



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 5:15 p.m., Tuesday, April 18, 2023 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 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
5:30 p.m., Tuesday, April 18, 2023

- 1. Approval of Minutes:** March 21, 2023
- 2. Citizen comments:** (see above for instructions)
- 3. Discussion Item:** Consider authorization for letters which are required by two developers in order for them to propose purchase of the RDA owned property located at 5025 South State Street. – Jared Hall
- 4. Discussion Item:** Presentation and discussion of a draft Employee Down Payment Assistance Program. – Zac Smallwood

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 April 14, 2023 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, March 21, 2023 at 5:32 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Any members of 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 three minutes or less, and written comments were read into the meeting record.

RDA Board Members

Diane Turner, Chair
Garry Hrechkosy
Pam Cotter
Phil Markham, Vice Chair
Pattie Johnson

Others in Attendance

Mayor Brett Hales
Jared Hall, CED Director
Jessica Hales
Jonathan Oliver

Excused

Rosalba Dominguez

APPROVAL OF MINUTES

Ms. Turner asked for a motion to approve the meeting minutes for January 10, 2023 and January 17, 2023. Mr. Markham mad a motion to approve minutes. Mr. Hrechkosy seconded. Pam Cotter noted corrections that had been made by Rebekah Adamson. A voice vote was made, and the motion passed.

PUBLIC COMMENT

Two emailed comments were read by Mr. Hall.

Christine Lavon emailed. Please place a deed restriction on the Arlington school building so it can't be demolished. She suggested ways for the community to come together, which could include cafes, dances, indoor farmers markets, classes, seed/clothing swaps. She doesn't want to see more apartments. Condos would be more acceptable. She expressed her feeling that the city council doesn't listen to what the citizens want.

Dexter Thomas emailed. He requested a deed restriction on the Arlington school building. He said the building has stood as a beacon of education and governance, holding a connection to community. He urges the council and RDA to work together to make sure new owners are bound to maintain historic integrity. He asked that the council explore financial incentives for potential buyers interested in restoring and repurposing the building. He feels the preservation and adaptive reuse of the Arlington school building is crucial to maintain the city's identity.

BUSINESS ITEM(S)

No additional business items.

ACTION ITEM

The request was for the Board to consider a resolution authorizing an amendment to the participation agreement in the Ore Sampling Mill Community Reinvestment project area. Jared Hall stated that this item had been considered and approved by the RDA Board on 2/21/23 but that it needed to be re-heard because of a mistake in posting the 2/21/23 meeting agenda.

In 2020, the RDA entered into a participation agreement with the potential developer of the property at 5510 South 300 West in the Ore Sampling Mill Community Reinvestment project area. The participation agreement requires the developer to satisfy certain conditions within five years of the effective date of the agreement, reached in 2020. Because progress on approval for the remediation plan is significantly slower than originally anticipated, the developers have requested that the RDA amend the participation agreement to extend the five-year time-period. Staff recommends that the Board approve a resolution authorizing an amendment to section 3.12 of the participation agreement for the Ore Sampling Mill Community Reinvestment project area.

Ms. Cotter asked again if we have had any other interested parties. Mr. Hall indicated in the eight years since he has been working for the city, no one has ever expressed interest.

Mr. Hrechkosy asked if any progress has been made in the past thirty days. Mr. Hall indicated it had not.

Ms. Turner requested a motion. Mr. Markham made a motion to approve the resolution, and Mr. Hrechkosy seconded.

