



# MURRAY CITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

## MEETING MINUTES

October 21, 2025

3:30 P.M. MDT

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

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### MEMBERS PRESENT

#### RDA Board Members

Diane Turner, Chair  
Pam Cotter  
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  
Brenda Moore, Finance & Admin Director  
Chad Wilkinson, CED Director  
Pattie Johnson, Council Admin Assistant  
Rob White, IT Department  
Isaac Zenger, IT Department  
Elvon Farrell, CED Department  
Kim Sorenson, Parks & Recreation  
Rowan Coats, Parks & Recreation  
Katee Hansen, NeighborWorks Salt Lake  
Members of the Public (per sign-in sheet)

#### Excused:

Paul Pickett  
Scott Goodman

### CALL MEETING TO ORDER

Chair Turner called the meeting to order at 3:35 p.m. MDT.

### APPROVAL OF MINUTES

Board Member Hock made a motion to approve minutes for September 16, 2025. Board Member Cotter seconded. A voice vote was taken with all in favor.

## CITIZEN COMMENTS

There were no citizen comments for this meeting.

## DISCUSSION ITEM(S)

### Discussion on the Redevelopment Agency of Murray City Fund Balances

Brenda Moore presented this agenda item. She provided updates on each of the Redevelopment Agency (RDA) districts. In the Cherry Street RDA, they have stopped collecting tax increment in 2023. She said they'll use the balance to fund the stormwater retention pond in 2026. In the East Vine RDA, the tax increment collection ends in 2028. There are no more infrastructure payments needed or low-income housing requirements. Funds from this RDA will be used for the repavement of Vine Street in 2025. There are currently no projects for the rest of the funds to be used in the East Vine RDA. The Fireclay RDA tax increment collection ends in 2033. This RDA has a 20% low-income housing requirement. The Fireclay RDA transfers funds to the Wastewater fund for infrastructure repayment. Of note, the Fireclay RDA has a \$1.4 million low-income housing balance to spend and an unrestricted area balance of \$3.7 million to spend. There are upcoming projects these funds will be used for. The Central Business District (CBD) RDA tax increment stops in 2034, with the option to extend. There is no current need to extend this area. They also have a 20% low-income housing requirement. Ms. Moore said the RDA will provide \$3 million to Rockworth towards the Block One parking structure. The CBD's low-income housing balance is \$1.5 million.

Chair Turner asked if the 20% low-income housing requirement was an annual requirement. Ms. Moore said yes, and it's based on the amount of increment collected.

Board Member Cotter asked Ms. Moore to explain the annual \$400,000 school district reimbursement. Ms. Moore said the school district agreed to let the RDA continue collecting the increment until 2034, but the RDA would have to reimburse them \$400,000 annually.

Ms. Moore provided an update on the Smelter site. She said the increment collection stopped in 2024. They no longer have a low-income housing balance. They have an unrestricted balance of \$2.7 million. Some of those funds will go towards new LED lighting in that RDA. She said all the RDA areas together have \$9.1 million in funds, with \$2.9 of that in restricted funds and the rest can be used for area projects.

Board Member Hock asked why the East Vine RDA doesn't have a housing requirement. Ms. Moore said it's due to its size, as well as the fact that it was added to the RDA before the requirement.

Ms. Moore said that Enbridge Gas is going to replace the gas line in the CBD RDA without requesting to be reimbursed, which will save the RDA \$1.5 million.

### Report from NeighborWorks Salt Lake on Their Current Programs and Activities in Murray City

Katee Hansen, the new director of Home Ownership Services for NeighborWorks, provided an update on the 2024-25 program year. She discussed how funds provided by the RDA were used for the Down Payment Assistance Program and the Home Improvement Loans and Grants Program. She described each program and what it offers to residents who qualify. Ms. Hansen said they provided nine loans for the down payment assistance program for the 2024-25 fiscal year. Two of

those loans were from the city employee fund. She said some of the down payment assistance funds are allocated for city and school district employees. She said the total facilitated investment for that program was \$2.5 million. She described the types of homes purchased with the funds. She said that four grants were provided through the Home Improvement Loans and Grants program for the 2024-25 fiscal year. The total facilitated amount was just under \$1.5 million. She described the process for families to apply for those funds and the criteria used to determine eligibility. She said the health and safety of the homes is the highest priority. She described the demographics served, stating that the majority were mostly female non-Hispanic homeowners. She showed a map with the locations of the homes for both programs. Ms. Hansen provided an update for the 2025-26 fiscal year so far. They have provided four loans for the down payment assistance program this year, totaling a facilitated amount of \$1.6 million in home value. She noted that participants purchased more single-family homes instead of condos. She said there are six grants pending for the down payment assistance program, totaling \$702,000. She described the types of repairs the funds will be used for. She described the demographics for this year's applicants. She showed a map with the locations of houses for this year's programs. She said that for both years for both programs the total facilitated dollars will be \$8.7 million.

Ms. Hansen provided an update on the Tripp Lane development. She said that NeighborWorks will not be able to provide these houses at an affordable housing rate. They will be sold at market rate. NeighborWorks will put the profits from the sale of those homes back into community land trust and other affordable development initiatives. She showed renderings of the houses and described the layout. She said twelve homes will be built; three models are scheduled to be completed in the next couple of weeks. She said there are a total of twelve lots that will be developed. She provided contact information for the realtor of the development.

Board Member Cotter asked about the interest in the homes being built on Tripp Lane. Ms. Hansen said there is a lot of interest in the homes that are already built. They have had over 60 inquiries. Ms. Cotter asked about interest in the empty lots. Ms. Hansen said she doesn't have the information on specific numbers, just that the development as a whole has generated a lot of interest. She said there are a few more lots under contract with permits ready to begin footings and foundations.

Ms. Hansen said NeighborWorks will be hosting Rake Your Heart Out on November 6<sup>th</sup>. She said this is their fall service project. She described the event and said they are in need of volunteers, as well as more homes that need assistance.

Board Member Hock asked how much NeighborWorks has left in funding for their programs for the rest of the fiscal year. Ms. Hansen said they have no more funds but there is still a tremendous need. She said they already have a wait list. Board Member Hock encouraged the board to consider allocating more funds and requested a discussion at the next RDA meeting.

Chair Turner requested an impromptu update on the progress Tea Rose Diner is making with the chapel.

Elvon Farrell provided an update for Tea Rose Diner. He said there aren't many updates at this time. Tea Rose is working with the contractor on the building design layout and plans. He said the city will be working with the contractor to clarify requirements. They do not know when they will break ground.

## ANNOUNCEMENTS AND QUESTIONS

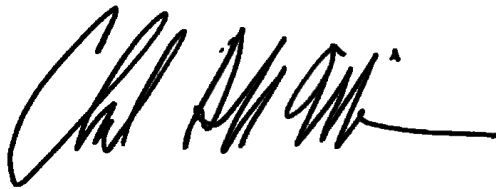
The next scheduled meeting will be held on November 18, 2025 in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

## ADJOURNMENT

Chair Turner adjourned the meeting at 4:02 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](mailto: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.

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