



PUBLIC NOTICE IS HEREBY GIVEN that the Board of Directors of the Redevelopment Agency of Murray City, Utah will hold a regular meeting at 3:30 p.m., Tuesday, February 15, 2022, in the Murray City Council Chambers at 5025 South State Street, Murray, Utah.

Any member of public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Public Comments can be made in person during the meeting or may be submitted by sending an email (including your name and address) to: rda@murray.utah.gov *All comments are limited to 3 minutes or less and email comments will be read into the meeting record.*

RDA MEETING AGENDA
3:30 p.m., Tuesday, February 15, 2022

- 1. Approval of January 4, 2022, RDA meeting minutes**
- 2. Citizen comments (see above for instructions)**
- 3. Redevelopment project areas finance Report (Brenda Moore, Finance and Administration Director)**
- 4. Presentation of conceptual development ideas for the Central Business District (CBD) urban renewal area (Susan Wright)**
- 5. Discussion of current and future partnership with NeighborWorks Salt Lake (Allison Trease, NeighborWorks)**
- 6. Discuss hiring a market research and data analytics group to conduct a public opinion survey for the area between State Street to Poplar Street and 4800 South to 5th Avenue within the Central Business District (CBD) urban renewal area**
- 7. Discuss scheduling an RDA training workshop**
- 8. Adjournment**

Special accommodations for the hearing or visually impaired will be 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 February 3, 2022, a copy of the foregoing Notice of Meeting was posted in accordance with Section 52-4-202 (3).



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

Agenda Item #1

January 4, 2022, Redevelopment Agency of Murray City Meeting

The Redevelopment Agency (RDA) of Murray City met on Tuesday, January 4, 2022, at 5:00 p.m. in the Murray City Council Chambers, 5025 South State Street, 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 3 minutes or less, and written comments were read into the meeting record.

RDA Board Members

Diane Turner, Pro Temp Chair
Rosalba Dominguez
Pam Cotter

Others in Attendance

Brett Hales, RDA Executive Director
Brooke Smith, RDA Secretary
G.L. Critchfield, City Attorney
Jennifer Kennedy, City Council Executive Director

Brooke Smith called the meeting to order at 5:02 p.m.

The first item of business is to nominate a new Pro Temp Chair for this meeting only.

MOTION: Ms. Dominguez moved to nominate Diane Turner for Pro Temp Chair, SECONDED by Ms. Cotter.

| | |
|---------------|-----|
| Ms. Turner | Aye |
| Ms. Cotter | Aye |
| Ms. Dominguez | Aye |

Motion Passed 3-0

Approval of the November 16, 2021 RDA meeting minutes

MOTION: Ms. Dominguez moved to approve the meeting minutes. The motion was SECONDED by Ms. Cotter.

| | |
|---------------|-----|
| Ms. Turner | Aye |
| Ms. Cotter | Aye |
| Ms. Dominguez | Aye |

Motion Passed 3-0

No Citizen Comments were made

Nomination for Chair and Vice Chair

MOTION: Ms. Dominguez moved to nominate Diane Turner for RDA Chair, SECONDED by Ms. Cotter.

Redevelopment Agency of Murray City

January 4, 2022, Meeting Minutes

Page 2 of 2

| | |
|---------------|-----|
| Ms. Turner | Aye |
| Ms. Cotter | Aye |
| Ms. Dominguez | Aye |

Motion Passed 3-0

MOTION: Ms. Turner moved to nominate Rosalba Dominguez for RDA Vice Chair, SECONDED by Ms. Cotter.

| | |
|---------------|-----|
| Ms. Turner | Aye |
| Ms. Cotter | Aye |
| Ms. Dominguez | Aye |

Motion Passed 3-0

No other business was discussed.

The meeting was adjourned at 5:07 p.m.