Roll Call Vote:

Y Diane Turner
Y Garry Hrechkosy
Y Pam Cotter
Y Phil Markham

ACTION ITEM

Jared Hall stated that staff is requesting approval of a resolution for a Request for Proposals (RFP) to select a firm to relocate the building at 4843 S. Poplar Street (commonly referred to as the Townsend House) from that property to additional property owned by the RDA at approximately 4904 S. Poplar Street. Parking could be provided and shared between the Townsend House and the Murray Chapel (also owned by the RDA, just to the north at 4886 S. Poplar Street), making the continued use of both buildings viable. Mr. Hall said that relocating the Townsend House presents an opportunity to preserve a historically significant building while allowing it to be actively used in the community. The RDA Board has already engaged Orden Yost and Colliers to market the Murray Chapel (4886 S. Poplar) for sale, with restrictions to preserve the building and its historic architecture. The same restrictions could be applied to a potential sale of the Townsend House property once it is relocated, and Mr. Yost is confident that there are potential buyers for both properties. Shared parking and access could accommodate the needs of both properties. The proposed resolution to allow an RFP for the relocation of the Townsend House is the next step in pursuing this possibility. Staff recommends that the Board approve the proposed resolution R23-18, authorizing a request for proposals to relocate the building located at 4843 South Poplar Street to property located at 4904 South Poplar Street.

Mr. Markham asked how long it could take to find answers to the feasibility of moving the building. Mr. Hall said there aren't many companies who can do this, so they'll be able to answer that question relatively soon. It will come down to timing – when one of those companies are available. Also, a foundation will have to be built.

Ms. Cotter asked what will happen to NeighborWorks, who is housed there right now. Mr. Hall said that they want to keep an office in Murray, and one option might be the Murray Manson. NeighborWorks does not need a lot of space.

Ms. Cotter asked what the Townsend House would be used for. Mr. Hall said there was no definite information about a tenant, but it could most easily be used as office space.

Mr. Turner requested a motion. Mr. Hrechkosy made a motion to approve the resolution and Ms. Cotter seconded.

Roll Call Vote:

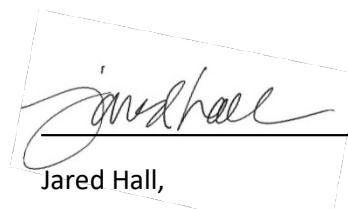
Y Diane Turner
Y Garry Hrechkosy
Y Pam Cotter
Y Phil Markham

OTHER BUSINESS ITEM(S)

No other business.

ADJOURNMENT

Ms. Turner adjourned the meeting at 5:50 p.m. The next scheduled meeting will be held on Tuesday, April 18, 2023 in the Murray City Council Chambers at 5025 South State Street, Murray, Utah.



Jared Hall,
RDA Deputy Executive Director



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

TO: RDA Board

THROUGH: Mayor Brett Hales, RDA Executive Director

FROM: Jared Hall, RDA Deputy Executive Director

MEETING DATE: April 18, 2023

RE: Agenda Item #3

The RDA owned property at 5025 S. State Street (current city hall) is now being actively offered for sale, and proposals are being prepared by various parties. Two of those parties will be working with the Veterans' Affairs (VA) medical groups as potential tenants in some form or another. In order to propose any potential involvement or tenancy to the VA, the VA requires the developer or agent to provide letters signed by authorized representatives of the property owner (in this case, the RDA). The letters do not obligate or bind the city in any way, but are standard requirements of the VA. Both letters are attached for your review.

Recommendation:

Staff recommends that the Board authorize the Executive Director or Deputy Executive Director to sign and provide the letters as requested.

Attachments:

1. Authorization letter, Molasky Development
2. Authorization letter, JTW Development

April 5, 2023

Mr. Matt Connolly
President – Government Projects
Molasky Development
600 Galleria Parkway, Suite 995
Atlanta, GA 30339

**RE: Authorization to Propose to VA – Salt Lake City, UT CBOC
Solicitation No. 36C10F23R0061**

**Parcel: 5.98 Acres at 5025 State Street, Murray Utah 84107
Parcel IDs: 22-07-157-046 & 22-07-157-043**

Dear Mr. Connolly:

This letter shall serve as non-exclusive authorization for Molasky Development to submit property information to the Department of Veterans Affairs (VA) for approximately **5.98 acres (Parcel IDs: 22-07-157-046 & 22-07-157-043) located at 5025 State Street, Murray, Utah** as a potential location for the approximately 102,055 American National Standards Institute/Building Owners and Managements Association (ANSI/BOMA) Square Feet (ABOA SF) yielding a not to exceed amount of 114,812 Rentable Square Feet (RSF) of Outpatient Clinic (OPC) in the area of Salt Lake City, UT. as defined in Solicitation No. 36C10F23R0061, and subsequent VA Request for Lease Proposal.

