



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 5:00 p.m., Tuesday, April 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 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 *All comments are limited to 3 minutes or less and email comments will be read into the meeting record.*

RDA MEETING AGENDA
5:00 p.m., Tuesday, April 16th, 2024

1. **Approval of Minutes:** March 19th, 2024
2. **Citizen Comments:** (see above for instructions).
3. **Discussion Item:** Review of the Smelter Site project area. Discussion on potential projects, and priorities for the project area. Elvon Farrell presenting.
4. **Project Updates:** Phil Markham 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 April 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

~DRAFT~

The Redevelopment Agency (RDA) of Murray City met on Tuesday, March 19, 2024, at 5:30 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

Rosalba Dominguez, Chair
Pam Cotter, Vice Chair
Adam Hock
Diane Turner
Paul Pickett

Others in Attendance

Brett Hales, Executive Director
Doug Hill, Mayor's Office
Brooke Smith, City Recorder
Phil Markham, CED Director
Pattie Johnson, Council Office
GL Critchfield, City Attorney
Craig Burnett, Chief of Police
Zachary Smallwood, Planning Manager
Elvon Farrell, CED Department
Russ Kakala, Public Works
Joey Mittelman, Fire Department
Anthony Semone, NeighborWorks
Members of the public, per sign-in sheet

Chair Dominguez called the meeting to order at 5:34 p.m.

APPROVAL OF MINUTES

Vice Chair Cotter made a motion to approve the minutes for January 16, 2024, and February 20, 2024, with minor corrections as stated.

Chair Dominguez seconded. Roll call vote:

Y Rosalba Dominguez
Y Diane Turner
Y Pam Cotter
Y Paul Pickett
Y Adam Hock

Motion passed 5-0.

CITIZEN COMMENTS

There were no citizen comments for this meeting.

ACTION ITEM(S)

Action Item: Consideration of a Resolution approving an agreement between the redevelopment agency of Murray City, Murray City, and Salt Lake Neighborhood Housing Services (dba Neighborworks Salt Lake). Elvon Farrell presenting

Elvon Farrell presented the action item for consideration, approving an agreement between the Redevelopment Agency of Murray City, Murray City, and Salt Lake Neighborhood Housing Services (dba Neighborworks Salt Lake). He said that the agreement on file had lapsed, so this is to renew that agreement. He mentioned that Murray City had previously entered into one-year terms of agreement but have decided to change the term to three years. Due to their long-standing relationship, both parties agreed to a three-year term.

Chair Dominguez asked how long the RDA has had a relationship with NeighborWorks.

Mr. Farrell said since 2011.

Chair Dominguez said she'd like to request for NeighborWorks and The City to participate more actively in promoting the programs that they will be in partnership with. She'd like to see more marketing behind the programs, as well as getting residents out to help other residents in need. Once such program she mentioned is Paint Your Heart Out.

Board Member Turner made a motion to approve the resolution approving an agreement between the Redevelopment Agency of Murray City and Salt Lake Neighborhood Housing Services (dba NeighborWorks Salt Lake).

Board Member Pickett seconded. Roll Call Vote:

Y Rosalba Dominguez
Y Pam Cotter
Y Adam Hock
Y Paul Pickett
Y Diane Turner

Motion passed 5-0.

PROJECT UPDATES - Phil Markham Presenting

Mr. Markham asked Tony Semone to come up to the podium for questions, to give him the opportunity to talk more about the programs.

Mr. Semone gave a brief update that they have closed five applications for the Downpayment Assistance Program and are in the process of closing three more. He discussed Paint Your Heart Out. He said each summer, they choose at least one home in the City of Murray that they paint for free. The recipients chosen are typically senior, persons with disabilities or veterans. They gather a team of 10 to 12 volunteers for the project. He said it's been a wonderful experience for volunteers.

Vice Chair Cotter asked how the houses on Tripp Lane are doing. She wanted to know if they are selling them yet.

Mr. Semone said they're not ready to be put up for sale yet. He said that most of the infrastructure is complete, such as curbs, sidewalks, sewer lines, and power lines. NeighborWorks is deciding how to sell the lots. If they build the houses, it will be very expensive for them. They plan on offering four or five designs for buyers to choose from. They are dependent on the weather to proceed before they can pour asphalt.

Vice Chair Cotter asked if they've had any inquiries.

Mr. Semone said they have a list of thirty-five people who are interested. There are twelve lots available. NeighborWorks will start by building a display home. Then they'll reach to those on the list to come and view that home to see if they're still interested.

Chair Dominguez asked if this approach is common for NeighborWorks.

Mr. Semone said it depends on the cost of building, which has increased a lot over the last couple of He said they have previously had other developments they've built out, but because of building costs, it's very expensive to build twelve homes. They are working out how to build those with the increased expenses. He said they will be quality homes, with the goal of keeping families in Murray. With these homes, as well as the Downpayment Assistance Program, they want to help Murray continue to grow.

Board Member Hock asked if any employees have taken advantage of the Employee Downpayment Assistance Program.