Meeting Minutes transcribed by Jaymi Pasin, Community and Economic Development Office Administrator



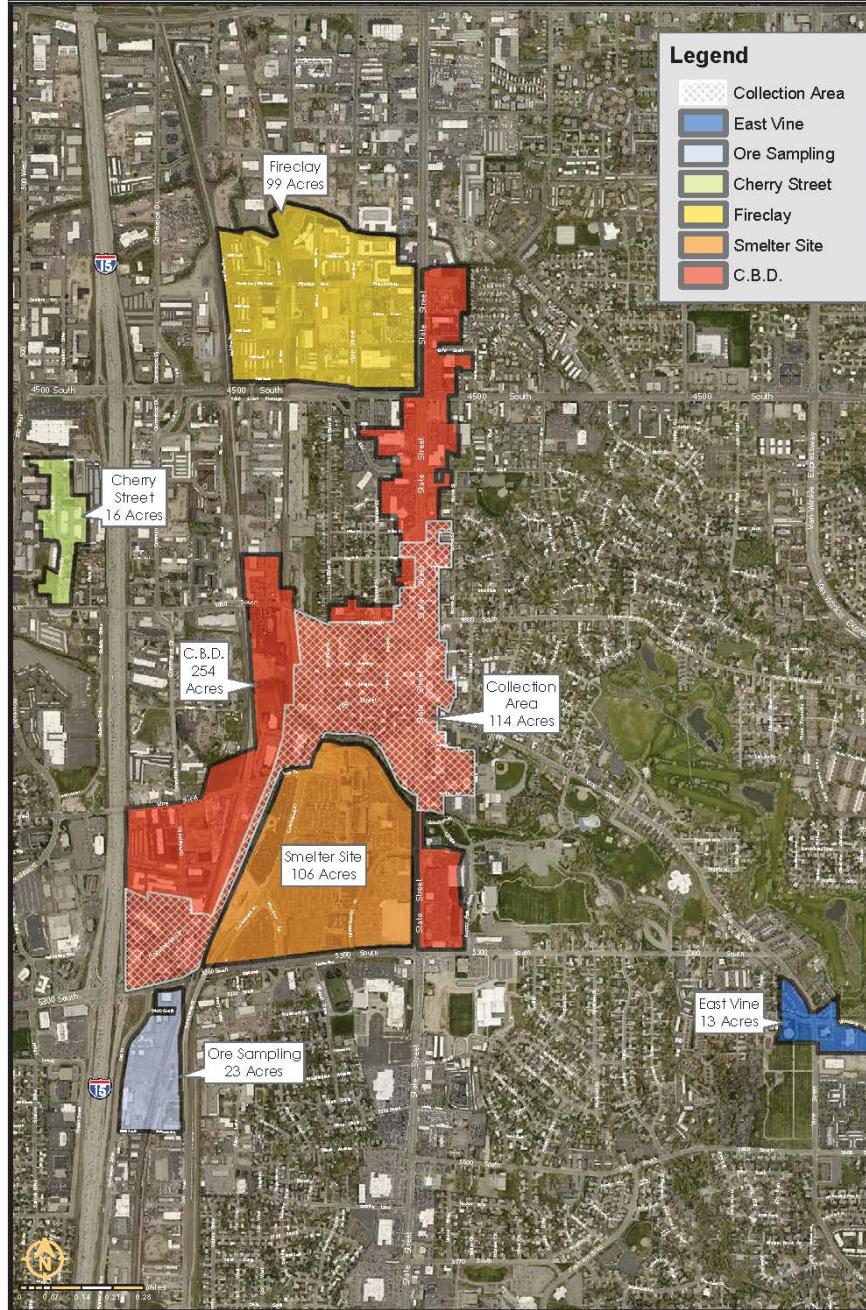
THE REDEVELOPMENT AGENCY
OF MURRAY CITY

Agenda Item #3



Redevelopment Agency Financial Discussion

Brenda Moore, Finance and Administrative Director
February 15, 2022



Murray Redevelopment Areas

ORE SAMPLING SITE

- One reimbursement agreement with Jesse Knight Legacy Center up to \$2,500,000.
- No tax increment is collected until the project is completed and the RDA activates the tax collection.



