



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

PUBLIC NOTICE IS HEREBY GIVEN that the Board of Directors of the Redevelopment Agency of Murray City, Utah will hold a special meeting beginning at 5:45 p.m., Tuesday, August 22nd, 2023 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
5:45 p.m., Tuesday, August 22nd, 2023

1. **Approval of Minutes:** May 16, 2023 and August 1, 2023
2. **Citizen comments:** (see above for instructions)
3. **Action Item:** Consideration of Resolution No. ____ authorizing the marketing and sale of real properties within the central business district located at approximately 4868, 4878, and 4872 South Box Elder Street, Murray Utah.
4. **Discussion Item:** Providing additional funding to NeighborWorks of Salt Lake for use in their down payment assistance program.
5. **Discussion Item:** Neighborworks 60/40 Loan Program.
6. **Information Item:** Public Works to utilize funds from the Fireclay RDA area to install safety bollards on Main Street.
7. **Project Updates:**
 - a. Downtown Area Plan
 - b. Murray Transportation Assistance Program
 - c. Employee Down Payment Assistance Program
 - d. Townsend House Relocation
 - e. 5025 South State Street Property
 - f. Cherry Street Sidewalks

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 August 16, 2023 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, May 16, 2023 at 5:36 p.m. in the Murray City Council Chambers, 5025 South State Street, 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
Mayor Brett Hales

Others in Attendance

Jared Hall, CED Director
Zachary Smallwood, Senior Planner
G.L. Critchfield, City Attorney
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

Ms. Turner asked for a motion to approve the meeting minutes for April 28, 2023. Ms. Cotter made a motion to approve. Mr. Hrechkosy seconded. A voice vote was made, and the motion passed.

PUBLIC COMMENT

No public comments for this meeting.

DISCUSSION ITEM

Murray City Employee Down Payment Assistance Program

Zachary Smallwood reviewed background information from the Staff Report.

Vice-Chair Markham asked for more information on the qualification that the applicant must be a current full-time employee, in good standing, at a public employer that operates in Murray City.

Mr. Smallwood noted that point will need more discussion. In the moderate income housing element, it is stated that it must be a public employer which could be the University of Utah Clinic, Sheriff's Deputy, etc.

Vice-Chair Markham asked if that can be made more specific to apply only to Murray City Employees, or if it has to have the broader definition.

G.L. Critchfield responded that the definition probably came from the statute, and he believes they could narrow it down if they wanted to.

Mr. Smallwood asked to discuss two things that came up in the RDA Planning Meeting that need to be addressed. The initial idea was to try this out for a year with \$100,000, which would mean four awards for the first year, to see how things go before coming back together to review. Regarding the administration of the program, they need to discuss whether it would be done in house or how that might operate. NeighborWorks is willing to manage that program for the city as well as an option. This is only before the board for discussion, no vote will be taken tonight.

Vice-Chair Markham noted that this sounds like a good program and he is excited to give it a try.

Board Member Hrechkosy asked if they are aware of any employees interested in the program.

Mr. Smallwood responded that other than a planner for the city he spoke with earlier in the day, no. There hasn't been a lot of talk about the program yet.

Board Member Hrechkosy was concerned with a situation of multiple people applying and only having enough for four awards.

Mr. Smallwood said they will have to look at that and decide if they then create a waiting list, or if applicants will just need to reapply the next year as first come, first served.

Board Member Cotter asked if twin homes and duplexes would be included in the program.

Mr. Smallwood responded that yes, twin homes would be treated the same as the other housing types previously mentioned; however, duplexes would not since they are two homes on the same parcel.

Board Member Dominguez noted that with the market prices being so high in the city, and the limited number of houses available, she is concerned with that being a barrier to some to buy within city boundaries. She asked if existing or new construction single family homes be considered for renovations, for instance if someone wanted to renovate on their property.

Mr. Smallwood responded probably not, as they already have a mortgage and the option of refinancing.

