

The Redevelopment Agency (RDA) of Murray City met on Tuesday, September 19, 2023, at 5:00 p.m. in the Murray City Council Chambers, 10 East 4800 South, 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 three minutes or less, and written comments were read into the meeting record.

In attendance:

RDA Board Members

Diane Turner, Chair
Pam Cotter, Vice Chair
Rosalba Dominguez
David Rodgers
Garry Hrechkosy

Others in Attendance

Brett Hales, Executive Director
Doug Hill, Mayor's Office
Russ Kakala, Public Works
G.L. Critchfield, City Attorney
Phil Markham, CED
Brenda Moore, Finance
Patty Johnson, Council Office
Zachary Smallwood, CED
Jennifer Kennedy, Council Office
Brooke Smith, City Recorder
Members of the public, per sign-in sheet

CALL MEETING TO ORDER

Chair Turner called the meeting to order.

APPROVAL OF MINUTES

Board Member Hrechkosy made a motion to approve the minutes from June 27, 2023, and July 18, 2023. He stated that the minutes for August 22, 2023, need to be corrected and can be approved at the next meeting. Board Member Dominguez seconded. A voice vote was made, and the motion passed unanimously.

PUBLIC COMMENTS

Chair Turner opened the period for public comment. Seeing none, the public comment period was closed.

ACTION ITEMS

Consideration of 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 for qualifying households

Phil Markham presented the request to the RDA board. Staff is requesting that the RDA board consider approving an additional \$200,000 in funding to NeighborWorks of Salt Lake. The RDA had previously allocated \$200,000 to NeighborWorks in the current budget year. However, NeighborWorks has already committed the full \$200,000 amount to applicants based on the high demand for assistance. Staff believes providing an extra \$200,000 in funding this budget year would allow NeighborWorks to help more Murray residents purchase homes. Staff notes there are funds available in the RDA budget to provide this additional funding. The original \$200,000 amount typically represents the RDA's annual contribution to NeighborWorks. But staff believes more funding is warranted this year due to the large increase in requests for homebuyer assistance. Some RDA board members had previously suggested changing the amount from the \$200,000 recommended by staff.

Board Member Hrechkosy asked Mr. Markham to confirm that the original funding amount allocated to NeighborWorks was \$200,000, and that staff is now requesting an additional \$200,000. Mr. Markham confirmed that is correct. He then asked if they have any data on how many people are currently waiting/interested in NeighborWorks programs. Mr. Markham responded that they do not have specifics on the current demand. Board Member Hrechkosy asked what would happen if they allocated the full \$400,000 requested - would the money stay with NeighborWorks forever or could they lose it. Mr. Markham explained that once allocated, NeighborWorks would keep the funds in an account to use going forward for their programs. So, the money would not be lost if allocated.

Chair Turner called for a motion. Board Member Dominguez made a motion to approve an agreement between the Redevelopment Agency of Murray City and Salt Lake number our neighborhood housing services, DBA NeighborWorks, Salt Lake for a contribution of funds to be used for downpayment assistance and home improvement loans for qualifying households.

Board Member Hrechkosy asked if Board Member Dominguez would be open to an amendment to increase the amount to \$400,000, with the understanding that all these funds stay in this program. If the funds are not used, they will rollover to the subsequent year, and potentially, the board would give less in the future.

Chair Turner asked what the budget balance would be if they took \$400,000 out of the current budget. Mr. Markham assumed the funds would come from the smelter site RDA (redevelopment agency) but wasn't certain. Brenda Moore clarified there is close to \$2 million available for low-income housing spread across the smelter site RDA and two other RDAs. If no budget opening is done, it would pull from all three. But if they do a future budget opening, she can take it fully from the smelter site RDA reserves for low-income housing. Chair Turner confirmed there is adequate funding in the smelter site RDA. Board Member Hrechkosy noted those funds are designated specifically for that purpose of low/moderate income housing. Chair Turner reiterated this expenditure would go towards that designated purpose. Ms. Moore confirmed yes, there is enough in the smelter site low-income housing reserves to cover the \$400,000 expenditure. It falls under the category of moderate-income housing.