CHERRY STREET

- Expires 2023
- Revenue in FY2021 \$88,087
- No low-income housing requirement
- FY2021 \$11,409 in administration fees, no cap
- Transfers money to the General Fund to repay for infrastructure \$25,000
- Area Balance at end of FY2021 \$181,118



SMELTER SITE

- Expires 2023
- Revenue in FY2021 \$1,042,633
- Reimburses School district 12% FY2021 \$127,000
- 20% low-income housing requirement
- Administration fees capped at 5%, FY2021 \$52,132
- Transfers \$265,000 to the General Fund to repay infrastructure costs
- Sales tax withheld FY2021 for homeless shelter \$95,348
- Low-income housing balance FY2021 \$832,898
- Area Balance unrestricted FY2021 \$2,263,173

EAST VINE

- Expires 2028
- No low-income housing requirement
- Revenue in FY2021 \$56,906
- FY2021 administration fees \$11,809, no cap.
- Transfers \$10,000 to the General Fund for infrastructure repayment
- Area balance FY2021 \$90,109

FIRECLAY

- Expires 2033
- 20% low-income housing requirement
- Revenue in FY2021 \$1,776,513
- Administration fees capped at 2% FY2021 \$35,530
- Reimburse school district 12% of revenue, FY2021 \$213,182
- 4 reimbursement agreements, remaining balance \$8,846,260 FY2021 \$775,583
- Transfers funds to Wastewater, and Power funds for infrastructure repayment, \$21,125 each
- Low-income housing balance FY2021 \$607,568
- Area balance FY2021 \$1,356,703

CENTRAL BUSINESS DISTRICT

- Expires 2034 – option to extend 2 years
- 20% low-income housing requirement
- Revenue in FY2021 \$1,340,076
- Administration fees capped at 4% FY2021 \$53,603
- Reimburse school district \$400,000, FY2021 29.8% of revenue.
- No private reimbursement agreements
- Paying the 2016 Bond for property acquisition FY2021 \$565,150
- Transfer from General Fund for land purchases city hall \$327,000
- Low-income housing balance FY2021 \$885,486
- Area balance FY2021 (\$1,535,267)
- Net balance FY2021 (\$649,781)
- Depending on expenses should be positive in 3.5 years.
- Land rich, cash poor

SUMMARY



| Fiscal Year 2021 | Admin | CBD | Fireclay | East Vine | Cherry | Smelter | Total |
|--------------------------------------|-------------|---------------------|---------------------|------------------|------------------|---------------------|---------------------|
| Revenues: | | | | | | | |
| Administrative allocation (interest) | (23,441.08) | (19,064.10) | 11,479.49 | 641.55 | 1,633.37 | 20,233.70 | (8,517.07) |
| Low income housing interest | | 3,242.74 | 2,224.64 | | | 3,049.69 | 8,517.07 |
| Tax increment receipts | | 1,152,060.80 | 1,463,846.80 | 56,906.00 | 88,087.00 | 859,506.40 | 3,620,407.00 |
| Low income housing increment | | 188,015.20 | 312,666.20 | | | 183,126.60 | 683,808.00 |
| Transfer in (City hall land) | | 327,062.00 | | | | | 327,062.00 |
| Rents and Misc | | 16,128.00 | | | | | 16,128.00 |
| Misc Revenue | | | | | | | - |
| Bond Proceeds | | | | | | | - |
| Interest | 23,441.08 | | | | | | 23,441.08 |
| Total revenues | - | 1,667,444.64 | 1,790,217.13 | 57,547.55 | 89,720.37 | 1,065,916.39 | 4,670,846.08 |
| Expenditures: | | | | | | | |
| Low income housing | | 26,688.46 | | | | 95,347.56 | 122,036.02 |
| School District payment | | 400,000.00 | 213,182.00 | | | 127,000.00 | 740,182.00 |
| RDA Area Expenditures | | 1,369,600.22 | 981,109.00 | 17,795.00 | 36,809.00 | 317,132.00 | 2,722,445.22 |
| Total expenditures | - | 1,796,288.68 | 1,194,291.00 | 17,795.00 | 36,809.00 | 539,479.56 | 3,584,663.24 |
| Net gain (loss) | - | (128,844.04) | 595,926.13 | 39,752.55 | 52,911.37 | 526,436.83 | 1,086,182.84 |
| Low Income Housing July 1, 2020 | | 720,916.30 | 292,676.93 | - | - | 742,069.54 | 1,755,662.77 |
| Fund balance - July 1, 2020 | - | (1,241,853.50) | 1,075,667.57 | 50,356.50 | 128,206.51 | 1,827,565.05 | 1,839,942.14 |
| | | (520,937.20) | 1,368,344.50 | 50,356.50 | 128,206.51 | 2,569,634.59 | |
| Low Income Housing | - | 885,485.78 | 607,567.77 | - | - | 832,898.27 | 2,325,951.82 |
| Fund balance - June 30, 2021 | - | (1,535,267.02) | 1,356,702.86 | 90,109.05 | 181,117.88 | 2,263,172.63 | 2,355,835.41 |
| Combined | | (649,781.24) | 1,964,270.63 | 90,109.05 | 181,117.88 | 3,096,070.90 | 4,681,787.23 |