As the legal representative for the owner and legal title holder, Redevelopment Agency of Murray City, I grant this authority to Molasky Development, which shall remain effective from the date of this letter and until the completion of the VA lease award, anticipated to be on or before 12/31/23.

Upon review of this site by VA, if the Owner's property is still available, the Owner is willing to enter into a mutually acceptable purchase agreement for acquisition of the Property non-exclusively with Molasky Development or its designated assigns for the purposes of competing for the VA lease.

If there are any questions regarding the authorization, please don't hesitate to contact me.

Sincerely,

[INSERT NAME]

Redevelopment Agency of Murray City
Authorized Representative

cc: Hong Hitchings, VA Contracting Officer
Garland Gill Jr, VA Project Manager

LETTER OF AUTHORIZATION

**Authorization to Submit Property to
The U.S. Department of Veterans Affairs
Solicitation #36C10F23R0061**

Property Address: 5025 South State Street, Murray, UT 84107 (the "Property").

The undersigned Owner for the above referenced Property confirms as follows:

1. JTW Development, LLC has identified the referenced property as a potential site for the U.S. Veterans Affairs (VA) Solicitation No. 36C10F23R0061;
2. The property is available for sale;
3. Owner or Listing Broker hereby authorizes JTW Development LLC to submit and show the Property to the VA;
4. If VA approves the Property, JTW Development LLC will negotiate its acquisition prior to submitting its initial offer to VA for the proposed project.

OWNER: _____

By: _____

Date: _____



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

TO: RDA Board
THROUGH: Mayor Brett Hales, RDA Executive Director
FROM: Jared Hall, RDA Deputy Executive Director
MEETING DATE: April 18, 2023
RE: Agenda Item #4

In 2022, the City Council made changes to Murray's Moderate Income Housing Plan as required by the State Legislature. Among those changes were goals and strategies for the city to explore to assist with and promote housing affordability. A down payment assistance program for Murray City employees received broad support and was included in that list. Zac Smallwood, Senior Planner, has been working with the Finance Department to draft a program that could be put into place and will present the draft for discussion and further direction. An overview of the program is attached for review.

Attachments:

1. Program overview

Live in Murray City – Public Employee Down-Payment Assistance Program
Program Overview

Purpose:

Provide interest-free, forgivable down-payment assistance loans to full time employees to purchase a home within Murray City boundaries. This program is limited in funding and is first-come, first-served until funds are expended.

Eligibility:

- Must be a current full time employee in good standing at a public employer that operates in Murray City.
- Employee must not be on probationary status or subject to disciplinary action at the time of the award.
- Limited to use for homes as primary residences, and program participants cannot have additional properties.
- Participant household income limits at 80% or 100% of area median income.

Program Scope:

- Up to 5% of home sales price, not to exceed \$25,000.
- Home cost must be no more than 120% of the average home price in Murray. Check with the program coordinator for the current amount.

Program Requirements:

- Home must be located within Murray City boundaries.
- Home must be owner-occupied within 30 days of closing and stay owner-occupied during the 4-year term of the down-payment agreement.
- Existing or new construction single-family homes, condominiums, and townhomes are permitted.
- Employee must remain employed by Murray City for four (4) years following the award.
- Repayment will be required when the property is sold or the mortgage is re-financed.

Award Terms:

- Funding for this program is available through a one-time award provided by the City, and applications will be served on a first-come, first-served basis. The City cannot guarantee the availability of funds for the purposes of mortgage prequalification or for any other matter prior to the signing of the program award by the city and the applicant.
- No payments, no interest.
- Up to 5% of sales price, not to exceed \$25,000.
- 25% award forgiveness for each year of eligible employment following the program award.
- May be used for down-payment, closing costs (including appraisals, inspections, recording fees, title fees, etc.), single-pay mortgage insurance, or mortgage interest rate buydown.