Chair Turner stated that they have a motion and an amended motion. She asked for a second on the amended motion. Mr. Rodgers seconded the amended motion.

Roll Call Vote:

Y Diane Turner
Y Garry Hrechkosy
Y Pam Cotter
Y Rosalba Dominguez
Y David Rodgers

Board Member Dominguez wished to disclose that she has received one of the loans from NeighborWorks and that fact does not change her decision.

Motion passed 5-0.

DISCUSSION ITEMS

Smelter Site RDA Funds

Mr. Markham presented this discussion item. He stated that there is approximately \$4.6 million remaining in the smelter site RDA fund that must be utilized by the end of 2022 before the RDA terminates. It is noted that this \$4.6 million figure may be somewhat outdated, as additional funds have likely accrued in the past few months, but it provides a good ballpark estimate for the current discussion. Given the looming termination deadline, decisions need to be made regarding how best to allocate these RDA funds in order to benefit the smelter site area.

Staff were specifically tasked with proposing potential projects that could feasibly utilize the RDA money. After researching options, several projects were suggested: reimbursing the city \$709,832 for recent road and sidewalk improvements made on Cottonwood Street and 5300 South to Vine Street; upgrading all streetlights around the RDA perimeter for \$69,150; and appropriating \$100,000 to begin preparations for a required update of the Central Station transit area plan in the next couple years. It is noted that \$200,000 had already been separately allocated to NeighborWorks, so this amount is excluded from the total. In all, the proposed projects amount to approximately \$1.1 million.

While these projects would be impactful, they still do not fully utilize the total funds available. Further discussions will be needed to determine how best to allocate the remaining balance, estimated to be around \$900,000 after accounting for the proposed projects and NeighborWorks allocation. Additional options such as donations to homelessness/affordable housing funds or trying to extend the RDA are mentioned, but no decisions are expected immediately, as these substantial items require more extensive consideration. With only three months remaining until the RDA termination deadline, however, thoughtful discussions need to happen soon to settle how to maximize this \$1.1 million+ resource for the community. Mr. Markham then confirmed with Ms. Moore that the, after the tax increment, the balance is actually \$6 million.

Vice Chair Pam Cotter said that she attended the ULCT conference recently, where they talked about the Olene Walker (Housing Fund). She'd like to have someone from the organization come and speak to the RDA about the options they might be able to spend funds on.

Chair Turner confirmed with Mr. Markham that this is an item that needs continued discussion. He impressed upon her it is imperative more detailed discussion continue and discussions are made regarding these funds.

Board member Hrechkosy asked about the remaining \$5 million in RDA funds after the proposed \$1 million in projects. Ms. Moore clarified that there is a specific allocation for low-income housing, but additional funds could potentially go to NeighborWorks for other programs like home repairs and upgrades. However, specific programs and allocation amounts would need to be laid out in a plan for the city to undertake. Ms. Moore agreed to provide more information on NeighborWorks programs at the next RDA meeting so the board can make informed decisions about allocating additional funds.

Chair Turner stated she does not want to return the RDA funds, but rather utilize them for Murray's benefit. Ms. Moore notes that Murray would get back 13% of any returned funds, but Chair Turner still wants to maximize use of the money within the city.

Board Member Dominguez asked if funds could go to nonprofit community centers. Ms. Moore responded that RDA rules focus funds on economic development and income generation, so nonprofit donations are limited outside of the low-income housing allocation. The road improvements generate economic value, so are valid RDA uses.

Ms. Moore provided history that the original Cottonwood Street construction utilized RDA funds, setting a precedent. Chair Turner summarized they will continue exploring all options to utilize RDA funds for Murray's benefit before the termination deadline and expect Mr. Markham to provide additional information at the next planning meeting.

PROJECT UPDATES

Downtown Area Plan

Mr. Smallwood provided an update on the Downtown Area Plan. A public open house was held on September 6th and was well attended. There was also a stakeholder meeting the next day to review the public feedback and discuss next steps with the consultant. Another stakeholder meeting will be held in October where the consultant will present emerging guidelines and suggestions based on the public input.

