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 4:00 p.m., Tuesday, January 21st, 2025, 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/.

RDA MEETING AGENDA
4:00 p.m., Tuesday, January 21st, 2025

1. **Approval of Minutes:** October 15, 2024 & November 19, 2024

2. **Closed Session per Utah State Code 52-4-205-1e to discuss the purchase, exchange, or lease of real property approximately located at 4800 South and State Street:** The RDA Board will reconvene in the Arlington conference room, Suite #299 at 10 East 4800 South, Murray UT.

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 14th, 2025 a copy of the Notice of Meeting was posted in accordance with Section 52-4-202(3).

~DRAFT~

The Redevelopment Agency (RDA) of Murray City met on Tuesday, October 15th, 2024, at 5:00 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
Paul Pickett
Diane Turner
Adam Hock

Others in Attendance
Mayor Brett Hales, Mayor's Office
Doug Hill, Mayor's Office
Jennifer Kennedy, Council Executive Director
G.L. Critchfield, City Attorney
Brooke Smith, City Recorder
Phil Markham, CED Director
Zachary Smallwood, CED Department
David Rodgers, CED Department
Elvon Farrell, CED Department
Pattie Johnson, Council Admin Assistant
Rob White, IT Department
Jeff Puls, Fire Department
Anny Sooksri, Owner of Tea Rose Diner
Jeff Kelsch, Owner of Tea Rose Diner
Jim Allred, Triumph LLC
Jeremy Lowry, Triumph LLC
Preston Keller, Triumph LLC
David Killpack, Triumph LLC
Anthony Simone, NeighborWorks
Hooper Knowlton, Birkhill Lofts LLC
Robert Tippets, Birkhill Lofts LLC
Ella Olsen, Murray City Journal
Members of the public, per sign-in sheet

CALL MEETING TO ORDER

Chair Dominguez called the meeting to order at 5:04 p.m.

APPROVAL OF MINUTES

Board Member Hock made a motion to approve the minutes for September 17th, 2024. Vice Chair Cotter seconded. Roll call vote:

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

Motion passed 5-0.

CITIZEN COMMENTS

Chair Dominguez opened the public comment period for the meeting. Seeing none, Chair Dominguez closed the public comment period.

DISCUSSION ITEM(S)

Discussion on Fund Balances– Brenda Moore, Finance Director, Presenting

Brenda Moore discussed fund balances for each of the Redevelopment Agency (RDA) areas. She talked about projects that are taking place in each of the areas. She provided the balances for each area and noted that some TIF needs to be spent in the next couple of years. She shared the various ways that funds in each RDA have been allocated. She said in the Cherry Street RDA she anticipates a small sidewalk to be put in or possibly a storm water project. In the East Vine RDA, funds have been used for road paving. She said that the Fireclay RDA has the most funds. Funds have been used to improve the sewer system. She discussed the logistics of fund transfers related to the sale of the old city hall. She discussed the funds in the Smelter Site and mentioned that some funds will be available to put towards the bridge if the project becomes finalized. She discussed the low-income housing balances for each of the areas, indicating that those funds must be utilized for their intended purpose.

Vice Chair Cotter asked Ms. Moore about the status of the Jesse Knight Legacy Center.

Ms. Moore said they allowed Mr. Knight to extend the contract because there is no one else interested in cleaning up the property. He has been slowly making progress.

Triumph Group Presentation on Progress Made on the Property Addressed 5025 South State Street – Representatives of the Triumph Group Presenting

Jim Allred provided an update on the progress being made on the old city hall project. He provided renderings of their progress. He said they have met with several prospective physicians to rent the medical space. He said they have potential leases on about half of the first five-story building. He said they've been working with contractors who specialize in building parking structures that will allow them to provide enough parking stalls to expand the medical office facility. This reduces the number of residential units they will have. He said they have a unique parking structure due to changing elevations on the property, with street access at all three levels. He discussed details of the various floor plans for the multi-family housing. He discussed the details of the old tower, which will be a monument to Murray City. He said they added another floor of medical. He described how the design will hide the parking structure.

Board Member Pickett asked if the parking allows for walking access to State Street. Mr. Allred said it will. He said that visitors will be able to walk to restaurants easily from the plaza.

Chair Dominguez asked what streets will have parking access. Mr. Allred showed on a map where the parking access would be, which includes a spine street in the center of the project.

Vice Chair Cotter, Mr. Allred and Mr. Lowry had a discussion about parking access to the street level parking. Mr. Allred said that level would be secured after hours only for the tenants of the development, with the levels above being for the medical facility. Those levels will not be for overnight parking.

Board Member Hock asked if there is access to plaza restaurants from State Street. Mr. Allred said they didn't include direct access. They are trying to encourage visitors to come around to one location, but they are open to considering changing that.

Mr. Allred said they've committed to applying for a building permit by the end of May 2025. That will trigger the closing on the property. The anticipated final concept approval from the city by February 2025. Once they get the building permit, they can start digging.

Board Member Hock asked if the housing would include lower-income housing, such as those who would qualify for 80% AMI options. Mr. Allred said no, that's not part of their plan. Mr. Lowry said this is a market-based product.