Mr. Semone said it's been a challenge to get employees to qualify once they include the spouse's income, as it puts them over the 120% AMI. He said he doesn't have a way to market the program directly to employees or to change the criteria for the program. That would be up to the RDA board or City Council.

Mr. Markham commented that staff have been working with the mayor's office to publicize the Employee Down Payment Assistance Program in case there are eligible staff. He said they've spoken internally about raising the threshold and there was some question legally if it can be done. They will revisit the conversation.

Chair Dominguez asked if the threshold is based on city, county, or state income guidelines.

Mr. Markham said it's based on county guidelines.

Mr. Markham provided an update on the Murray Chapel. He said it's in the final stages of being parceled and platted. Once that's complete, they'll know the exact size of the chapel parcel and of the adjoining

parcel. He says staff will then come to the board to ask for permission to sell those. He says this should take place before the end of next month.

Mr. Markham provided an update on the Townsend House. He said the contractor has begun working. The first order of business was stabilizing the fencing around the house. After that, they removed sticks and debris from the roof. They are getting materials together to redo the porch. He said they'll see significant progress in the next couple of weeks on the Townsend House.

Mr. Markham provided an update on the Murray Transportation Assistance Program. He said staff have started taking applications again, after a pause of a couple months. They were working out an issue with the card company. Several residents have already applied. He said staff are closely monitoring those transactions daily. He said the program has been going smoothly.

Vice Chair Cotter asked if the crew for the Townsend House is working on any other city-owned properties in the area.

Mr. Markham said, no, the contract is specifically for the Townsend House. He said if the board wants them to look at another property, that's a decision they'll have to make officially.

Vice Chair Cotter asked about the potential of working on the Cahoon House.

Mr. Markham said it's not in very good shape. It's not habitable at this point. He's not sure how viable it will be to fully rehabilitate it.

ANNOUNCEMENTS

Mr. Smallwood said they are having a kick-off meeting with the landscape architect on Thursday, March 21st to talk about the plaza around the Murray Mansion and the Townsend House.

He said that staff are working on the Murray North Station Area Plan, and it should be going to the Planning Commission soon.

ADJOURNMENT

Chair Dominguez adjourned the meeting at 5:50 p.m.



Philip J. Markham, Director
Community & Economic Development Department



TO: RDA Board

THROUGH: Mayor Brett Hales, RDA Executive Director

FROM: Elvon Farrell, Economic Development Specialist

MEETING DATE: April 16, 2024

RE: Agenda Item #3 – Review of the Smelter Site project area. Discussion on potential projects, and priorities for the project area.

Staff would like to review the Smelter Site project area and plan and discuss potential projects and priorities for the area. Given the significance of this site and the expiration tax increment collection, we would like to carefully consider our options and allocate resources effectively.

Staff will present an overview of potential projects and seek input from the board regarding priorities. Your insights and feedback are crucial in determining the best course of action for this important effort. Please come prepared to engage in a constructive discussion to ensure the success of this project area.

Attachments:

1. Smelter Site Project Area and Plan Summary

Smelter Site RDA Area Summary:

1999 – Project area is established by RDA Resolution 99-9 & 99-10 to approve area plan and budget

2005 – Amendment of project area boundary expanding area by RDA Resolution 05-41

2009 – Tax increment is triggered

2016 – Amendment of project area boundary allowing 12% pass through to Murray School District Resolution 16-22 and others

2023 – Project area tax increment collection expired

Smelter Site Neighborhood Development Plan Objectives (1999):

- To remove, if possible, all blight and blighting influences from the Project Area by the removal or clearance of buildings, structures, or improvements which are blighted, or through the renovation or rehabilitation of buildings, structures or improvements which are blighted.
- Encourage continuance and rehabilitation of existing buildings or uses so long as blight conditions are removed and the buildings have an economic life after rehabilitation of at least twenty (20) years.
- Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
- Development of retail sales
- Promote or market sites for development or redevelopment
- Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to attract business activity
- Provide improved pedestrian circulation systems
- Coordinate and improve the public transportation system

Elements of development design should ensure that redevelopment will:

- Provide for attractive urban environment
- Blend harmoniously with the adjoining areas
- Provide for optimum amount of open space in relation to buildings
- Provide parking areas, appropriately screened and landscaped
- Provide open spaces and pedestrian walks
- Street lighting and signs of pleasant appearance and modern illumination standards shall be provided as necessary as approved by the city

Proposed development plans at the time of project area creation (What the agency believed might happen from discussions with owners of real property within the project area):

- The construction of new retail or commercial buildings (Commercial office complex consisting of approximately 660,000 sf of commercial retail space, including a 22-screen theater complex)
- The improvement of public streets and other public infrastructure abutting or leading to the project area, including a major north-south corridor
- UTA - construct a hub for light rail and other proposed transportation services, including a park and ride lot (Adjacent to area)
- IHC - construct a new hospital immediately north of the project area (Adjacent to area)

Smelter Site RDA Area:

