



**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 5:30 p.m., Tuesday, May 16, 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](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**  
**5:30 p.m., Tuesday, May 16, 2023**

- 1. Approval of Minutes:** April 18, 2023
- 2. Citizen comments:** (see above for instructions)
- 3. Discussion Item:** Presentation and discussion of a draft Employee Down Payment Assistance Program – Zac Smallwood
- 4. Updates:** RDA budget adoption process, other current projects – Jared Hall

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 May 9, 2023 a copy of the 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, April 18, 2023 at 5:39 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](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 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

**Others in Attendance**

Jared Hall, CED Director

**Excused**

Rosalba Dominguez

APPROVAL OF MINUTES

Ms. Turner asked for a motion to approve the meeting minutes for March 21, 2023. Ms. Cotter made a motion to approve. Mr. Hrechkosy seconded. A voice vote was made, and the motion passed.

PUBLIC COMMENT

No public comments for this meeting.

DISCUSSION ITEM(S)

Mr. Hall presented a request for the Board's authorization for signatures on letters which were required by two developers in order for them to propose purchase of the RDA owned property located at 5025 South State Street. He explained that the letters were required of the potential developers by the Office of Veteran's Affairs. Veteran's Affairs cannot work with any party regarding property unless they see in writing that the seller, the RDA board in this case, is marketing the property for sale. They had provided form letters to be signed by an authorized party of the RDA and then returned to them, allowing them to move forward with their offers on the property. Letters had been requested by both the Molasky Development Group and the JTW Development Group. Veteran's Affairs would be a potential tenant in a development project by either of those potential owners. Mr. Hall made it clear that this was not an offer of purchase, and did not create an obligation for the RDA, but allowed Veteran's Affairs to be a potential tenant for two potential buyers who would be making proposals.

Ms. Turner asked for a motion on the item or more discussion. Mr. Hrechkosy made a motion to authorize the signing of the letters required by the two developers in order for them to propose purchase of the RDA owned property located at 5025 South State Street. Mr. Markham seconded.

Roll Call Vote:

Y Diane Turner

Y Garry Hrechkosy

Y Pam Cotter

Y Phil Markham

CANCELLED DUE TO ILLNESS - Presentation and discussion of a draft Employee Down Payment Assistance Program. – Zac Smallwood. Mr. Smallwood will present at the next meeting.

Mr. Markham made a motion to move the discussion of a draft Employee Down Payment Assistance program to the May 18, 2023 meeting. Mr. Hrechkosy seconded the motion.

Roll Call Vote:

Y Diane Turner

Y Garry Hrechkosy

Y Pam Cotter

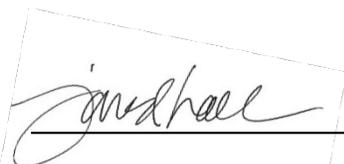
Y Phil Markham

OTHER BUSINESS ITEM(S)

There was no other business.

ADJOURNMENT

Mr. Markham made a motion to adjourn the meeting. Ms. Turner adjourned the meeting at 5:59 p.m. The next scheduled meeting will be held on Tuesday, May 18<sup>th</sup>, 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:** May 16, 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

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#### **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.