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