



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, January 20th, 2026, 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/>. Emails may be submitted to: rda@murray.utah.gov.

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, January 20th, 2026

- 1. Approval of Minutes:** January 6th, 2026
- 2. Citizen Comments:** (see above for instructions)
- 3. 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.

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 13th, 2025, a copy of the Notice of Meeting was posted in accordance with Section 52-4-202(3).



MURRAY CITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

MEETING MINUTES

January 6, 2026

4:30 P.M. MDT

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

MEMBERS PRESENT

RDA Board Members

Diane Turner, Chair
Paul Pickett, Vice Chair
Pam Cotter
Adam Hock
Clark Bullen

Others in Attendance

Mayor Brett Hales, Mayor's Office
Kim Sorensen, Mayor's Office
Jennifer Kennedy, Council Executive Director
G.L. Critchfield, City Attorney
Chad Wilkinson, CED Director
Pattie Johnson, Council Admin Assistant
Ryan Madsen, IT Department
Ben Grey, IT Department
Elvon Farrell, CED Department
Brenda Moore, Finance & Admin. Director
Members of the Public (per sign-in sheet)

CALL MEETING TO ORDER

Chair Turner called the meeting to order at 4:30 p.m. MDT.

APPROVAL OF MINUTES

Vice Chair Pickett made a motion to approve minutes for November 18, 2025. Board Member Hock seconded. A voice vote was taken with all in favor.

CITIZEN COMMENTS

There were no citizen comments for this meeting.

BUSINESS ITEM(S)

Action Item: Consider a resolution appointing the Chair and Vice Chair for the Redevelopment Agency of Murray City for the calendar year 2026

Board Member Hock nominated Diane Turner as Chair of the Redevelopment Agency. A voice vote was taken with all in favor.

Board Member Hock nominated Paul Pickett as Vice Chair of the Redevelopment Agency. A voice vote was taken with all in favor.

Board Member Hock made a motion to approve a resolution appointing the chair and vice chair of the Redevelopment Agency of Murray City for the calendar year of 2026.

Y Diane Turner

Y Paul Pickett

Y Pam Cotter

Y Adam Hock

Motion passes: 4-0

Clark Bullen arrived at the meeting at 4:35 p.m.

Action Item: Consider a resolution approving a termination of the Amended and Restated Real Estate Purchase, Sale, and Development Agreement between The Redevelopment Agency of Murray City and Triumph Group Murray, LLC

Chad Wilkinson presented the resolution and provided a brief history of events that led to the action to terminate the agreement. He said that staff recommends adopting the resolution authorizing the termination.

Board Member Bullen asked what the timeline of events would look like after the termination of the agreement.

Mr. Wilkinson said staff would be working with consultants to conduct a market study for the property. Following the market study, a Request for Proposals (RFP) would be opened to the public for potential projects. Timing would depend upon the results of the market study, but he anticipates three to four weeks to receive study results. Staff proposed that the board issue an RFP. After that, proposals would be reviewed. He anticipates there would be a steering committee that will review the proposals and at least one RDA board member would be on the steering committee. After a review of proposals, the RDA board would select a developer.

Board Member Cotter moved to approve the resolution approving a termination of the Amended and Restated Real Estate Purchase, Sale, and Development Agreement between the Redevelopment Agency of Murray City and Triumph Group Murray, LLC.

Board Member Bullen seconded. Roll call vote:

Y Diane Turner
Y Paul Pickett
Y Pam Cotter
Y Adam Hock
Y Clark Bullen

Motion passes: 5-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on January 20, 2026, at 5:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner adjourned the meeting at 4:43 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
Community & Economic Development Department

RESOLUTION NO. R26-

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, 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 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 including the contributions as set forth in Exhibit "A"; 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, the RDA desires, subject to the terms and conditions of an agreement, to contribute an additional \$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 of which \$200,000.00 will 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 "B."

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 "B"; and
2. The Agreement is in the best interest of the RDA; and
3. 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 January 2026.

Redevelopment Agency of Murray City

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

EXHIBIT A

EXHIBIT A

Contributions

Funds contributed from the Redevelopment Agency of Murray City to Salt Lake
Neighborhood Housing Services dba NeighborWorks© Salt Lake.

| Year | Total |
|--------------|-----------------------|
| 2013 | \$18,944.69 |
| 2014 | \$358,238.20 |
| 2015 | \$43,515.27 |
| 2016 | \$54,293.25 |
| 2017 | \$30,810.63 |
| 2018 | \$8,056.75 |
| 2019 | \$0 |
| 2020 | \$38,920.08 |
| 2021 | \$37,652.40 |
| 2022 | \$38,400.00 |
| 2023 | \$388,400.00 |
| 2024 | \$822,400.00 |
| 2025 | \$400,000.00 |
| 2026 | \$400,000.00 |
| Total | \$2,639,631.27 |

EXHIBIT B

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 as 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 _____, 2026, 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 all of the Funds towards program activity except administrative expenses. NeighborWorks may allocate no more than Thirty-five Thousand Dollars (\$35,000.00) of the 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
Executive Director

Approved as to Form:

G.L. Critchfield, City Attorney

Brooke Smith
Murray City Recorder

Approved as to Content:

Chad Wilkinson, CED Director