



REDEVELOPMENT AGENCY (RDA) OF MURRAY CITY

MEETING MINUTES

June 17, 2025

5:30 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
Zachary Smallwood, CED Department
Pattie Johnson, Council Admin Assistant
Rob White, IT Department
Isaac Zenger, IT Department
Elvon Farrell, CED Department
Brenda Moore, Finance & Admin. Director
Kim Sorensen, Parks & Recreation
Bryce Garner, NeighborWorks Salt Lake
Jenn Kikel-Lynn, Murray City Downtown District
Members of the Public (per sign-in sheet)

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

APPROVAL OF MINUTES

Board Member Cotter made a motion to approve minutes for April 15, 2025 and May 13, 2025.
Board Member Hock seconded. Roll call vote:

Y Diane Turner

Y Paul Pickett

Y Pam Cotter
Y Adam Hock
Y Scott Goodman

Motion passes: 5-0

CITIZEN COMMENTS

Chair Turner opened the citizen comment period. Seeing no comments, Chair Turner moved on to the next agenda item.

BUSINESS ITEM(S)

Public Hearing: Consider a resolution of the Redevelopment Agency of Murray City adopting its fiscal year 2025-2026 final budget

Brenda Moore presented this agenda item. She provided details for each of the redevelopment areas, including the tax increment balance, interest earned, expenditures, reserves and other account balances for each one.

Chair Turner and Ms. Moore had a discussion about the funds from the sale of the old city hall. Chair Turner asked if the funds for the sale had been received yet. Ms. Moore said they are expected to be received at the end of 2025.

Chair Turner opened the agenda item for public comment. Seeing none, the period for public comment was closed.

Board Member Hock made a motion to approve the resolution of the Redevelopment Agency of Murray City adopting its fiscal year 2025-2026 final budget.

Seconded by Vice Chair Pickett.

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

Motion passes: 5-0

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 presented this agenda item. He provided a brief background on the Redevelopment Agency (RDA) funds that support Neighborworks Salt Lake and the agreement between them and the RDA. He said that the dollar amount to be provided to Neighborworks Salt Lake isn't specified in the agreement and must be voted on by the board each year. He provided a report of the funds

the board provided last year and the Neighborworks Salt Lake programs that were supported by it, which were the Down Payment Assistance Program and the Home Improvement Program. He said that nine families in Murray were provided funding to purchase homes through Down Payment Assistance, one home received Home Improvement Assistance, and three homes are in the process of receiving Home Improvement Assistance. RDA staff recommended that the board allocate \$200,000 for each program, for a total of \$400,000.

Vice Chair Pickett asked how much each homeowner is given for the Down Payment Assistance Program. Mr. Farrell said there is a limit of \$30,000 per household. He also said that the funds go quickly and are often depleted before the year ends.

A discussion was had regarding the fact that there are still more families that could be helped by these programs. Board Member Hock asked if it was because of limitations in qualifying for the program or a lack of available funds. Mr. Farrell said it's limited by the amount of funding provided. Board Member Hock asked if people are being turned away for the programs. Mr. Farrell said yes, they are. Chair Turner asked Ms. Moore if there are enough RDA funds to provide more program funding. Ms. Moore said yes. She said the RDA could easily increase the funding by \$100,000 to \$200,000. The board agreed to approve \$400,000 today and consider providing additional funding later in the year, if it runs out.

Board Member Hock made a motion to approve the resolution for 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.

Seconded by Vice Chair Pickett.

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

Motion passes: 5-0

Project Area Updates

Elvon Farrell provided an update regarding the Tripp Lane development. He said that NeighborWorks Salt Lake has begun construction on the first three homes. Once complete, those will be sold to fund the rest of the development.

Board Member Hock asked what the asking price will be for the houses. Mr. Farrell said they will be sold for market value. The intention behind that is not to drive down the market values in the nearby neighborhood.

Chad Wilkinson provided updates on projects in the RDA areas. In the Central Business District (CBD) area, He provided an update on the Rockworth parking agreement. He anticipates that it will be presented for the July 2025 RDA meeting. He said staff have incorporated the suggestions made during the recent RDA workshop. Mr. Wilkinson provided an update on active participation

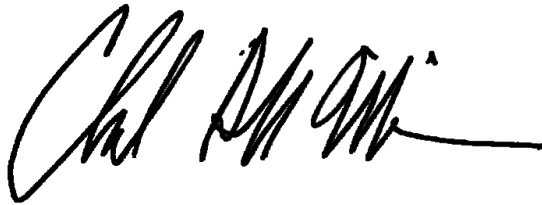
agreement reimbursements in the Fireclay area. He said the Fireclay Phase One, Hamlet Homes and Parley's Partners received disbursements as part of their agreements. Mr. Wilkinson provided an update on the annual report. He said that's due at the end of June 2025. Once completed, it will be submitted to the state for review, as well as the RDA board. He provided an update on the Ore Sampling Mill RDA area. He said staff has met with the owner of the Ore Sampling Mill site in the area. The owner has completed a significant amount of environmental remediation work. He said the RDA has an agreement with the owner that limits the amount of increment they are able to give to the project. He said that details are being worked out as to when the tax increment will be collected. Mr. Wilkinson said that more discussions will be had with the RDA board to determine the triggering of that tax increment.

ADJOURNMENT

Chair Turner adjourned the meeting at 5:55 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.

A handwritten signature in black ink, appearing to read 'Chad Wilkinson', with a long horizontal line extending from the end of the signature.

Chad Wilkinson, Deputy Executive Director of the Redevelopment Agency