Board Member Dominguez would like to have that looked into because of the amount of housing available in the city boundaries. They will probably find that people can't come into Murray, especially if the range to buy is probably higher than what they are making. They may need to fix that verbiage to have more flexibility in terms of the range, as they would have to put someone in a \$500,000 home that's making \$60,000 a year and they can't pay their mortgage. She doesn't know the reality of that, but would like more information.

Mr. Smallwood responded they can look into that some more.

Board Member Dominguez knows there aren't many homes at that range in the city, but even with townhomes, what is the availability of those as they are putting up more apartments than anything currently. She would like a little more flexibility to keep the staff in the city, because she would hate to see a year later where they have to make it a whole county thing.

Mayor Hales noted that he assumes the applicant would have to be approved beforehand for the mortgage amount.

Board Member Dominguez added that she agrees, she would hate to see someone think this is a great idea and have that expectation, then not be approved.

Board Member Hrechkosy asked to confirm that the money for this program would come out of the RDA funds, and asked how much is in that fund currently.

Mr. Smallwood responded there is about \$3 million in that fund currently.

Board Member Dominguez asked to confirm, if the employee is terminated before the four years is up, they would have to repay the city the amount they were awarded.

Mr. Smallwood responded yes. If they stay for two years, they would then have to pay half of the amount back based on the forgiveness timeline. He asked the board how they feel about the 80% or 100% of AMI guideline. He is unsure how many people in the city make an income within that range, so doesn't know how many employees this would actually affect.

Board Member Dominguez noted that would definitely limit some employees, but it would also be a great opportunity as well.

UPDATES

Updates on the RDA budget adoption process and other current projects.

Jared Hall noted that the RDA budget does not require a tentative budget adopted, so they are planning to schedule the RDA budget adoption for a public hearing on June 27. The budget has been attached to this packet and staff is asking the board to have the public hearing on June 27 and adopt the RDA budget. He shared a few updates for the board:

- The extension for the mill that the board recently approved has allowed them to be under construction again, they got their approvals from the state and federal government for their clean-up plan.
- The Murray North Station Area Plan had their first open house. The Fireclay area is an RDA and that is still active, which means the station area plan will have some impacts there.
- They hired a new Economic Development Specialist with Abby leaving at the end of March. The new hire's name is Elvon Farrell, and he will be starting on June 5 after he completes his employment with the Economic Development Corporation of Utah.
- City staff is going to an ICSC next week in Las Vegas, with many good meetings set up. One of those meetings is for electric vehicle charging.
- The Downtown Area Plan is underway, the city's consultant is working on background information and research & data compilation. They are trying to get the steering committee together, most likely in a Zoom meeting, and it will probably be next week.

Vice Chair Markham noted that with the North Area Station Plan exercise, he found it to be very beneficial that it was a shared study between Millcreek and Murray. Millcreek had a lot of staff there and it was good to sit down with them and talk about the shared issues they had.

Mr. Hall noted that there are no updates on the City Hall building. They are closing out the first stage at the end of the month.

Board Member Hrechkosy asked if people are currently making proposals for the building.

Mr. Hall is unsure of how many official proposals they have had.

Board Member Cotter asked about the bus passes they discussed last year from the RDA.

Mr. Hall said they are working on those details and that should be underway within the month of June.

Director Hales thanked Mr. Hall for getting these details to the board.

ADJOURNMENT

The May 16, 2023 RDA Board Meeting adjourned at 5:59 PM.

~ DRAFT ~

The Redevelopment Agency (RDA) of Murray City met on Tuesday, August 1, 2023 at 6:25 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Members of public were able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Public comments were able to 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.

RDA Board Members

Diane Turner, Chair
Garry Hrechkosy
Pam Cotter
Rosalba Dominguez

Others in Attendance

Mayor Brett Hales
Tammy Kikuchi
Doug Hill
Phil Markham

APPROVAL OF MINUTES

There were no minutes presented during this meeting.

PUBLIC COMMENT

Clark Bullen, a resident of Murray, asked about the old city hall property and what project was selected. The mayor said the city is about two to three weeks out from knowing which project will be chosen.