Questions?



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

Agenda Item #5

Agreement between NeighborWorks® Salt Lake, the Redevelopment Agency of Murray City and Murray City Corporation

This Agreement (the "Agreement") is made this 25 day of June 2019, between Salt Lake Neighborhood Housing Services, DBA as NeighborWorks® Salt Lake ("NeighborWorks" or "NWSL"), the Redevelopment Agency of Murray City ("RDA") and Murray City Corporation ("City").

RECITALS

- A. The mission of NeighborWorks, a private nonprofit organization incorporated in the State of Utah, is to build on the strengths of neighborhoods, creating opportunities through housing, resident leadership, youth and economic development. The organization works in partnership with residents, government and businesses to build and sustain neighborhoods of choice.
- B. In May 2017, the Murray City Council adopted a new General Plan. The General Plan includes Neighborhood & Housing Goals and Moderate-Income Housing Goals as follows:
 - Provide information to homeowners on available grants, loans and other programs to assist in restoration and rehabilitation efforts;
 - Continue to work with NeighborWorks Salt Lake on Housing rehabilitation and infill project;
 - Promote affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles;
 - Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics;
 - Promote the construction of smaller-scaled residential projects that are integrated with current and future employment, retail, and cultural areas;
 - Continue to support Accessory Dwelling Units (ADUs) in all single-family residential zones.
- C. The RDA and City have an interest in a continuing partnership with NeighborWorks to address the housing goals and to facilitate neighborhood revitalization in the community.
- D. All parties have a vital interest in strengthening underserved communities and promoting community revitalization and development through facilitation of increased homeownership within the City.

- E. The parties wish to continue a collaborative effort which will result in the opportunity for NeighborWorks to expand its lines of business to the City.
- F. This Agreement is executed in consideration of the mutual promises of the parties contained herein.

AGREEMENT

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

1.0 Purposes of this Agreement between NeighborWorks, the RDA and the City

- A. To agree to a mutual process and commitments for lending and future development of NeighborWorks to meet City housing goals and objectives from May 2019 to May 2021.
- B. To delineate roles, responsibilities and/or expectations of parties involved.

2.0 Background

NeighborWorks will serve as a centralized resource for affordable homeownership opportunities in the City, providing seamless homeownership education and counseling services to low-and moderate-income households.

The collaboration aims to collectively build the capacity of NeighborWorks' lending and development lines of business and increase leverage of RDA and City housing dollars to meet their housing goals. The objectives of this partnership are to provide housing counseling, act as a conduit for land banking, property acquisition, affordable housing development, administering a housing rehabilitation program and appropriate neighborhood revitalization efforts. The goal of the parties is to facilitate home improvement loans, maintain homeownership and revitalize neighborhoods experiencing decline.

3.0 Partner Roles, Responsibilities and Deliverables

Homeownership promotion is one of NeighborWorks's core lines of business. NeighborWorks will help the City meet its home rehabilitation goals. To do so, the Parties shall take on the following roles and responsibilities:

| Activity | Responsible Party | Outcome |
|--|--------------------------|--|
| Maintain a centralized website of information about affordable homeownership opportunities, special mortgage products, and homeownership education and counseling services | NWSL | NWSL website will have current and accurate information about affordable homeownership opportunities, special mortgage products, homeownership education and counseling services, and affordable rehab loan products |

| | | |
|---|-----------|---|
| Maintain a neighborhood based NeighborWorks office in the City | NWSL | NWSL will maintain a presence in within the City through operating an office within the City limits |
| Continue a city-wide public awareness campaign to promote home improvement loan opportunities, to improve awareness of, and access to, such offerings by all segments of the qualifying public, particularly households that are historically underserved for homeownership opportunities | NWSL City | NWSL and the City will jointly conduct at least one annual city-wide public awareness campaign per year |
| Maintain an advisory board reflecting a resident/private/public sector representation not to exceed nine members | NWSL | NWSL will hold regular meetings with its advisory board throughout the contract period |
| Maintain a loan committee reflecting a resident/private/public sector representation not to exceed five members | NWSL | NWSL will hold regular meetings with its loan committee throughout the contract period |
| Host four community meetings or events in the City. These events could include Paint Your Heart out or community action planning | NWSL | NWSL will host four community meetings or events during the contract period |
| Process eight loans during the two-year contract period | NWSL | NWSL will process eight loans for properties located within the City |
| Acquire, rehabilitate or construct at least two properties | NWSL | NWSL will acquire at least two problem properties within the City |
| Maintain open lines of communication and reporting | NWSL | NWSL will provide monthly activity reports to the City and report to the RDA as needed |
| Designate CDBG funding | City | The City will prioritize housing as a critical funding issue for CDBG funds. CDBG funds are contingent upon appropriations from Congress and allocation approval by the Murray City Council and the Advisory Committee. Based on the Housing Market Study goals and objectives adopted by the City Council, the City will advocate for resources to address housing needs in the City |

| | | |
|---|------|--|
| Designate RDA TIF funding | RDA | The RDA will designate at least 20% of RDA TIF housing funds for homeowners that are at or below 120% Area Median Income for housing programs to NWSL each year during the contract period. Funding is contingent upon property tax allocation |
| Program Delivery with funds | NWSL | NWSL will allocate at least 80% of TIF funding towards program activity and 20% may be used toward administrative expenses |
| Maintain representation on NWSL Board of Directors | City | The City will maintain current membership on the NWSL Board of Directors |
| Maintain representation on the Murray Advisory Committee | City | The City will maintain current membership on the Murray Advisory Committee |
| Assist in the hiring of staff for the NWSL Murray office | City | City's representative on the NWSL board shall, upon the request of NWSL and time permitting, serve on NWSL's hiring panel for the Murray Office |
| Participate in training and planning opportunities, when available, that contribute to strengthening the partnership and services to the City | City | City staff will actively participate in training and planning opportunities throughout the contract period |

4.0 Performance and Deliverables

4.1 Period of Performance

The services specified are to be performed commencing as of the effective date of this agreement through May 31, 2021, in accordance with the timelines described in this Agreement.

4.2 Termination

In the event of breach of this Agreement or failure by any of the parties to perform the services described hereunder, NeighborWorks or the City shall be entitled to terminate this Agreement upon thirty (30) days' notice, to permit other parties the opportunity to cure if possible. This Agreement may be terminated by either party for any reason on thirty (30) days written notice to the other party.