Mr. Lowry said they currently have Letters of Intent for tenants on two and a half floors of the medical facility. He described the design of the medical facility. He said they are starting with the State Street building and parking structure. He said there's a lot of interest in the medical facility, as well as the restaurant space. He described the type of medical specialties that have shown interest. He said the medical facilities will increase a lot of tax revenue for the city. He said the Arlington building and restaurant plaza should be built a year after the State Street building, followed by the residential towers. He showed renderings of the residential units.

Board Member Turner asked about the environmental footprint. Mr. Allred said they haven't gotten that far into those details yet. They intend to meet the uniform energy code. Mr. Lowry said the medical offices will be Class A, which are environmentally friendly.

Vice Chair Cotter asked what the heights are on each side. She wants to ensure they won't come back and change the height. Mr. Allred said they are making the State Street building shorter. The rest of the buildings will be the same elevation as the Arlington building. He showed a rendering with the proposed building heights.

Board Member Pickett confirmed that the townhouse height will not be raised, but the condo height will be raised to match the front height. Mr. Allred said that's correct.

<u>ACTION ITEM(S)</u>

<u>Consideration of a Resolution Authorizing the Amendment to the Purchase, Sale and Development Agreement for the Sale and Development of Real Property Located at 5025 South State Street and 149 East to 179 East Myrtle Avenue, Murray, Utah, and Authorizing its Execution. – G.L. Critchfield, City Attorney Presenting</u>

G.L. Critchfield said he is asking for an amendment to the original agreement between the RDA and Triumph Group. The administration concluded that the building should be demolished before the site is purchased by Triumph Group. The RDA, who currently owns the building, would cover the costs upfront. Then Triumph Group would reimburse the RDA. Triumph Group would be the construction manager for the demolition, so that can ensure the process is done to their specifications.

Chair Dominguez asked how much the project would cost. Mr. Critchfield said it will be over $700,000.

G.L. Critchfield said the next item on the amendment is for the tower. He said that, originally, the tower would have an observation deck. For safety reasons, this deck will be eliminated. The next item addresses the reimbursement of demolitions funds to the RDA. The last item on the amendment asks for a firmer closing date. Triumph Group will be held to a closing date of May 30th, 2025.

Board Member Hock made a motion to approve the resolution authorizing the amendment to the purchase, sale and development agreement for the sale and development of real property located at 5025 South State Street and 149 East to 179 East Myrtle Avenue, Murray, Utah, and authorizing its execution.

Board Member Turner seconded. Roll Call Vote:

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

Motion passes 5-0.

Consideration of a Resolution Approving a Grant of Four Hundred Thousand Dollars ($400,000.00) of RDA Housing Allocation Funds to Birkhill Lofts, LLC to Provide Sixty-seven (67) Affordable Housing Units for Elderly Residents Aged 62 and Older - Phil Markham, CED Director Presenting

Phil Markham presented a project for Birkhill Lofts. He said that this a housing development for low-income seniors. He reminded the board that the RDA has a requirement to spend funds in low-income housing, mandated by the State of Utah. Ms. Moore indicated in her presentation that they have $1.6 million available for use. He introduced Hooper Knowlton, who is the developer for Birkhill Lofts.

Mr. Knowlton said they've built three phases of Birkhill Apartments. Birkhill Lofts will be phase four. He said the project will be for 67 units. He showed renderings of the units and described the layout of studios, one-bedroom, and two-bedroom offerings. He said that units will be available at different AMI affordability levels. He described the various amenities that will be available to residents, including underground parking and recreational areas. He indicated that some units will be available for homeless/at-risk seniors which will include free case management services. He described the financial situation with funding which still leaves a shortfall of $400,000. He is hoping that can be covered by Fireclay RDA funds. He said the development is subject to LURA (Land Use Restriction Agreement). He described the stipulations associated with that agreement which runs for 50 years, including the fact that tenants must be low-income.

Board Member Pickett said this development is located in his district. He knows there are many seniors in need and is looking forward to this project moving forward.

Mayor Brett Hales thanked Mr. Knowlton for his proposed project, underscoring the states push for low-income and homeless housing.

Chair Dominguez also shared her appreciation for the project in serving this demographic.

Board Member Pickett made a motion approving a grant of Four Hundred Thousand Dollars ($400,000.00) of RDA Housing Allocation Funds to Birkhill Lofts, LLC to provide sixty-seven (67) affordable housing units for elderly residents, aged 62 and Older.

Vice Chair Cotter seconded. Roll Call Vote:

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

Motion passes 5-0.

PROJECT UPDATE(S)

Phil Markham said that NeighborWorks will be having an event called Rake Your Heart Out. He said they are seeking out Murray homes to assist. They are looking for volunteers to help rake and clean up yards. He said city employees will be allowed to participate.

ADJOURNMENT

Vice Chair Cotter adjourned the meeting at 6:12 p.m.

