



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 regularly scheduled meeting beginning at 5:30 p.m., Tuesday, June 17th, 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/>.

All citizen comments are limited to 3 minutes or less and email comments will be entered into the meeting record.

RDA MEETING AGENDA
5:30 p.m., Tuesday, June 17th, 2025

- 1. Approval of Minutes:** April 15th, 2025 and May 13th, 2025
- 2. Citizen Comments:** (see above for instructions)
- 3. Public Hearing:** Consider a resolution of the Redevelopment Agency of Murray City adopting its fiscal year 2025-2026 final budget. Brenda Moore presenting.
- 4. Action Item:** Consider a resolution approving an agreement between the Redevelopment Agency of Murray City and Salt Lake Neighborhood Housing Services DBA NeighborWorks Salt Lake for a contribution of funds to be used for down payment assistance and home improvement loans and grants for qualifying households. Elvon Farrell presenting.
- 5. Project Area Updates:** Chad Wilkinson 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 June 10th, 2025, a copy of the Notice of Meeting was posted in accordance with Section 52-4-202(3).



REDEVELOPMENT AGENCY (RDA) OF MURRAY CITY

MEETING MINUTES

April 15, 2025

5:00 P.M. MDT

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

CALL MEETING TO ORDER

MEMBERS PRESENT

RDA Board Members

Diane Turner, Chair
Paul Pickett, Vice Chair
Pam Cotter
Adam Hock
Scott Goodman

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
Chad Wilkinson, CED Director
Pattie Johnson, Council Admin Assistant
Rob White, IT Department
Elvon Farrell, CED Department
Brenda Moore, Finance & Admin. Director
Members of the Public (per sign-in sheet)

Chair Turner called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

There were no minutes to be approved for this meeting.

CITIZEN COMMENTS

Chad Wilkinson received one email regarding the Block One development being discussed this evening. The RDA Board received that email, and it will be added to the record.

BUSINESS ITEM(S)

Action Item: Consider a resolution approving a participation and reimbursement agreement between the Redevelopment Agency of Murray City (RDA) and Rockworth Companies related to the redevelopment of 2.34 acres of real property consisting of parcels assigned assessor's parcel numbers 2207105003, 2207105004 (Partial, approximately 0.20 acres), 2207105008, 2207105009, 2207105011, 2207105016, and 2207105017, and located beginning at the southwest corner of the intersection of 4800 South Street and State Street, in Murray, Salt Lake County, Utah

Chad Wilkinson presented this agenda item, which is a continuation of the RDA discussion from the special RDA meeting on April 1, 2025. He said this discussion is in regard to the RDA-owned property for this agreement. He shared a summary of the property agreements and showed the properties on a map. Mr. Wilkinson said the agreements were included in the RDA packet sent in preparation for the meeting. Staff recommends approval of this resolution.

Board Member Hock asked if we are intentionally splitting parcel 004. Mr. Wilkinson said that this is the Townsend House parcel, and the development's underground parking entrance will be roughly located where the Townsend House's garage is located.

Board Member Hock made a motion to approve the resolution of a participation reimbursement agreement between the Redevelopment Agency of Murray (RDA) and Rockworth Companies related to the redevelopment of 2.34 acres of real property consisting of parcels assigned assessor's parcel numbers 2207105003, 2207105004 (Partial, approximately 0.20 acres), 2207105008, 2207105009, 2207105011, 2207105016, and 2207105017, and located beginning at the southwest corner of the intersection of 4800 South Street and State Street, in Murray, Salt Lake County, Utah.

Seconded by Vice Chair Pickett.

Y Diane Turner
Y Paul Pickett
N Pam Cotter
Y Adam Hock
Y Scott Goodman

Motion passes: 4-1

Action Item: Consider a resolution approving a real estate disposition agreement between the Redevelopment Agency of Murray City and Rockworth Companies for 2.34 acres of real property consisting of parcels assigned assessor's parcel numbers 2207105003, 2207105004 (partial, approximately 0.20 acres), 2207105008, 2207105009, 2207105011, 2207105017, and located beginning at the southwest corner of the intersection of 4800 South Street and State Street, in Murray, Salt Lake County, Utah

Chad Wilkinson presented this agenda item for the disposition agreement. This is related to the funds the RDA will provide towards the parking structure and the potential reimbursement that may be needed in the future, which would come from tax increment. He said tonight the RDA board is

not committing to spend any additional funds related to potential environmental issues that may arise during due diligence. Staff recommends approval of the resolution.

Vice Chair Pickett made a motion to approve a real estate disposition agreement between the Redevelopment Agency of Murray City and Rockworth Companies for 2.34 acres of real property consisting of parcels assigned assessor's parcel numbers 2207105003, 2207105004 (partial, approximately 0.20 acres), 2207105008, 2207105009, 2207105011, 2207105017, and located beginning at the southwest corner of the intersection of 4800 South Street and State Street, in Murray, Salt Lake County, Utah.

Mr. Wilkinson noted that the presentations on these first two agenda items had been given in reverse order but that did not impact the motions or the voting on the items.

Seconded by Board Member Hock.

Y Diane Turner
Y Paul Pickett
N Pam Cotter
Y Adam Hock
Y Scott Goodman

Motion passes: 4-1

Public Hearing: Consider a resolution of the Redevelopment Agency of Murray City amending the budget for the fiscal year 2024-2025

Brenda Moore presented this agenda item. Ms. Moore determined that a budget opening was needed to cover a grant of \$400,000 provided to Birkhill Lofts. She said this will need to come from the Fireclay RDA reserves budget for low-income housing.

Board Member Hock asked how much money will be left in low-income housing. Ms. Moore said there is roughly \$2 million dollars left.

Chair Turner opened the public hearing for citizen comment. Seeing none, the comment period was closed.

Board Member Hock made a motion to approve the resolution of the Redevelopment Agency of Murray City amending the budget for the fiscal year 2024-2025.

Seconded by Board Member Goodman.

Y Diane Turner
Y Paul Pickett
Y Pam Cotter
Y Adam Hock
Y Scott Goodman

Motion passes: 5-0

Discussion Item: Discussion regarding roofing maintenance and repair needs for the property located at 65 E Fifth Avenue

Elvon Farrell presented this agenda item. He said Jeff Martin, Building Maintenance Director, contacted him about the roof on the Margaret Cahoon house. Mr. Martin indicated there's damage to the roof that's allowing water and the elements into the structure. Mr. Farrell said repairs are needed to prevent further damage. Mr. Martin provided quotes for roofing repairs. The cost would be about \$15,000. Mr. Farrell said funds are available in the professional services budget for the Central Business District RDA. He showed pictures of the damage.