BUSINESS ITEM(S)

Chair Turner stated that Mr. Markham, the current Vice Chair, accepted a position with Murray City as the Director of Community & Economic Development. As such, his vacancy must be filled. Mr. Hrechkosy nominated Ms. Cotter for the position. Ms. Dominguez seconded the motion. Mr. Turner asked if there were any other nominations. Hearing no other nominations, Ms. Turner opened the vote:

Roll Call Vote:

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

No other items of business were presented for this meeting.

ADJOURNMENT

Ms. Turner adjourned the meeting at 6:30 p.m. The next scheduled RDA meeting will be held on Tuesday, August 22nd at 6:00 P.M. in the Murray City Council Chambers at 10 East 4800 South, Murray, UT.



Philip J Markham,
Community and Economic Development Director



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

TO: RDA Board

THROUGH: Mayor Brett Hales, RDA Executive Director

FROM: Phil Markham, Community and Economic Development Director

MEETING DATE: August 22, 2023

RE: Agenda Item #3 – Consideration of Resolution authorizing the marketing and sale of real properties within the central business district located at approximately 4868, 4878, and 4872 South Box Elder Street

RDA Staff is requesting consideration of the resolution to market and sell the properties listed above. The Redevelopment Agency has stated that it has no plans to develop the property on its own or to use the property for its own purposes.

Staff believes that authorizing the executive director to market and sell the properties to a third party will be in the best interest of the Central Business District and the Downtown as a whole.

Recommended Motion

Staff recommends that the board approve the resolution authorizing the Executive Director to market and sell the properties approximately located at 4868, 4878, and 4872 South Box Elder Street

Attachments:

1. Resolution
2. Parcel Map
3. Illustrative Map

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY ("RDA") AUTHORIZING THE MARKETING AND SALE OF REAL PROPERTIES WITHIN THE CENTRAL BUSINESS DISTRICT LOCATED AT APPROXIMATELY 4868, 4872, AND 4878 SOUTH BOX ELDER STREET, MURRAY, UTAH.

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 including the power to own, buy, sell and exchange real property; and

WHEREAS, the RDA owns certain real properties located at approximately 4868, 4872, and 4878 South Box Elder Street, Murray, Utah, as more specifically described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter referred as the "Property"); and

WHEREAS, the RDA has no plans to develop the Property on its own or to use the Property for its own purposes; and

WHEREAS, the RDA believes it is in the best interest of the RDA to authorize the RDA Executive Director to market and sell the Property to a third-party for the purpose of development in the Central Business District.

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

1. It hereby authorizes the RDA Executive Director to market and sell the real properties located at approximately 4868, 4872, and 4878 South Box Elder Street, Murray, Utah, as more specifically described in the attached Exhibit "A".

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this ____ day of _____, 2023.

Redevelopment Agency of Murray City

Diane Turner, Chair

ATTEST:

Brett A. Hales, Executive Director

EXHIBIT "A"

Legal Descriptions

*4868 South Box Elder Street (parcel #2112230045):
LOT 2, FIRE STATION 81 SUBDIVISION.*

*4872 South Box Elder Street (parcel #2112230039):
BEG S 89°55'55" E 2647.59 FT & S 336.56 FT & W 285.56 FT & S 0°00'15" E
474.45 FT & S 0°00'15" E 52.48 FT FR N 1/4 COR SEC 12, T2S, R1W, SLM; N
89°21'08" W 150.01 FT; N 6.62 FT M OR L; E 150 FT; S 8.37 FT M OR L TO
BEG.*

*4878 South Box Elder Street (parcel #2112230042):
BEG S 89°55'55" E 2647.59 FT & S 336.56 FT & W 285.56 FT & S 0°00'15" E
474.45 FT FR N 1/4 COR SEC 12, T2S, R1W, SLM; S 0°00'15" E FT 44.11 FT;
W 150 FT; N 6.42 FT; S 84°41'04" W 2.27 FT; N 0°12'19" E 27.93 FT M OR L; N
8.44 FT M OR L; N 89°19'41" E 151.55 FT TO BEG.*