Philip J. Markham

Philip J. Markham, Director
Community & Economic Development Department

~DRAFT~

The Redevelopment Agency (RDA) of Murray City met on Tuesday, November 19th, 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	Others in Attendance
Pam Cotter, Vice Chair	Mayor Brett Hales, Mayor's Office
Diane Turner	Doug Hill, Mayor's Office
Adam Hock	Jennifer Kennedy, Council Executive Director
	G.L. Critchfield, City Attorney
	Brooke Smith, City Recorder
	Brenda Moore, Finance Director
	Phil Markham, CED Director
	Zachary Smallwood, CED Department
	David Rodgers, CED Department
	Elvon Farrell, CED Department
	Pattie Johnson, Council Admin Assistant
	Joey Mittelman, Fire Department
	Kim Sorenson, Parks & Recreation
	Anthony Simone, NeighborWorks
	Members of the public, per sign-in sheet

Excused:

Rosalba Dominguez
Paul Pickett

CALL MEETING TO ORDER

Vice Chair called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES

Board Member Turner made a motion to approve the minutes for October 1st, 2024. Board Member Hock seconded. Roll call vote:

_Y_ Pam Cotter
_Y_ Adam Hock
_Y_ Diane Turner

Motion passed 3-0.

CITIZEN COMMENTS

Vice Chair Cotter opened the public comment period for the meeting. Seeing none, the public comment period was closed.

ACTION ITEM:

Consideration of a resolution adopting the regular meeting schedule of the Redevelopment Agency of Murray City for calendar year 2025 (Phil Markham presenting)

Phil Markham said the board needs to approve the 2025 schedule for Redevelopment Agency meeting dates.

Board Member Hock made a motion to approve the resolution adopting the regular meeting schedule of the Redevelopment Agency of Murray city for calendar year 2025.

Seconded by Council Member Turner. Roll call vote:

_Y_ Pam Cotter
_Y_ Adam Hock
_Y_ Diane Turner

Motion passed 3-0.

ACTION ITEM:

Consideration of a resolution of the Redevelopment Agency of Murray City ("RDA") approving interest payments from tax increment generated and collected from the project area as part of the reimbursement to the city's wastewater fund for costs of the design, construction, and property acquisition of the sewer line installed in the Murray Fireclay Project Area (Brenda Moore presenting)

Brenda Moore did some research on the sewer lines installed in 2011 in the Fireclay RDA. Ms. Moore said other utility companies, such as the power company, included interest with their reimbursement resolution for funds they invested. The sewer company did a reimbursement resolution but did not include interest. She said the sewer department invested $2.4 million dollars. She suggested paying interest at the PTIF (Public Treasurer's Investment Fund) rate back to June 30th, 2011. She said they will be reimbursed for their initial investment and the interest accrued through 2034, when the tax collection in area stops. She provided an amortization schedule for the board to review. She said they could be owed as much as $1.4 million in interest.

Board Member Turner made a motion to adopt the resolution of the Redevelopment Agency of Murray City, the RDA, approving interest payments from the tax increment generated and collected from the project area as part of the reimbursement to the city's wastewater fund for costs of the design, construction and property acquisition of the sewer line installed in The Murray Fireclay project area.

Seconded by Council Member Hock. Roll call vote:

_Y_ Pam Cotter
_Y_ Adam Hock
_Y_ Diane Turner

Motion passed 3-0.

DISCUSSION ITEM:

Updates on NeighborWorks Salt Lake programs with Murray City (Elvon Farrell presenting)

Elvon Farrell shared a financial update from NeighborWorks. He said that $200,000 was designated to the Downpayment Assistance and $200,000 for home improvement loans. NeighborWorks has used all of the funds for the Downpayment Assistance program. He said there is still funds for the Employee Downpayment Assistance Program, as this program is more difficult to meet the requirements for. The program has been expanded to include employees of Granite and Murray School Districts.

Vice Chair Cotter asked Mr. Farrell to explain a large dollar amount she noticed on the report for the cost of one recipient's house. He said that is outlier because that person received an inheritance which allowed them to purchase a more expensive home. He said they did still meet the program's income requirements.

PROJECT UPDATES:

Phil Markham provided an update on meetings with Rockworth. They've been meeting each week with staff. Mr. Markham said that he's encouraged by the progress that's being made. Mr. Farrell is working on a development agreement with Rockworth. He told the board they will arrange individual meetings with board members to discuss the details.

Mr. Markham provided an update on progress with the Triumph Group. He said they've submitted concept drawings to various city departments. Comments have been sent back and revisions are being made by Triumph.

Board Member Hock asked for a timeline on demolition of the old city hall. Brooke Smith said she is working on this. She is in communication with Jim Allred from the Triumph Group. Soon they will be able to start a contract with the legal department, but she does not have a timeframe yet.

Mr. Markham provided an update on the chapel. He said the sale is nearly complete. He said the agreements have been signed. Anny Sooksri will deposit funds at the title company. He said she is actively working on design plans for the chapel.

ADJOURNMENT

Vice Chair Cotter adjourned the meeting at 5:47 p.m.

Philip J. Markham

Philip J. Markham, Director
Community & Economic Development Department