Board Member Hock asked if this is restoration of the original roof or replacing the existing roof. Mr. Farrell said it would be a replacement of existing shingles.

Chair Turner asked what the intended plan is for the Margaret Cahoon house. Mr. Farrell said the most recent decision was made in July 2024. A resolution was passed declaring intent for a historic plaza around the Townsend House and Margaret Cahoon house. It was left open ended regarding the Margaret Cahoon house and the Townsend House. He said the RDA board can choose to sell them, or they could rent them out. Mr. Farrell said there is currently a Letter of Intent submitted to the city and the RDA expressing interest in purchasing the Margaret Cahoon house. He believes the plans presented by the interested party would contribute to the new downtown area.

Chair Turner asked how much it would cost to refurbish the building. Mr. Farrell said they could work with Mr. Martin and contractors to get estimates.

Board Member Cotter asked why Mr. Farrell is requesting funds for a roof when she feels the house should be sold as is and the buyer can take care of that. Mr. Farrell said this isn't a request for funds. The funds could be allocated for the roof as an administrative decision. He said staff wanted to get a sense of what the RDA board would prefer. She said it was her understanding that the board was going to sell the house. Mr. Farrell said they can certainly adopt a new resolution to sell it if that's what the board wants.

Mayor Brett Hales said that the board voted to keep the Margaret Cahoon house. He requested that staff obtain the minutes from the July 16th, 2024 meeting to determine the vote on the resolution. He said what's being asked today is if the board wants to spend \$15,000 on the new roof to keep the house from being destroyed. Then they can decide if they want to keep it or sell it another time.

Board Member Hock asked if there was a cheaper solution. He said he's fine to fix the roof but doesn't want to spend that much money if they decide to sell the house. Mr. Farrell said he'd talk to Mr. Martin about other potential repair options. Mr. Hock said he understands if spending the \$15,000 is the best solution.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on May 13, 2025, at 5:00 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner adjourned the meeting at 5:31 p.m. MST.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at rda@murray.utah.gov.

Chad Wilkinson, Deputy Executive Director of the Redevelopment Agency
Community & Economic Development Department



REDEVELOPMENT AGENCY (RDA) OF MURRAY CITY

MEETING MINUTES

May 13, 2025

5:00 P.M. MDT

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

CALL MEETING TO ORDER

MEMBERS PRESENT

RDA Board Members

Diane Turner, Chair
Paul Pickett, Vice Chair
Pam Cotter
Adam Hock
Scott Goodman

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
Chad Wilkinson, CED Director
Brenda Moore, Finance & Admin. Director
Russ Kakala, Public Works
Ben Ford, Public Works
Joey Mittelman, Fire Department
Erica Brown, Mayor's Office
Pattie Johnson, Council Admin Assistant
Rob White, IT Department
Camron Kollman, IT Department
Elvon Farrell, CED Department
Jim Allred, Triumph Group
Serra Nemelka, Rockworth Companies
Jake Parkin, Rockworth Companies
Members of the Public (per sign-in sheet)

Chair Turner called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Vice Chair Pickett made a motion to approve minutes for April 1st, 2025. Board Member Cotter seconded. A voice vote was made, with all in favor.

CITIZEN COMMENTS

Chair Turner opened the citizen comments period. Seeing no comments, the period for public comment was closed.

BUSINESS ITEM(S)

Action Item: Consider a resolution authorizing and approving the second 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

Chad Wilkinson presented this agenda item. He provided a brief background for the public regarding the purchase and demolition of the old city hall. He discussed an amendment to the agreement with the Triumph Group to refine the timeline. Mr. Wilkinson said that the Triumph Group is requesting an amendment to extend the timeline. This agreement is specifically to extend the deadline for the submittal of the building permit for the project and to add a provision requiring bi-weekly update meetings. He talked about the design review completed by the Murray City Center District (MCCD) Review Committee. The committee requested some substantial changes based on city code and design principles. These changes will take additional time and must go to the Planning Commission. Staff is recommending that the RDA board approve this second amendment to the real estate purchase, sale and development agreement with the Triumph Group, LLC.

Vice Chair Pickett asked if Mr. Wilkinson would explain the construction process of the project. Mr. Wilkinson said the demolition process is complete. The current phase is to obtain entitlements, which are the approvals to develop the site. The first step of this phase was working with the MCCD review committee. Staff anticipates the development team will need 90 days to make suggested changes. Next, the development team will go to the Planning Commission for planning and zoning approval. Once approved, the development team must present the final construction drawings for review and approval with the Building Division, which should take a few weeks to complete. Once the building permit is issued, the developers have to close on the property within 30 days.

Board Member Cotter asked for a rendering of revised setbacks. She asked about the implications of visitor parking that will be removed as a result of these setbacks. Mr. Wilkinson said there is adequate parking to meet requirements. He said that MCCD Review Committee suggested that the plaza area be larger. He said the developer will present drawings.

Board Member Cotter asked why the RDA board wasn't informed of issues that the developer was having in meeting deadlines. She also wanted to know why the board wasn't involved in the bi-weekly meetings. Mr. Wilkinson said that isn't something that would be brought to RDA board. He said the bi-weekly meetings are a new suggestion they are requesting to implement in this amendment. He also said these meetings are to be held with staff, not with the RDA board. Staff will provide progress updates to the board, as needed.

Board Member Goodman asked the reasoning for the extension and whether the location and level of involvement from the city was a factor in the need for this extension. Mr. Wilkinson said that's partly because of the site location, being in the MCCD area. He said there are additional steps required for review in this district.

Board Member Goodman asked Jim Allred from Triumph Group how leasing is going on the first building. Mr. Allred said they have three of the five floors leased, with a high level of interest in the other two floors. He added that their application has been submitted to the Planning Commission for review.

He said that he appreciated the suggestions made by the MCCD Review Committee and that his firm was working on implementing them. Some of the changes have taken a substantial amount of time to rework the plans. He showed renderings depicting some of the suggestions made.

Board Member Cotter made a motion to approve a resolution authorizing and approving the second 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.

Seconded by Vice Chair Pickett.

