



THE REDEVELOPMENT AGENCY  
OF MURRAY CITY

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**PUBLIC NOTICE IS HEREBY GIVEN** that the Board of Directors of the Redevelopment Agency of Murray City, Utah will hold a regular meeting at beginning at 2:00 p.m., Tuesday, December 6, 2022 in the Murray City Council Chambers at 5025 S. State Street, Murray, UT.

Any member of public may view the meeting via the live stream at [www.murraycitylive.com](http://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](mailto: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**  
**2:00 p.m., Tuesday, December 6, 2022**

- 1. Approval of Minutes:** September 6, 2022 and September 20, 2022
- 2. Citizen comments:** (see above for instructions)
- 3. Action Item:** Consider a resolution authorizing the RDA Executive adopting the RDA meeting schedule for 2023 – Jared Hall
- 4. Update Item:** Fund balance review – Brenda Moore, Finance Director
- 5. Discussion Item:** Discussion related to the sale of real property – Orden Yost:
  - 5025 South State Street (existing City Hall site); and
  - 4886 South Poplar Street (the historic Murray Chapel site).

*The Council may vote to close this portion of the meeting pursuant to Sections 52-4-205(1)(e) and 52-4-206 of the Utah Code.*

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 November 29, 2022, a copy of the foregoing Notice of Meeting was posted in accordance with Section 52-4-202 (3).

Jared Hall,  
RDA Deputy Executive Director

--Draft-

The Redevelopment Agency (RDA) of Murray City met on Tuesday, September 6, 2022 at 3:30 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 <http://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](mailto: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, Chair  
Kat Martinez  
Pam Cotter  
Rosalba Dominguez  
Garry Hrechkosy

**Others in Attendance**

Brett Hales, RDA Executive Director  
G.L. Critchfield, City Attorney  
Jared Hall, Community & Economic Dev.  
Brooke Smith, RDA Secretary  
Zac Smallwood, Community & Economic Dev.  
Members of the Public as shown on sign-in sheet

**APPROVAL OF MINUTES**

Ms. Martinez motioned to approve the meeting minutes from July 19, 2022. Motion SECONDED by Ms. Dominguez. A voice vote was made, motion passed 5-0.

**CITIZEN COMMENTS**

No citizen comments.

**UPDATE - Neighborworks**

**Activities and consideration of additional funds for down payment assistance and home repair loans.**

Mr. Hall said that Neighborworks activities have been ramped up this year. They have attended a few public functions and tried to get the word out more, as was discussed earlier in the year. That has been successful with a lot of use of the down payment assistance loans and loans for rehabilitation. The DPA loans have gotten to the point where there aren't many left, and they will be closing soon. The amounts of those loans were increased from \$20,000 to \$30,000, and there are also a few of the HERO loans for \$35,000 for certain professions still available. They are wanting to appropriate another \$250,000 from the affordable housing funds to continue the program.

**UPDATE – Real Estate Broker Selection**

**Selection of a real estate broker to facilitate the sale of properties at 4886 Poplar Street and 5025 South State Street.**

Mr. Hall said the committee to select a broker has been formed, and there have been six responses received from the RFP. He believes the selection committee is close to making a decision, and he hopes to be able to share that with the board soon. He reiterated that this is only for the selection of the broker, it does not mean the properties will be up for sale as soon as that

decision is made as this only begins the process of marketing the properties and then eventually selecting a buyer.

Ms. Turner noted that during that process the RDA will be updated as things move along.

The meeting adjourned at 3:36 p.m.

Diane Turner adjourned the meeting at 4:19 p.m.

-Draft-

The Redevelopment Agency (RDA) of Murray City met on Tuesday, September 20, 2022 at 3:45p.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 <http://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](mailto: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, Chair  
Garry Hrechkosy  
Pam Cotter

**Others in Attendance**

Brett Hales, RDA Executive Director  
G.L. Critchfield, City Attorney  
Jared Hall, Community & Economic Dev.  
Brooke Smith, RDA Secretary

**APPROVAL OF MINUTES**

None

**CITIZEN COMMENTS**

No citizen comments.

**ACTION ITEM**

**Consider a resolution authorizing the RDA Executive Director to sign a quit claim deed conveying the property located at 12 & 16 East 4800 South to the Murray City Corporation.**

Mr. Hall said these are the properties that used to be the location of a cell phone tower. It's important that these properties all be in the city's name to allow for consolidation, and for the purposes of a bond.