4.3 Independent Contractor

This Agreement represents the entire agreement and understanding of matters between the parties and supersedes any prior agreements. It is understood that NeighborWorks is an independent contractor and both the RDA and the City are public agencies and neither is a partner, agent or

employee of NeighborWorks. NeighborWorks shall be responsible for its own employment taxes, worker's compensation and similar expenses. NeighborWorks shall comply with all Federal, State and Local laws.

4.4 Contacts

Coordination of work on this Agreement will be the responsibility of:

For NeighborWorks:

Maria Garciaz
Executive Director
622 West 500 North
Salt Lake City, Utah 84116
maria@nwsaltlake.org
801-539-1590

and

For Murray City and the RDA:

Melinda Greenwood
Community & Economic Development Director
4646 South 500 West
Murray, Utah 84123
mgreenwood@murray.utah.gov
801-270-2428

All inquiries regarding this agreement and implementation of the Scope of Work should be directed to these contact persons.

4.5 Ownership of Documents

All documents and records, produced by NeighborWorks in connection with this Agreement, without limitation, shall become and remain the City's property. NeighborWorks shall not publicly disclose the records without prior approval of the City. NeighborWorks understands that the records produced in connection with this Agreement are subject to the Utah Government Records Access and Management Act (GRAMA).

4.6 Program Income

All program income generated from the use of RDA funds will be put into a revolving fund that will be managed by NeighborWorks Salt Lake. Program income has the same restrictions as outlined above for RDA funding, including a 20% cap on program delivery expenses. NeighborWorks Salt Lake will report all program income to the RDA and the City. In addition, if this Agreement is terminated, all program income will be returned to the RDA and/or City, respectively.

4.7 Immigration Status Verification

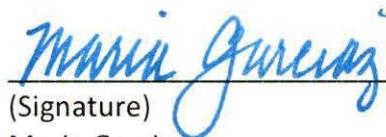
NeighborWorks shall comply with section 63G-12-402 of the Utah Code in dispensing public benefits, as defined in State and Federal law. NeighborWorks shall fully comply with section 63G-12-302 of the Utah Code in hiring employees after July 1, 2009, including participation in a Status Verification System.

4.8 Assignability

This Agreement shall not be assigned by NeighborWorks without written consent of both RDA and City.

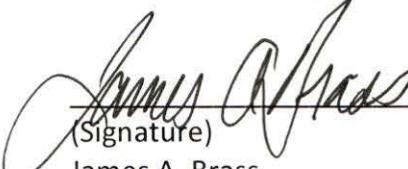
IN WITNESS THEREOF the parties have caused this Agreement to be executed and in effect as of the day and year first written above. It is understood that the signatures bind the parties to this Agreement of which the signatories are a part and that without all signatures, this Agreement shall be void.

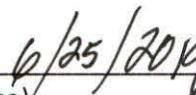
Salt Lake Neighborhood Housing Services, dba NeighborWorks® Salt Lake


(Signature)
Maria Garciaz
Executive Director


(Date)

Redevelopment Agency of Murray City

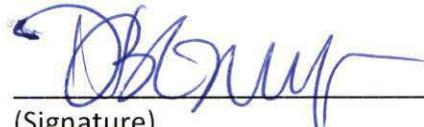

(Signature)
James A. Brass
RDA Chair


(Date)

Attest:


(Signature)
D. Blair Camp
RDA Executive Director

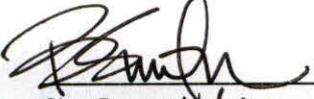
Murray City Corporation


(Signature)
Mayor D. Blair Camp


(Date)

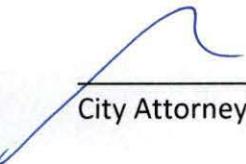
Murray City Corporation

Attest;



City Recorder (Deputy)

Approved as to Form



City Attorney's Office

APPROVED AS TO CONTENT



Approved as to the availability of funds

Finance and Administration



Budget Officer