SUBDIVISION

197

133.35

186.08

25.01

50

10.55

94

PARCEL A

50

50

230044

50

191.69

250.48

230041

1.39

2

230045

144.01

150.01

151.55

13.12

200.05

219.815

126.03

68.02

124.437

230042

.15

230039

.02

150.00

44.11

150.01

230040

.11

31.88

150.00

230009

.14

40.00

150.00

230019

.04

10.09

38.842

161.00

4





THE REDEVELOPMENT AGENCY
OF MURRAY CITY

TO: RDA Board

THROUGH: Mayor Brett Hales, RDA Executive Director

FROM: Phil Markham, Community and Economic Development Director

MEETING DATE: August 22, 2023

RE: Agenda Item #4 – Discussion on utilizing additional affordable housing set aside to providing additional funding to NeighborWorks Salt Lake for down payment assistance

RDA Staff would like to provide an additional \$200,000 to Neighborworks of Salt Lake. There has been a large increase in the request for assistance. Staff believes this would provide additional Murray residents the opportunity to purchase a home. If the board agrees staff can begin the process of drafting a resolution and bring this forward at the September RDA meeting.

Recommended Motion

This item is informational only, and no action is requested at this time.



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

TO: RDA Board

THROUGH: Mayor Brett Hales, RDA Executive Director

FROM: Phil Markham, Community and Economic Development Director

MEETING DATE: August 22, 2023

RE: Agenda Item #5 – Discussion on utilizing affordable housing set aside funds to assist in a 60/40 Loan program through NeighborWorks Salt Lake.

RDA Staff would like to discuss the opportunity presented at the July 18, 2023 RDA Meeting by Neighborworks of Salt Lake to develop a 60/40 Loan Program. This would be eligible to be funded by the affordable housing set aside.

NeighborWorks would like to utilize four (4) of the lots that are part of the Tripp Lane Subdivision to provide an alternative financing method that would help people afford a home within Murray City.

Staff would like direction on whether to pursue this further and draft a resolution and contract with Neighborworks.

Recommended Motion

This item is informational only, and no action is requested at this time.

Attachments:

1. Program Highlights Handout



60/40 Down Payment Assistance Program for Tripp Lane Homes

Housing affordability is an important opportunity for many families in Utah. Murray city is a desirable community and the median cost of housing in Salt Lake County is approximately \$550,000.

One of the solutions would be to offer a 60/40 loan program for 4 of the 12 homes being built at the Tripp Lane Development. Under this program the Murray City RDA would provide up to 40% or \$250,000 for a low interest rate 2nd mortgage loan with an institutional lender providing the 60% loan to value 1st mortgage. We are currently partnered with Washington Federal for this type of lending program. One of the advantages of this type of split mortgage is eliminating mortgage insurance premium payments. This can save the homeowner hundreds of dollars and allows them to qualify for a larger loan.

We anticipate these homes will be available for sale in the spring of 2024.

Murray City RDA would hold a second lien on the home.

Here is a list of the guidelines that have worked for NeighborWorks:

Program Highlights

- \$1 million commitment from Murray City RDA for 4 Down payment assistance loans
- Homes must be part of the Tripp Lane Development
- Murray City RDA would provide up to \$250,000 or a maximum of 40% downpayment loan whichever is less
- Interest rate would be below current market rate, possible 3.5% rate
- Term would be 15 years amortized for 30 years.
- Borrowers need to take a HUD approved 1st time home buyer education course.
- Income – Up to 120% of the Area Medium Income (AMI) established by HUD
- The home must be the borrowers primary residence.
- Borrower cannot have more than \$20,000 in liquid assets post-closing
- Borrower must work with an approved 1st mortgage lender.
- Borrower must be a first-time home buyer (have not owned a home in the last 3 years)
- Borrower can use the funds for down payment and closing costs.
- 50% maximum debt-to-income requirements, this is calculated by adding all the borrower's debt (consumer and mortgage) and divided by the monthly gross income

The borrower will need to go to our website to apply. <https://www.nwsaltlake.org/down-payment-assistance> Once they create a profile, we will send them an email with instructions and a consent

agreement to sign. Once it is signed, we will reach out to their first mortgage lender with a list of items we will need. Once we have all the documents we need, we will need 8 business days to process the loan. We will prepare our own closing disclosure and provide it and the necessary documents to the title company, and we will fund directly to the title company.