Board Member Dominguez asked if there will be any further online components to the public engagement process. Mr. Smallwood clarified that an online survey had been open for a few weeks but has now closed. He confirmed that future engagement will be in person only. Board Member Dominguez acknowledged this and thanked Smallwood for the clarification, stating she just wanted to make sure online engagement wasn't continuing.

Employee Down Payment Assistance Program

Mr. Smallwood provided an update that the Employee Downpayment Assistance program is now live. Information about the program was sent out yesterday by Kathy Miller. NeighborWorks will now administer the program and provide updates on any applications received.

Board member Hrechkosy asked if the RDA is currently funding the program. Mr. Smallwood confirmed the RDA is providing the funding. Board Member Hrechkosy followed up by asking if some of the \$6 million in remaining RDA funds could potentially be used to support the program if needed.

Mr. Smallwood explained this is a pilot program to gauge interest and see how it works. He confirmed additional RDA funds could be an opportunity for expanded funding in the future beyond the already approved \$400,000, but the outcomes of the pilot will help determine if more funds are warranted.

Fireclay Bollards

Mr. Smallwood provided an update on the Fireclay bollards project. The city engineer, Trae Stokes, went through the procurement process and the order is now moving forward. Mr. Smallwood noted the bollards will have a decorative look, rather than typical plastic bright yellow ones. Mr. Smallwood clarified the bollards will look a little different but still serve the same functional purpose as typical bollards.

Murray Transportation Assistance Program

Mr. Markham provided an update on the status of the Murray Transportation Assistance Program. The program is ready to launch, pending final approval from the service provider ESTHER who will be distributing the cards. The city attorney's office has drafted a contract which Mr. Markham just received the first draft of. This contract will be sent to ESTHER this week for their review and signature. ESTHER has already completed their online application process, and everything is ready on their end. The funding has been appropriated by the city.

Townsend House Relocation

Mr. Markham provided an update on the relocation of the Townsend House. There is only one company in Utah, located in Utah County, that performs historic house moves. They previously moved the chapel and evaluated the Townsend House. The company is run by two brothers in their late 60s, with one aged 70. They wanted to move the Townsend House as a capstone project, but after assessing the house and their capabilities, they determined they cannot take on the job. They referred the City to a company called Wolf House Movers in Pennsylvania that has experience in Utah, including moving the large, brick Oddfellows Hall in downtown Salt Lake City. Wolf House Movers is working on a ballpark estimate for moving the Townsend House, but it has not yet been received. Their bid is expected to be substantially higher than the \$100,000 currently earmarked for the move.

In addition to the options of relocating or demolishing the Townsend House, alternatives are being developed for the surrounding area including the Margaret Cahoon House and the Murray Mansion. Rough proposals outlining these alternatives will be available soon to compare costs against the expense of moving the Townsend House. The estimate from Wolf House Movers and alternative proposals should both be finalized for review at the next planning meeting. This will provide data to inform the decision on how to proceed with the Townsend House and the related properties in the surrounding area.

5025 South State Street Property

Mr. Markham provided a brief update on the Old Murray City Hall site at 5025 South State. He says that it is progressing, although details remain limited at this stage. A new subcommittee has been formed to advance the project to a point where more information can be publicly disclosed. This subcommittee has been meeting and working to make progress on the planning and preparations needed to formally announce details on the 5025 South State redevelopment. They are collaborating with the selected developer for the site to finalize specifics of the proposal that will eventually be made public once all pieces are in place. However, as it stands currently, there are no major updates that can be shared, as the subcommittee and developer continue working behind the scenes to get the project to a public launch point.

Cherry Street Road Improvements

Mr. Markham spoke about the Cherry Street improvements. They should be underway anytime. That's the last time Cherry Street will be discussed until the work is complete.

ADJOURNMENT

Chair Turner adjourned the meeting at 5:30 P.M.



Philip J. Markham, Director
Community & Economic Development Department