Mr. Hrechkosy motioned to adopt a resolution authorizing the RDA Executive Director to sign a quit claim deed conveying the property located at 12 & 16 East 4800 South to the Murray City Corporation. SECONDED by Ms. Cotter. A voice vote was made, the motion passed 3-0.

Ms. Turner asked about the MCCD recommendations.

Mr. Hall said staff is working with the attorney's office to draft the changes that will be brought back to the RDA. Those will be brought to them in a work environment first, and then after they ensure they are on the right track they will be taken to the planning commission to go through the formal process. There have been some meetings with outside groups to discuss architecture and things like that, and they are trying to work through how best to accommodate adding traditional architecture and materials.

Ms. Turner asked about regulations regarding developer proposals until those decisions are made.

Mr. Hall said there are no regulations on people bringing projects or development proposals forward, that is still allowed, and the existing ordinances would govern those proposals. Lots of the land within the MCCD Zone is in the city's ownership, so nothing happens on those properties until they are ready to start. Where property is not in the city's control there could be applications, and some of them currently being discussed.

Mr. Hrechkosy asked about the brokerage selling the properties and how that decision is going.

Mr. Hall said that agreement has been completed recently, and Colliers International was chosen as the broker, with Orden Yost as the local representative.

Diane Turner adjourned the meeting at 3:51 p.m.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
MURRAY CITY ADOPTING THE REGULAR MEETING SCHEDULE  
FOR CALENDAR YEAR 2023

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

1. The regular meeting schedule of the Redevelopment Agency of Murray City for calendar year 2023 shall be as provided in the attached schedule.
2. The Redevelopment Agency of Murray City reserves the right to change the schedule or cancel any meetings it deems necessary consistent with the Utah Open and Public Meetings Act.
3. The City Recorder is directed to publish the attached schedule.

PASSED, APPROVED, AND ADOPTED by the Redevelopment Agency of Murray City, Utah, this 6<sup>th</sup> day of December 2022.

REDEVELOPMENT AGENCY OF  
MURRAY CITY

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Diane Turner, Chair

ATTEST:

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Brooke Smith, City Recorder



## REDEVELOPMENT AGENCY OF MURRAY CITY

### 2023 MEETING SCHEDULE

The following dates are scheduled for the Redevelopment Agency meetings for the year 2023. The Agency generally meets on the third Tuesday of each month. Meeting start times, location and/or format (in-person verses electronic only) are yet to be determined and will be published with the individual meeting agenda.

Tuesday, January 17

Tuesday, February 21

Tuesday, March 21

Tuesday, April 18

Tuesday, May 16

Tuesday, June 27

Tuesday, July 18

Tuesday, August 15

Tuesday, September 19

Tuesday, October 17

Tuesday, November 21

Tuesday, December 12

RDA FUND BALANCE  
ESTIMATE AS OF 11/23/2022

| Fiscal Year 2022 actual              | Last Collection Calendar Year |                | 2034         | 2033       | 2028       | 2023         | 2023         |
|--------------------------------------|-------------------------------|----------------|--------------|------------|------------|--------------|--------------|
|                                      | Admin                         | CBD            | Fireclay     | East Vine  | Cherry     | Smelter      | Total        |
| Revenues:                            |                               |                |              |            |            |              |              |
| Administrative allocation (interest) | (1,428.54)                    | (12,967.19)    | (9,625.36)   | 54.64      | 109.83     | (8,762.37)   | (32,618.99)  |
| Low income housing interest          |                               | 12,036.23      | 10,448.04    |            |            | 10,134.72    | 32,618.99    |
| Tax increment receipts               |                               | 1,139,709.60   | 1,505,873.20 | 55,664.00  | 103,783.00 | 805,198.00   | 3,610,227.80 |
| Low income housing increment         |                               | 184,927.40     | 321,642.80   |            |            | 171,984.00   | 678,554.20   |
| Transfer in (City hall land)         |                               | 325,000.00     |              |            |            |              | 325,000.00   |
| Rents and Misc                       |                               | 15,228.00      |              |            |            |              | 15,228.00    |
| Misc Revenue                         |                               |                |              |            |            |              | -            |
| Bond Proceeds                        |                               |                |              |            |            |              | -            |
| Interest                             | 1,428.54                      |                |              |            |            |              | 1,428.54     |
| Total revenues                       | -                             | 1,663,934.04   | 1,828,338.68 | 55,718.64  | 103,892.83 | 978,554.35   | 4,630,438.54 |
| Expenditures:                        |                               |                |              |            |            |              |              |
| Low income housing                   |                               | -              |              |            |            | 103,537.26   | 103,537.26   |
| School District payment              |                               | 400,000.00     | 219,302.00   |            |            | 117,262.00   | 736,564.00   |
| RDA Area Expenditures                |                               | 644,682.74     | 771,736.00   | 32,460.00  | 85,181.00  | 302,967.75   | 1,837,027.49 |
| Total expenditures                   | -                             | 1,044,682.74   | 991,038.00   | 32,460.00  | 85,181.00  | 523,767.01   | 2,677,128.75 |
| Net gain (loss)                      | -                             | 619,251.30     | 837,300.68   | 23,258.64  | 18,711.83  | 454,787.34   | 1,953,309.79 |
| Low Income Housing July 1, 2021      |                               | 885,485.78     | 607,567.77   | -          | -          | 832,898.79   | 2,325,952.34 |
| Fund balance - July 1, 2021          | -                             | (1,535,267.02) | 1,356,702.86 | 90,109.05  | 181,117.88 | 2,263,172.63 | 2,355,835.41 |
| Low Income Housing                   | -                             | (649,781.24)   | 1,964,270.63 | 90,109.05  | 181,117.88 | 3,096,071.42 |              |
| Fund balance - June 30, 2022         | -                             | 1,082,449.41   | 939,658.61   | -          | -          | 911,480.25   | 2,933,588.27 |
| Combined                             |                               | (30,529.94)    | 2,801,571.31 | 113,367.69 | 199,829.71 | 3,550,858.24 | 6,635,097.02 |

