	5,190,337.60
<b>Combined</b>		<b>396,446.95</b>	<b>3,742,422.79</b>	<b>156,193.73</b>	<b>299,964.25</b>	<b>4,157,219.76</b>	<b>8,752,247.49</b>

## RDA Fund Balance By Area

Fiscal Year 2024 ESTIMATED	Admin	CBD	Fireclay	East Vine	Cherry	Smelter	Total
<b>Revenues:</b>							
Administrative allocation (interest)	(1,000,000)	324,454.28	222,603.37	16,902.94	24,524.49	225,630.05	(185,884.87)
Low income housing interest		72,111.43	64,029.67			49,743.78	185,884.87
Tax increment receipts		997,000.80	1,641,779.60	57,977.00	154,888.00	934,781.00	3,786,426.40
Low income housing increment		149,250.20	350,671.40			199,662.00	699,583.60
Transfer in (City hall land)		325,000.00					325,000.00
Rents and Misc		21,996.00					21,996.00
Misc Revenue - Sale of Property*		9,234,400.00					9,234,400.00
Bond Proceeds							-
Interest	1,000,000.00						1,000,000.00
<b>Total revenues</b>	-	11,124,212.71	2,279,084.03	74,879.94	179,412.49	1,409,816.83	15,067,406.00
<b>Expenditures:</b>							
Low income housing		213,354.00	158,776.00			935,030.00	1,307,160.00
School District payment		400,000.00	239,094.00			136,133.00	775,227.00
RDA Area Expenditures		937,687.00	915,141.00	55,994.00	298,696.02	1,981,297.00	4,188,815.02
<b>Total expenditures</b>	-	1,551,041.00	1,313,011.00	55,994.00	298,696.02	3,052,460.00	6,271,202.02
<b>Net gain (loss)</b>	-	9,573,171.71	966,073.03	18,885.94	(119,283.53)	(1,642,643.17)	8,796,203.98
Low Income Housing July 1, 2023		1,292,968.46	1,288,697.90	-	-	980,243.53	3,561,909.89
Fund balance - July 1, 2023	-	(896,521.51)	2,453,724.89	156,193.73	299,964.25	3,176,976.23	5,190,337.60
		396,446.95	3,742,422.79	156,193.73	299,964.25	4,157,219.76	
Low Income Housing	-	1,300,976.09	1,544,622.97	-	-	294,619.31	3,140,218.36
Fund balance estimate - June 30, 2024	-	8,668,642.57	3,163,872.86	175,079.67	180,680.72	2,219,957.28	14,408,233.11
<b>Combined</b>		9,969,618.66	4,708,495.82	175,079.67	180,680.72	2,514,576.59	17,548,451.47



# Questions

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