Y Diane Turner
Y Paul Pickett
Y Pam Cotter
Y Adam Hock
Y Scott Goodman

Motion passes: 5-0

Discussion Item: Discussion regarding details to be included in the parking agreement between the Redevelopment Agency of Murray City, Murray City, and Rockworth Companies, LLC

Chad Wilkinson presented this agenda item. He provided some background for the RDA board. He said the board has previously approved three agreements for the development of Block One. This discussion is regarding a fourth agreement with Rockworth which is for parking. He said the board can't enter into a parking agreement until the property closing has occurred. This allows for extra time to review the parking agreement. He said the staff met with board members individually and noted concerns that they raised. As a result of those conversations, staff invited Rockworth to attend tonight's meeting to discuss those concerns. He said a draft of the parking agreement was provided to board members in April's packet. Mr. Wilkinson posted the list of concerns for discussion on the screen. He invited Serra Nemelka from Rockworth to the podium.

Chair Turner said her main concern is that there will be enough parking.

Ms. Nemelka provided a progress update that addressed questions regarding parking. She said Rockworth has hired a design team which includes a green consultant. She showed renderings of the parking structure, pointing out 32 access-controlled parking stalls for employees exclusively for city staff. These parking spaces will be monitored by on-site property management. She said that residents will have a separate parking garage. She then addressed hours of the city parking, stating that key fobs will control access to the city parking spaces. Options for a fob include window stickers or a phone app. Cameras will also be added for extra security.

Vice Chair Pickett said the city is giving up 15 stalls for the project. He asked if there will be surface parking and if it will be opened to the public.

Ms. Nemelka said the surface parking will be open to the public, but not for residents.

Board Member Hock asked how the access for commercial parking will work with relation to the key fobs. Ms. Nemelka said each key fob can be individually programed for specific hours and days of the week. Staff will be responsible for administration of the key fobs.

Board Member Cotter wanted to make sure staff who need to stay late will have use of the parking stalls late at night. Ms. Nemelka said, yes.

Board Member Cotter asked about EV stations. Ms. Nemelka said there will be EV spaces, as well as conduit for future charging stations. She said the stalls are not specifically for city staff.

Board Member Cotter said she feels the city employees should have 24/7 access to parking. Mr. Wilkinson said Rockworth is considering that option. He said there is a bit of conflict of hours between residential and commercial use during evening hours and it would be beneficial to have some additional parking spaces open up for commercial use. Chair Turner mentioned that there is other parking available for employees. Board Member Hock said he would like to maximize usage. Ms. Nemelka said Rockworth wants to ensure they have enough parking for weekend and nighttime business. They want to be flexible, as needed. Board Member Pickett mentioned that he agreed with Chair Turner and Board Member Hock about using the parking wisely and that he would like to see the city parking from 6:00 AM to 6:00 PM sharing the parking on weekends and evenings.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on June 17, 2025, at 5:00 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner made a motion to adjourn the meeting at 5:57 p.m. MDT.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at rda@murray.utah.gov.

Chad Wilkinson, Deputy Executive Director of the Redevelopment Agency

RESOLUTION NO. R25-

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY
CITY ADOPTING ITS FISCAL YEAR 2025-2026 FINAL BUDGET

WHEREAS, the Redevelopment Agency of Murray City ("RDA") is required, pursuant to Utah Code Ann. § 17C-1-601.5, to prepare and adopt an annual budget for each fiscal year and to hold a public hearing on the annual budget after providing notice of the public hearing notice under as class A notice under Utah Code Ann. § 63G-30-102 for at least one week before the public hearing and to make the proposed annual budget available for public inspection at least three days before holding the public hearing; and

WHEREAS, the RDA has prepared the annual budget for the 2025-2026 fiscal year which is attached hereto and incorporated herein; and

WHEREAS, the RDA has given the required notice and on June 17, 2025, held a public hearing to adopt the 2025-2026 fiscal year budget.

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

1. The RDA hereby adopts the annual budget for the fiscal year 2025-2026 which is attached hereto and incorporated herein.

2. Within 90 days, the RDA Chair is authorized and directed to cause a final copy of the 2025-2026 fiscal year budget to be filed with the county auditor, State Tax Commission, state auditor, State Board of Education, and each taxing entity from which the RDA receives project area funds.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this day of June 2025.

REDEVELOPMENT AGENCY OF MURRAY CITY

Diane Turner, Chair

ATTEST:

Brett A. Hales, Executive Director

ATTACHMENT

THE REDEVELOPMENT AGENCY OF MURRAY CITY
FISCAL YEAR 2025-2026 FINAL BUDGET



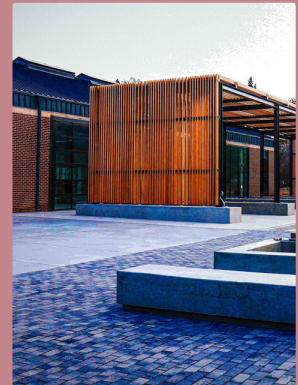
REDEVELOPMENT AGENCY (RDA) TENTATIVE BUDGET

FISCAL YEAR ENDING
JUNE 30, 2026

Mayor Brett A. Hales
Murray City, Utah



COMING
SUMMER
2025



MURRAY.UTAH.GOV



MURRAY

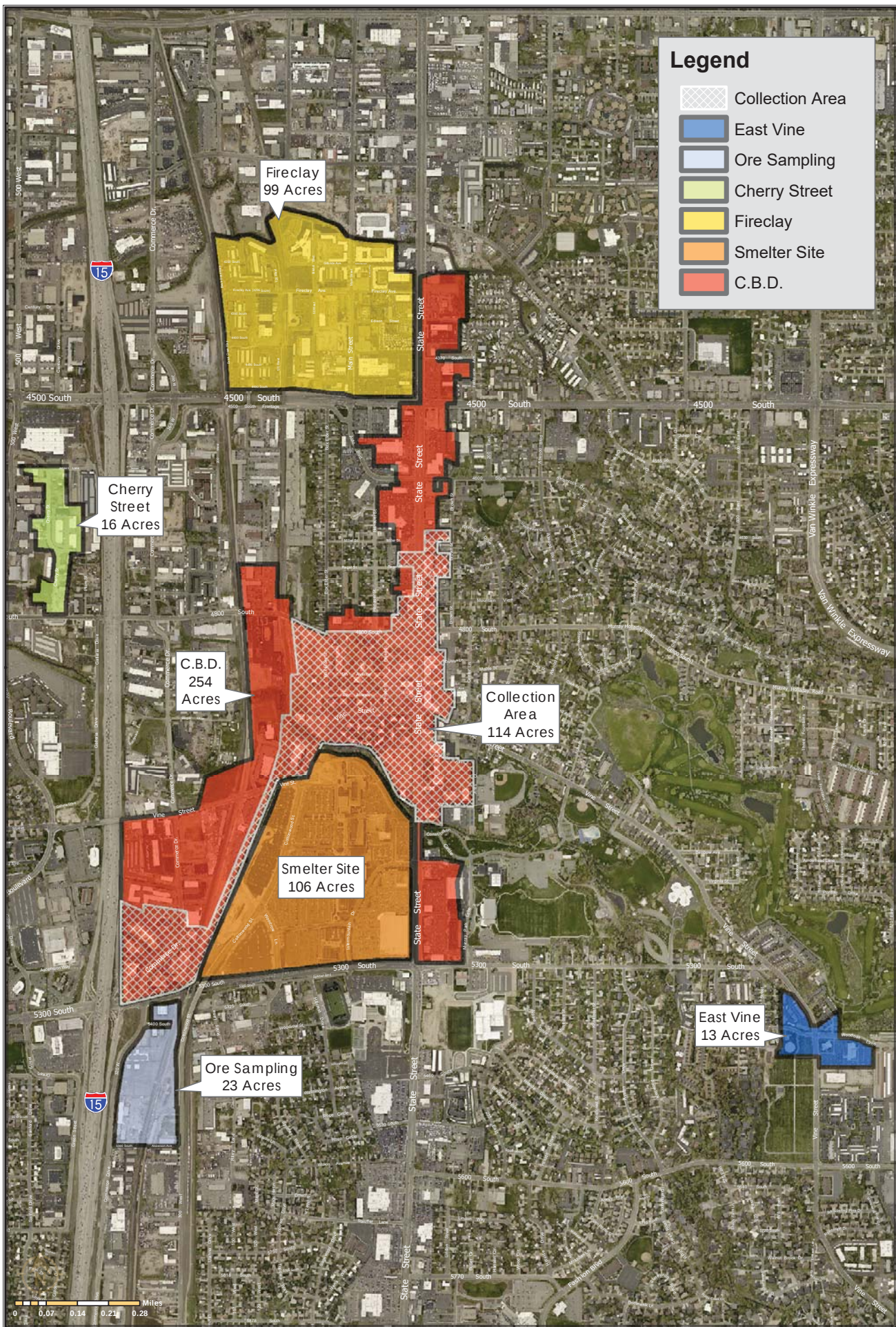
ELECTED AND APPOINTED OFFICIALS

Elected Officials

Executive Director..... Brett Hales
Board MemberPam Cotter
Board MemberAdam Hock
Board Member..... Scott Goodman
Board Member - Chair.....Diane Turner
Board Member - Vice Chair.....Paul Pickett

Appointed by Executive Director and Board

Budget OfficerBrett Hales – Delegated to Brenda Moore
City Attorney G.L. Critchfield
RDA Secretary Brooke Smith
Executive Assistant to the Board..... Jennifer Kennedy
RDA Director.....Chad Wilkinson



Murray Redevelopment Areas

Tentative Budget

Murray City
GIS Division
4646 South 500 West
Murray, Utah 84123
www.murray.utah.gov
3131610017 8/22/16 m
© Copyright 2017, Murray City
Map Data Source:
<http://www.murray.utah.gov>
The above information while not
guaranteed has been secured from
sources deemed reliable.



MURRAY
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RDA FUND SUMMARY

The Redevelopment Agency of Murray City (the "Agency") is an agency authorized under State Law Title 17C known as the Limited Purpose Local Government Entities-Community Development and Renewal Agencies. The purpose of this agency is to facilitate redevelopment efforts in a designated community and to administer projects/programs to assist in economic development, community development and renewing urban areas.

The Agency promotes economic development by encouraging private and public investment in previously developed areas that are underutilized or blighted, and by working with businesses to increase jobs available in the community and the state as a whole. Affordable housing development is also a priority and the Agency works to increase the amount and variety of this type of housing within the community.

The Agency began its redevelopment program in 1976 with a public infrastructure project extending Vine Street west of State Street. The agency currently has six (6) active redevelopment project areas described as follows:

1. Central Business District (est. 1979, collection stops 2034)
2. Cherry Street (est. 1991, collection stopped 2023)
3. East Vine Street (est. 1992, collection stops 2028)
4. Smelter Site (est. 1999, collection stopped 2023)
5. Fireclay (est. 2005, collection stops 2033)
6. Ore Sampling (est. 2017, collection stops TBD)

By law the Agency's governing body consists of the current members of the City Council of Murray City, and the Mayor who serves as the executive director of the RDA.

FUND BALANCE	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26
Beginning Fund Balance	\$ 8,752,249	\$ 8,728,607	\$ 8,728,607	\$ 8,802,683
Revenues	5,019,125	3,673,028	3,607,949	12,886,336
Expenditures	(3,986,413)	(3,558,615)	(3,410,147)	(7,782,744)
Transfers In/Out (net)	(1,056,354)	(40,337)	(35,741)	(298,369)
Ending Fund Balance	\$ 8,728,607	\$ 8,802,683	\$ 8,890,668	\$ 13,607,906

RDA FUND SUMMARY

FUND BALANCE BY PURPOSE

By design, some areas have a required low-income housing component included in their structure which dedicates 20% of the tax increment collected to be dedicated and restricted to incentivize the development of affordable housing within the areas. As a result, the fund balance for those areas is broken into two (2) separate components – the restricted fund balance to be used to encourage development, and the restricted fund balance to be used to encourage the development of low-income housing. The following sections are intended to provide the reader with information specific to the individual areas, and include this fund balance breakdown at the bottom of the Fund Balance if the areas include the low-income housing requirement restriction.

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26
REDEVELOPMENT				
Central Business District	(537,108)	(219,653)	(425,124)	4,590,701
Fireclay Area	3,180,242	3,704,160	3,612,503	3,693,282
East Vine	173,619	34,284	69,770	83,208
Cherry	38,978	(0)	15,665	(0)
Smelter Site Area	2,802,641	2,940,282	2,746,073	2,931,618
	5,658,372	6,459,072	6,018,886	11,298,809
LOW-INCOME HOUSING				
Central Business District	1,243,345	1,292,262	1,304,782	1,340,080
Fireclay Area	1,606,576	1,046,225	1,669,583	1,006,670
Smelter Site Area	220,314	5,124	(102,583)	(37,653)
	3,070,236	2,343,611	2,871,782	2,309,098
TOTAL FUND BALANCE BY AREA				
Central Business District	706,237	1,072,609	879,658	5,930,781
Fireclay Area	4,786,818	4,750,384	5,282,085	4,699,952
East Vine	173,619	34,284	69,770	83,208
Cherry	38,978	(0)	15,665	(0)
Smelter Site Area	3,022,955	2,945,406	2,643,490	2,893,965
	8,728,607	8,802,683	8,890,668	13,607,906
FUND BALANCE	8,728,607	8,802,683	8,890,668	13,607,906

RDA CENTRAL BUSINESS DISTRICT (21G)

AREA BALANCE

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26
Beginning Area Balance	\$ 396,447	\$ 706,237	706,237	\$ 1,072,609
Revenues	1,205,375	1,219,054	1,209,479	10,616,582
Expenditures	(1,220,585)	(1,177,682)	(1,361,058)	(5,831,348)
Transfers in	325,000	325,000	325,000	72,938
Transfers out	-	-	-	-
Ending Area Balance	\$ 706,237	1,072,609	879,658	\$ 5,930,781

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26	Change
REVENUES					
25-0000-31160 Tax Increment - CBD	239,904	1,053,520	1,147,218	1,053,520	-8%
25-0000-33460 Inter Govt Tax Increment	907,314	-	-	-	0%
25-0000-36100 Interest	41,660	29,237	40,265	27,834	-31%
25-0000-36200 Rents	16,497	16,647	21,996	15,228	-31%
25-0000-36400 Sale of Property	-	119,650	-	9,520,000	0%
25-0000-36800 Bond Proceeds	-	-	-	-	0%
Total Revenues	1,205,375	1,219,054	1,209,479	10,616,582	778%
TRANSFERS IN AND USE OF FUND BALANCE					
25-0000-39210 General Fund Transfer	325,000	325,000	325,000	72,938	-78%
25-0000-39241 Capital Projects Fund	-	-	-	-	
Use of Reserves	-	-	-	-	
Total Transfers In and Use of Fund Balance	325,000	325,000	325,000	72,938	-78%
Total Revenue, Transfers In, and Use of Fund	1,530,375	1,544,054	1,534,479	10,689,520	
EXPENDITURES					
Operations					
25-2501-49310 Admin Allocate - Wages	42,335	31,606	36,493	35,820	-2%
25-2501-49311 Admin Allocate - O&M	3,554	10,535	12,165	6,321	-48%
25-2501-42110 Books & Subscriptions	-	-	-	-	
25-2501-42125 Travel & Learning ¹	9,564	-	8,000	8,000	0%
25-2501-42140 Supplies	-	-	-	-	
25-2501-42180 Miscellaneous ²	118,738	6,225	100,000	100,000	0%
25-2501-42500 Maintenance	-	-	-	-	
25-2501-44000 Utilities	431	533	5,000	1,000	-80%
25-2501-49000 Risk Assessment	-	-	-	-	
	174,622	48,899	161,658	151,141	-7%

Note 1. Travel & Learning is for the economic specialist and the Com Dev Director to attend ICSC.

Note 2. The miscellaneous expense covers any costs which may arise as properties are considered for redevelopment.

RDA CENTRAL BUSINESS DISTRICT (21G)

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26	Change
Tax Increment Rebate					
25-2501-43201 Murray School District	400,000	400,000	400,000	400,000	0%
	400,000	400,000	400,000	400,000	
Debt Service					
25-2501-48100 Bond Principal	355,000	370,000	370,000	385,000	4%
25-2501-48200 Bond Interest	208,500	178,900	178,900	163,100	-9%
25-2501-48300 Fiscal Agent Fees	1,250	1,250	1,250	1,250	0%
	564,750	550,150	550,150	549,350	0%
Redevelopment Activity					
25-2501-42602 Low Income Housing ³	-	149,000	149,250	130,857	-12%
25-2501-42603 Private Reimbursement ⁴	-	-	-	4,500,000	100%
25-2501-43000 Professional Services	81,213	29,633	100,000	100,000	0%
25-2501-43001 Property Cleanup	-	-	-	-	0%
25-2501-47000 Land	-	-	-	-	0%
25-2501-47200 Buildings	-	-	-	-	0%
	81,213	178,633	249,250	4,730,857	1798%
Total Expenditures	1,220,585	1,177,682	1,361,058	5,831,348	328%
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
Reserve Buildup	309,790	366,342	173,421	4,858,142	2701%
Total Transfers Out and Contribution of Fund Balance	309,790	366,342	173,421	4,858,142	2701%
Total Expenditures, Transfers Out, and Contribution to Fund Balance	1,530,375	1,544,024	1,534,479	10,689,490	

Note 3. Low income housing budget is based on a percentage of revenue.

Note 4. The private reimbursement is \$1.5 million for the Gas line move, \$3 Million for parking structure.

RDA CENTRAL BUSINESS DISTRICT (21G)

RDA CBD DEBT SERVICE

2016 Sales Tax Revenue Bond

Purpose: Purchase of property for down town development
 Date of issuance: November 21, 2016
 Length: 20 years
 Interest rate: 4% Coupon - TIC 2.7925%
 Original issuance: \$6,735,000

Debt service requirements to maturity, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Balance Due</u>
2026	385,000	178,900	563,900	4,280,000
2027	405,000	163,100	568,100	3,875,000
2028	420,000	146,600	566,600	3,455,000
2029	435,000	129,500	564,500	3,020,000
2030	455,000	111,700	566,700	2,565,000
2031	475,000	93,100	568,100	2,090,000
2032	490,000	73,800	563,800	1,600,000
2033	510,000	73,800	583,800	1,090,000
2034	535,000	53,800	588,800	555,000
2035	555,000	32,900	587,900	-
	<u>4,665,000</u>	<u>1,057,200</u>	<u>5,722,200</u>	

RDA FIRECLAY AREA (AAO, AAP, AAQ)

AREA BALANCE

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26
Beginning Area Balance	\$ 3,742,422	\$ 4,786,816	\$ 4,786,816	\$ 4,750,382
Revenues	2,275,028	2,175,591	2,184,103	2,140,399
Expenditures	(1,188,384)	(1,987,549)	(1,464,360)	(1,819,524)
Transfers in	-	-	-	-
Transfers out	(42,250)	(224,476)	(224,476)	(371,307)
Ending Area Balance	\$ 4,786,816	\$ 4,750,382	\$ 5,282,083	\$ 4,699,950

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26	Change
REVENUES					
25-0000-31161 Fireclay Avenue Area	425,199	1,981,466	1,992,657	1,981,466	-1%
25-0000-33461 Inter Govt Tax Increment	1,567,458	-	-	-	0%
25-0000-36100 Interest	282,371	194,125	191,446	158,933	-17%
Total Revenues	2,275,028	2,175,591	2,184,103	2,140,399	-2%
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	-	36,242	-	50,240	0%
Total Transfers In and Use of Fund Balance	-	36,242	-	50,240	0%
Total Revenue, Transfers In, and Use of Fund Balance	2,275,028	2,211,833	2,184,103	2,190,639	
EXPENDITURES					
Operations					
25-2502-49310 Admin Allocate - Wages	36,765	29,722	33,446	33,685	1%
25-2502-49311 Admin Allocate - O&M	3,088	9,907	11,149	5,944	-47%
	39,853	39,629	44,595	39,629	-11%
Redevelopment Activity					
25-2502-42602 Low Income Housing ¹	114,400	908,826	350,671	497,049	42%
25-2502-42604 Homeless Shelter Contribution	-	-	-	166,222	100%
25-2502-42603 Private Reimbursement ¹	756,183	800,000	800,000	850,000	6%
25-2502-43000 Professional Services	8,887	-	30,000	30,000	0%
25-2502-47300 Infrastructure	29,942	-	-	-	0%
	909,412	1,708,826	1,180,671	1,543,271	31%
Tax Increment Rebate					
25-2502-43201 Murray School District ¹	239,119	239,094	239,094	236,624	-1%
	239,119	239,094	239,094	236,624	-1%
Total Expenditures	1,188,384	1,987,549	1,464,360	1,819,524	24%

Note 1. These expenditures are based on a percentage of increment revenue.

RDA FIRECLAY AREA (AAO, AAP, AAQ)

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26	Change
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
25-2502-49210 General Fund Transfer	-	-	-	-	0%
25-2502-49241 Capital Projects Transfer	-	-	-	-	0%
25-2502-49251 Water Transfer	-	-	-	-	0%
25-2502-49252 Waste Water Transfer ²	21,125	220,569	220,569	371,307	68%
25-2502-49253 Power Transfer	21,125	3,907	3,907	-	-100%
Reserve Buildup	1,044,394		495,267	-	-100%
Total Transfers Out and Contribution of Fund Balance	1,086,644	224,476	719,743	371,307	-48%
Total Expenditures, Transfers Out, and Contribution to Fund Balance	2,275,028	2,212,025	2,184,103	2,190,831	

Note 2. A reimbursement resolution was located which shows the Fireclay RDA owes the Wastewater Fund \$2,205,685 for infrastructure in the area, so the reimbursement was increased to pay off when the increment collection stops.

RDA SMELTER SITE AREA ^(21N)

AREA BALANCE

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26
Beginning Area Balance	\$ 4,157,220	\$ 3,022,955	\$ 3,022,955	\$ 2,945,406
Revenues	1,311,666	209,957	145,265	77,975
Expenditures	(1,164,727)	(287,506)	(524,730)	(129,416)
Transfers in	-	-	-	-
Transfers out	(1,281,204)	-	-	-
Ending Area Balance	\$ 3,022,955	\$ 2,945,406	\$ 2,643,490	\$ 2,893,965

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26	Change
REVENUES					
25-0000-31164 Tax Increment - Smelter	243,153	-	-	-	
25-0000-33464 Inter Govt Tax Increment	890,191	-	-	-	
25-0000-36100 Interest	178,322	209,957	145,265	77,975	-46%
Total Revenues	1,311,666	209,957	145,265	77,975	-46%
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	1,134,265	77,549	379,465	51,441	0%
Total Transfers In and Use of Fund Balance	1,134,265	77,549	379,465	51,441	0%
Total Revenue, Transfers In, and Use of Fund Balance	2,445,931	287,506	524,730	129,416	
EXPENDITURES					
Operations					
25-2505-49310 Admin Allocate - Wages	52,275	-	3,566	-	-100%
25-2505-49311 Admin Allocate - O&M	4,392	-	1,189	-	-100%
	56,667	-	4,755	-	-100%
Redevelopment Area					
25-2505-42602 Low Income Housing	810,800	75,000	100,000	-	-100%
25-2505-42604 Homeless Shelter Contribution ¹	159,783	189,728	229,975	29,416	-87%
25-2505-43000 Professional Services ²	1,476	22,778	120,000	100,000	-17%
25-2505-47300 Infrastructure	-	-	70,000	-	-100%
	972,059	287,506	519,975	129,416	-75%
Tax Increment Rebate					
25-2505-43201 Murray School District	136,001	-	-	-	
	136,001	-	-	-	
Total Expenditures	1,164,727	287,506	524,730	129,416	-75%

Note 1. The budgeted amount is the remaining low income housing set aside.

Note 2. This is budgeted incase any potential projects in the Smelter area need funds or consulting services.

RDA SMELTER SITE AREA ^(21N)

BUDGET AND FINANCIAL HISTORY

		Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26	Change
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE						
25-2505-49210	General Fund Transfer	571,372	-	-	-	
25-2505-49241	Capital Projects Transfer	709,832	-	-	-	
	Reserve Buildup					
Total Transfers Out and Contribution of Fund Balance		1,281,204	-	-	-	
Total Expenditures, Transfers Out, and Contribution to Fund Balance		2,445,931	287,506	524,730	129,416	

RDA EAST VINE STREET AREA ^(21L)

AREA BALANCE

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26
Beginning Area Balance	\$ 156,193	\$ 173,619	\$ 173,619	\$ 34,284
Revenues	68,320	56,931	62,415	51,380
Expenditures	(30,894)	(55,405)	(29,999)	(2,456)
Transfers in	-	-	-	-
Transfers out	(20,000)	(140,861)	(136,265)	-
Ending Area Balance	\$ 173,619	\$ 34,284	\$ 69,770	\$ 83,208

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26	Change
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REVENUES

25-0000-31162 Tax Increment - E Vine	12,454	49,122	58,078	49,122	-15%
25-0000-33462 Inter Govt Tax Increment	45,624	-	-	-	0%
25-0000-36100 Interest	10,242	7,809	4,337	2,258	-48%
Total Revenues	68,320	56,931	62,415	51,380	-18%

TRANSFERS IN AND USE OF FUND BALANCE

Use of Reserves	-	134,739	103,849		0%
Total Transfers In and Use of Fund Balance	-	134,739	103,849	-	0%

Total Revenue, Transfers In, and Use of Fund Balance	68,320	191,670	166,264	51,380
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EXPENDITURES

Operations

25-2503-47300 Infrastructure	-	-	-	-	
25-2503-49310 Admin Allocate - Wages	28,429	41,554	22,499	2,088	-91%
25-2503-49311 Admin Allocate - O&M	2,387	13,851	7,500	368	-95%
	30,816	55,405	29,999	2,456	-92%

Redevelopment Activity

25-2503-42601 Revitalization Grants	-	-	-	-	0%
25-2503-43000 Professional Services	78	-	-	-	0%
	78	-	-	-	0%

Total Expenditures	30,894	55,405	29,999	2,456	-92%
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TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE

25-2503-49210 General Fund Transfer	20,000	11,265	11,265	-	-100%
25-2503-49241 Capital Projects Fund Transfer	-	129,596	125,000	-	-100%
Reserve Buildup	17,426			48,931	
Total Transfers Out and Contribution of Fund Balance	37,426	140,861	136,265	48,931	-64%

Total Expenditures, Transfers Out, and Contribution to Fund Balance	68,320	196,266	166,264	51,387
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RDA CHERRY AREA (21K)

AREA BALANCE

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26
Beginning Area Balance	\$ 299,965	\$ 38,978	\$ 38,978	\$ -
Revenues	158,736	11,496	6,687	-
Expenditures	(381,823)	(50,474)	(30,000)	-
Transfers in	-	-	-	-
Transfers out	(37,900)	-	-	-
Ending Area Balance	\$ 38,978	\$ -	\$ 15,665	\$ -

The Cherry Street RDA area has stopped collecting increment and spent all remaining funds in FY2025.

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Amended Budget FY 24-25	Annual Budget FY 25-26	Change
REVENUES					
25-0000-31163 Tax Increment - Cherry	33,471	-	-	-	
25-0000-33463 Inter Govt Tax Increment	122,966	-	-	-	
Interest	2,299	11,496	6,687	-	-100%
Total Revenues	158,736	11,496	6,687	-	
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	260,987	38,978	23,313	-	-100%
Total Transfers In and Use of Fund Balance	260,987	38,978	23,313	-	
Total Revenue, Transfers In, and Use of Fund Balance	419,723	50,474	30,000	-	
EXPENDITURES					
25-2504-49310 Admin Allocate - Wages	76,576	-	22,500	-	-100%
25-2504-49311 Admin Allocate - O&M	6,429	-	7,500	-	-100%
25-2504-42125 Travel & Training	-	-	-	-	
25-2504-42140 Supplies	-	-	-	-	
	83,005	-	30,000	-	
Redevelopment Activity					
25-2504-42601 Revitalization Grants	-	-	-	-	
25-2504-47300 Infrastructure	298,614	50,474	-	-	
	298,818	50,474	-	-	
Total Expenditures	381,823	50,474	30,000	-	
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
25-2504-49210 General Fund Transfer	37,900	-	-	-	
Reserve Buildup	-	-	-	-	
Total Transfers Out and Contribution of Fund Balance	37,900	-	-	-	
Total Expenditures, Transfers Out, and Contribution to Fund Balance	419,723	50,474	30,000	-	

RESOLUTION NO. R25-

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MURRAY CITY AND SALT LAKE NEIGHBORHOOD HOUSING SERVICES DBA NEIGHBORWORKS SALT LAKE FOR A CONTRIBUTION OF FUNDS TO BE USED FOR DOWN PAYMENT ASSISTANCE AND HOME IMPROVEMENT LOANS AND GRANTS FOR QUALIFYING HOUSEHOLDS.

WHEREAS, the Redevelopment Agency of Murray City ("RDA") and Salt Lake Neighborhood Housing Services dba NeighborWorks® Salt Lake ("NeighborWorks") have a common interest in addressing the City's housing goals and in facilitating neighborhood revitalization and development through increased home ownership in the community; and

WHEREAS, the RDA and NeighborWorks have had an existing relationship and have engaged in collaborative efforts since at least May, 2011; and

WHEREAS, the RDA, NeighborWorks and Murray City Corporation (the "City") are parties to an agreement outlining a mutual process and commitments for lending and for future development of NeighborWorks to assist the RDA and City to meet housing goals and objectives (the "Joint Agreement"); and

WHEREAS, Title 17C Chapter 1 of the Utah Code authorizes the RDA to use agency funds to support the financing for housing-related expenditures or programs, including the payment of all or part of the value of the land, housing or housing improvements; and

WHEREAS, the RDA desires, subject to the terms and conditions of an agreement, to contribute \$400,000.00 (the "Funds") to NeighborWorks from the RDA's affordable housing set-aside funds, with \$200,000.00 to be used for down payment assistance and \$200,000.00 for home improvement loans and grants for qualifying households; and

WHEREAS, the amount of this contribution was not included in the Joint Agreement; and

WHEREAS, NeighborWorks is willing to accept the Funds solely to be used for the purposes stated and is willing to report back on the use of the Funds; and

WHEREAS, the RDA believes it is in the best interest of the RDA to enter into an agreement with NeighborWorks to govern a contribution of \$400,000.00, \$200,000.00 to be used for down payment assistance and \$200,000.00 for home improvement loans and grants for qualifying households, a copy of which is attached as Exhibit "A."

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

1. It hereby approves the Agreement between the Redevelopment Agency of Murray City and Neighborhood Housing Services dba NeighborWorks® Salt Lake, in substantially the form attached as Exhibit "A"; and
2. The Agreement is in the best interest of the RDA; and
2. Brett A. Hales, as executive director of the RDA Board, is authorized on behalf of the RDA to sign the Agreement.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this ____ day of June 2025.