**THE REDEVELOPMENT AGENCY
OF MURRAY CITY**

TO: RDA Board

THROUGH: Mayor Brett Hales, RDA Executive Director

FROM: Phil Markham, Community and Economic Development Director

MEETING DATE: August 22, 2023

RE: Agenda Item #6 – Public Works to utilize funds from the Fireclay RDA area to install safety bollards on Main Street.

The property at 4276 South Main Street has had two vehicular accidents within a one year time frame. The property suffered damage and the occupant of the office had insurance to cover the repairs. The property owner has approached the city (and by extension the RDA) to assist in any safety measures that may help alleviate any potential issues on the corner of Main Street and Fireclay Avenue.

The City Engineer and Planning Staff worked together to find a safety bollard that could be installed and also meet the design intent of the Fireclay District. Working with the Finance Department, RDA Staff is able to allocate funds to install these bollards to help provide additional safety in the area. The quote, that is attached to this memo shows approximately \$57,394.

The bollards will provide protection to the building and pedestrians by stopping vehicles before they are able potentially strike a building or person.

Recommended Motion

This item is informational only, and no action is requested.

Attachments:

1. Site plan of proposed bollards
2. Cutsheet of bollards
3. Photos
4. Estimate

Scale 1:20

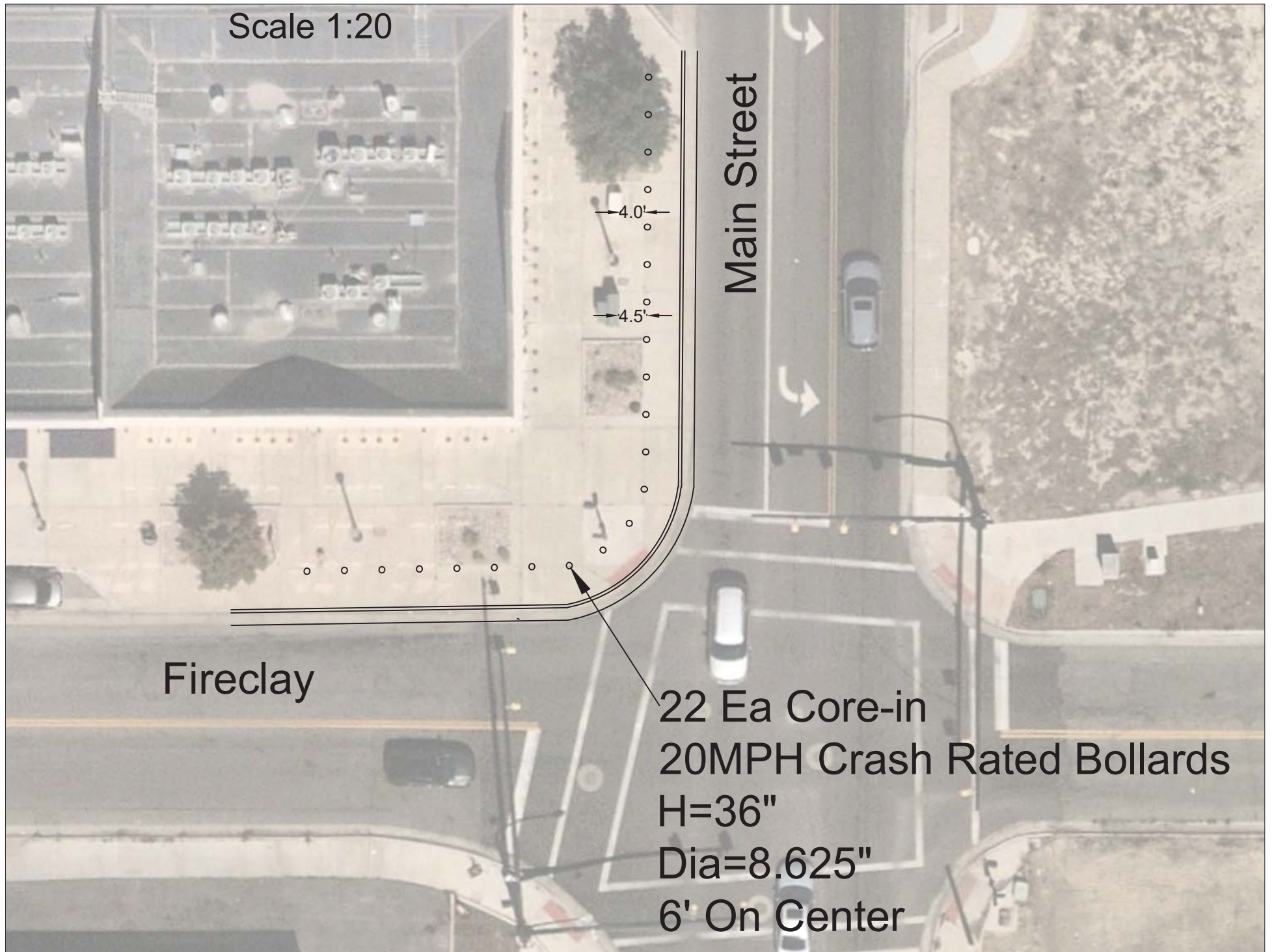
Main Street

4.0'

4.5'

Fireclay

22 Ea Core-in
20MPH Crash Rated Bollards
H=36"
Dia=8.625"
6' On Center



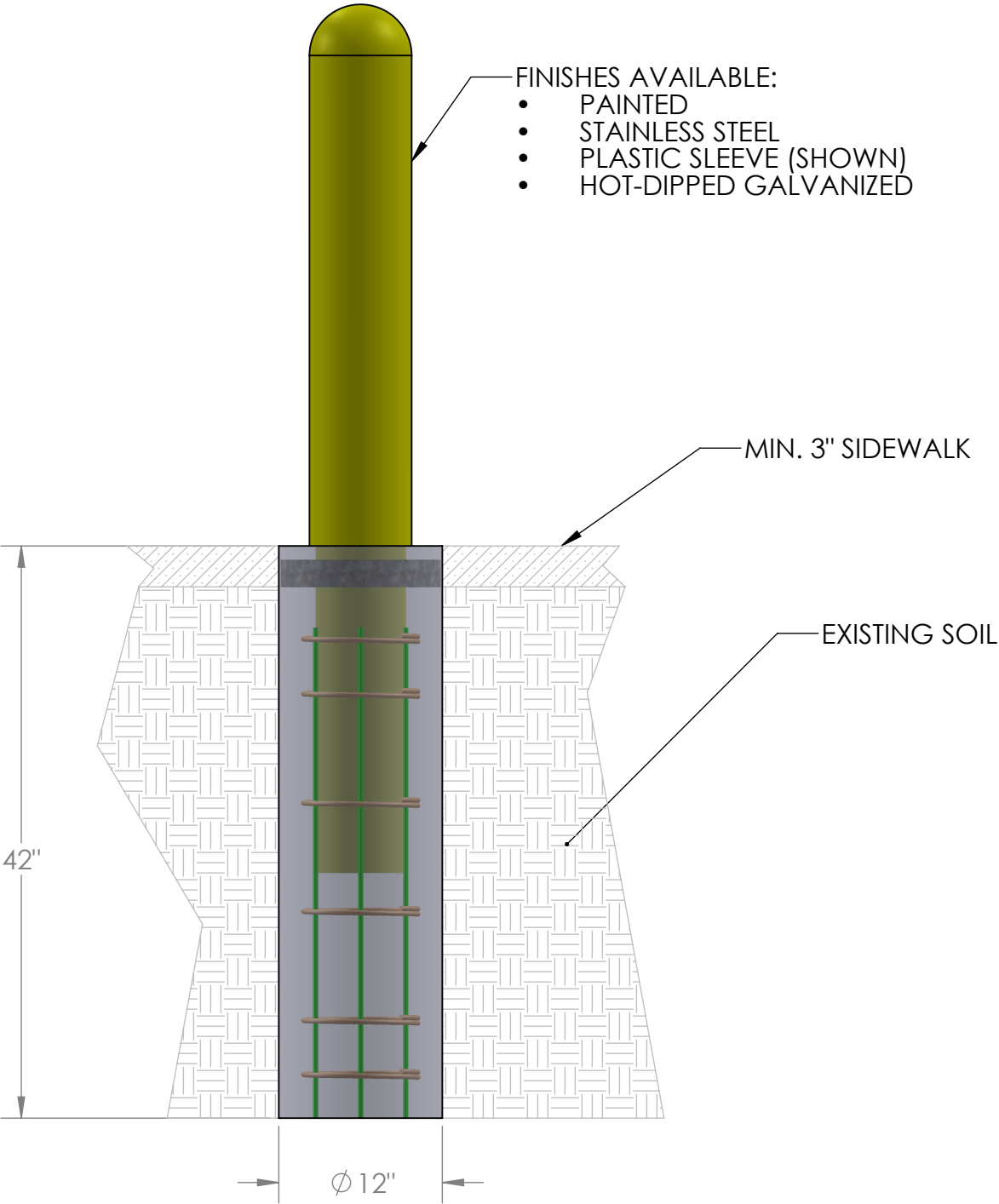
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FIXED BOLLARD OPTION