RDA FUND BALANCE  
ESTIMATE AS OF 11/23/2022

| Fiscal Year 2023 Based on budget       | Admin        | CBD            | Fireclay     | East Vine  | Cherry     | Smelter      | Total        |
|--|--------------|----------------|--------------|------------|------------|--------------|--------------|
| Revenues:                              |              |                |              |            |            |              |              |
| Administrative allocation (interest)   | (202,981.95) | (97,298.37)    | 66,011.99    | 6,216.82   | 10,958.19  | 117,055.84   | (100,037.48) |
| Low income housing interest            |              | 36,265.22      | 36,090.88    |            |            | 27,681.38    | 100,037.48   |
| Tax increment receipts (LY amount)     |              | 1,139,709.60   | 1,505,873.20 | 55,664.00  | 103,783.00 | 805,198.00   | 3,610,227.80 |
| Low income housing increment           |              | 184,927.40     | 321,642.80   |            |            | 171,984.00   | 678,554.20   |
| Transfer in (City hall land)           |              | 325,000.00     |              |            |            |              | 325,000.00   |
| Rents and Misc                         |              | 21,996.00      |              |            |            |              | 21,996.00    |
| Misc Revenue                           |              |                |              |            |            |              | -            |
| Bond Proceeds                          |              |                |              |            |            |              | -            |
| Interest                               | 202,981.95   |                |              |            |            |              | 202,981.95   |
| Total revenues                         | -            | 1,610,599.85   | 1,929,618.87 | 61,880.82  | 114,741.19 | 1,121,919.22 | 4,838,759.95 |
| Expenditures:                          |              |                |              |            |            |              |              |
| Low income housing                     |              | -              |              |            |            | 116,058.00   | 116,058.00   |
| School District payment                |              | 400,000.00     | 219,302.00   |            |            | 117,262.00   | 736,564.00   |
| RDA Area Expenditures                  |              | 740,335.00     | 912,089.00   | 25,748.00  | 48,648.00  | 338,575.00   | 2,065,395.00 |
| Total expenditures                     | -            | 1,140,335.00   | 1,131,391.00 | 25,748.00  | 48,648.00  | 571,895.00   | 2,918,017.00 |
| Net gain (loss)                        | -            | 470,264.85     | 798,227.87   | 36,132.82  | 66,093.19  | 550,024.22   | 1,920,742.95 |
| Low Income Housing July 1, 2022        |              | 1,082,449.41   | 939,658.61   | -          | -          | 911,480.77   | 2,933,588.79 |
| Fund balance - July 1, 2022            | -            | (1,112,979.35) | 1,861,912.70 | 113,367.69 | 199,829.71 | 2,639,377.99 | 3,701,508.75 |
| Low Income Housing                     | -            | (30,529.94)    | 2,801,571.31 | 113,367.69 | 199,829.71 | 3,550,858.76 |              |
| Fund balance - June 30, 2023 estimated | -            | 1,303,642.03   | 1,297,392.29 | -          | -          | 995,088.15   | 3,596,122.47 |
| Combined                               |              | 439,734.91     | 3,599,799.18 | 149,500.51 | 265,922.90 | 4,100,882.46 | 8,555,839.97 |