Redevelopment Agency of Murray City

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

EXHIBIT A

Agreement

Between the Redevelopment Agency of Murray City and Salt Lake Neighborhood
Housing Services, dba as NeighborWorks© Salt Lake ("NeighborWorks") for a
Contribution to be used for Down Payment Assistance
and Home Improvement Loans and Grants

AGREEMENT

Between the Redevelopment Agency of Murray City and Salt Lake Neighborhood Housing Services, dba NeighborWorks© Salt Lake (“NeighborWorks”) for a Contribution to be used for Down Payment Assistance and Home Improvement Loans and Grants

This Agreement is made and entered into this ____ day of _____, 2025, by and between the Redevelopment Agency of Murray City (hereinafter referred to as “RDA”) and NeighborWorks.

RECITALS

WHEREAS, The RDA and Salt Lake Neighborhood Housing Services dba NeighborWorks© Salt Lake (“NeighborWorks”) have a common interest in addressing the City’s housing goals and in facilitating neighborhood revitalization and development through increased home ownership in the community; and

WHEREAS, the RDA and NeighborWorks have had an existing relationship and have engaged in collaborative efforts since at least May, 2011; and

WHEREAS, the RDA, NeighborWorks and Murray City Corporation (“City”) are parties to an agreement outlining a mutual process and commitments for lending and future development of NeighborWorks to assist the RDA and City meet housing goals and objectives (the “Joint Agreement”); and

WHEREAS, this Agreement covers a substantial monetary contribution not contemplated or included in the Joint Agreement; and

WHEREAS, the RDA seeks to support affordable housing programs within the City; and

WHEREAS, the Community Reinvestment Act of Utah requires that a portion of the tax increment funds be set aside to be used for housing purposes; and

WHEREAS, Title 17C Chapter 1 of the Utah Code authorizes the RDA to use agency funds to support the financing for housing-related expenditures or programs, including the payment of all or part of the value of the land, housing or housing improvements; and

WHEREAS, the RDA wants to contribute \$400,000.00 (the “Funds”) to NeighborWorks from the RDA’s affordable housing set-aside funds, \$200,000.00 of the total amount to be used for down payment assistance and \$200,000 to be used for home improvement loans and grants for qualifying households; and

WHEREAS, NeighborWorks is willing to accept the Funds solely to be used for the above stated purposes, and is willing to report back to the RDA on the use of the Funds; and

WHEREAS, the parties agree to adhere to the terms and conditions of this Agreement;

NOW THEREFORE, in consideration of the foregoing, the parties agree as follows:

AGREEMENT

1. SCOPE OF AGREEMENT

The RDA hereby contributes Four Hundred Thousand Dollars (\$400,000.00) (the “Funds”) to NeighborWorks. In exchange for receipt of the Funds, NeighborWorks agrees to the following uses and limitations of uses for the Funds:

- A. Funds shall be expended to assist qualifying low-to-moderate income households with \$200,000.00 for down payment assistance and \$200,000.00 for home improvement loans and grants in order to support affordable housing initiatives. Funds may only be used for down payment assistance and home improvement loans and grants for properties within Murray City. Funds shall not be used for any other purpose.
- B. NeighborWorks agrees to submit an actual-use and revenue report at the end of the fiscal year to the RDA.
- C. If at any time that it is discovered by the RDA that Funds were used by the NeighborWorks for purposes other than those agreed upon within this Agreement, the RDA may require a return of the entire amount of Funds disbursed to NeighborWorks under this Agreement.
- D. NeighborWorks represents that it will allocate at least 80% of Funds towards program activity. NeighborWorks may allocate no more than 20% from the down-payment assistance funds and 20% from the home improvement loans and grants funds toward administrative expenses. In no event shall the Funds be used to hire additional staff.

2. AUDIT

The RDA reserves the right to audit the use of Funds and the accounting of the use of Funds received by NeighborWorks under this Agreement. If such audit is requested by the RDA, NeighborWorks shall cooperate fully with the RDA and its representatives in the performance of the audit.

3. MAINTENANCE AND AVAILABILITY OF RECORDS

NeighborWorks agrees to maintain detailed and accurate records of the use of all funds which it receives under this Agreement for a period of three (3) years. NeighborWorks further agrees to retain said records and make them available for review by the RDA from time to time upon the RDA’s request within the three (3) year timeframe.

4. ASSIGNMENT AND TRANSFER OF FUNDS

It is understood that NeighborWorks shall not assign or transfer its rights or receipt of Funds under this Agreement, any interest therein, or claim hereunder. The Funds provided under this Agreement shall be used exclusively and solely by NeighborWorks for the purpose set forth in this Agreement.

5. INDEPENDENT AGENCY

Funds provided to NeighborWorks under this Agreement do not give the RDA any authority whatsoever over the manner and method by which NeighborWorks carries out its purposes, except that, to the extent that any actions taken by NeighborWorks violate the agreed use of Funds.

6. INDEMNIFICATION:

NeighborWorks agrees to indemnify and save harmless the RDA, its officers, agents and employees from and against any and all claims, damages, losses and expenses, including attorney's fees and legal costs, arising out of any and all of NeighborWorks' or its officers, agents, or employees negligent or wrongful acts or failures to act which arise out of this Agreement.

7. COMPLIANCE WITH LAWS:

During the expenditure of funds provided NeighborWorks under this Agreement, NeighborWorks, its officers, agents and employees agree to comply with all laws, federal, state or local, which apply to its operations and to the distribution of the Funds hereunder.

8. INTERPRETATION:

The terms and conditions or any amendments to this Agreement, or the waiver of any of the terms hereof, shall not be binding unless made in writing and signed by both parties.

9. IMMIGRATION STATUS VERIFICATION:

NeighborWorks shall comply with section 63G-12-402 of the Utah Code in dispensing public benefits, as defined in State and Federal law.

10. OTHER TERMS:

This Agreement constitutes the entire agreement between the parties.

11. CONTACTS:

For NeighborWorks:

Bryce Garner
Chief Executive Officer
622 West 500 North
Salt Lake City, Utah 84116
bryceg@nwsaltlake.org
801-539-1590

For the RDA:

Community and Economic Development Department
10 East 4800 South, Room 283
Murray, Utah 84107

IN WITNESS THEREOF the parties have caused this Agreement to be executed and in effect as of the day and year first written above.

**SALT LAKE NEIGHBORHOOD HOUSING SERVICES,
DBA NEIGHBORWORKS© SALT LAKE**

Bryce Garner
Chief Executive Officer

THE REDEVELOPMENT AGENCY OF MURRAY CITY

Attest:

Brett A. Hales
RDA Executive Director

Approved as to Form:

Brooke Smith
Murray City Recorder

Approved as to Content:

G.L. Critchfield, City Attorney

Chad Wilkinson, CED Director