

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](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 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 Down Payment 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 seniors, 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 35 people who are interested. There are 12 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 years. He said they previously had other developments they've built out, but because of building costs, it's very expensive to build 12 homes. They are working out how to manage that. He said they will be quality homes, with the goal of keeping families in Murray. With these homes, as well as the Down Payment Assistance Program, they want to help Murray continue to grow.

Board Member Hock asked if any employees have taken advantage of the Employee Down Payment 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 the 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 21<sup>st</sup> 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.



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Philip J. Markham, Director  
Community & Economic Development Department