TRAFFICGUARD CORE-IN PROTECTION SYSTEM
ASTM F3016 S20 - 6 IN. BOLLARD

ALL MATERIALS, WITH THE EXCEPTION OF CONCRETE, REQUIRED FOR INSTALLATION ARE PROVIDED BY BOLLARD WAREHOUSE FOR EACH INSTALLATION.

ALL STEEL PARTS PROVIDED ARE HOT-DIPPED GALVANIZED PER ASTM A123.

US PATENT 8,297,873; 11,124,934; AND PATENTS PENDING.

REV NO	DATE	BY	COMMENTS

PROPRIETARY AND CONFIDENTIAL
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		TrafficGuard, Inc. PO Box 201, Geneva IL 60134 www.trafficguard.net (877) 727-7347 sales@trafficguard.net	
TITLE: 6 in. S20 Fixed Post			
APPROVED BY: MSB		DATE: 12/29/2021	REV:
SIZE B	DWG. NO. Cutsheet 6 in. S20 Fixed	SHEET 1 OF 1	WEIGHT:
		DO NOT SCALE DRAWING	SCALE: 1:32

4

3

2

1



idea | SHIELD®



Project Quotation



TrafficGuard® Inc.
PO Box 201, Geneva, Illinois 60134
www.trafficguard.net
sales@trafficguard.net
877-727-7347 FAX: 800-814-7194

Created Date 7/18/2023
Project Name Murray City-Fireclay and Main

Quote Number 23-16545

This bid is valid 30 days

Materials

Product	Product Description	Sales Price	Quantity	Total Price
CIF 6660 S20	Core-In S20 crash tested bollard system with stress bracket, 6.625" x 60" hot dipped galvanized post, Galvanized Stress Bracket and galvanized, welded rebar cage.	\$999.00	16.00	\$15,984.00

Subtotal	\$15,984.00
Shipping and Handling	\$1,248.00
Grand Total	\$17,232.00

We accept Visa, MasterCard & American Express

This bid is valid 30 days and cannot be extended without expressed written confirmation from the manufacturer. Above prices do not include installation, site restoration or other site preparation necessary for a safe installation. Sales tax, if applicable is not included. No **retentions** allowed.

Main & Fireclay Bollard - Cost Breakdown

Description	Quantity	Each	Total Cost
Core-In S20 Crash Tested Bollards	22	1077	\$23,694
Bollard Cover - Decorative	22	300	\$6,600
Installation - Core, Auger, Rebar & Concrete	22	1050	\$23,100
Traffic Control	1	4000	\$4,000
	TOTAL		\$57,394