

The Redevelopment Agency (RDA) of Murray City met on Tuesday, May 16, 2023 at 5:36 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 three minutes or less, and written comments were read into the meeting record.

In attendance:

RDA Board Members

Diane Turner, Chair
Phil Markham, Vice-Chair
Rosalba Dominguez
Pam Cotter
Garry Hrechkosy
Mayor Brett Hales

Others in Attendance

Jared Hall, CED Director
Zachary Smallwood, Senior Planner
G.L. Critchfield, City Attorney
Members of the public, per sign-in sheet

CALL MEETING TO ORDER

Chair Diane Turner called the meeting to order.

BUSINESS ITEMS

Approval of Minutes

Ms. Turner asked for a motion to approve the meeting minutes for April 28, 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

Murray City Employee Down Payment Assistance Program

Zachary Smallwood reviewed background information from the Staff Report.

Vice-Chair Markham asked for more information on the qualification that the applicant must be a current full-time employee, in good standing, at a public employer that operates in Murray City.

Mr. Smallwood noted that point will need more discussion. In the moderate income housing element, it is stated that it must be a public employer which could be the University of Utah Clinic, Sheriff's Deputy, etc.

Vice-Chair Markham asked if that can be made more specific to apply only to Murray City Employees, or if it has to have the broader definition.

G.L. Critchfield responded that the definition probably came from the statute, and he believes they could narrow it down if they wanted to.

Mr. Smallwood asked to discuss two things that came up in the RDA Planning Meeting that need to be addressed. The initial idea was to try this out for a year with \$100,000, which would mean four awards for the first year, to see how things go before coming back together to review. Regarding the administration of the program, they need to discuss whether it would be done in house or how that might operate. NeighborWorks is willing to manage that program for the city as well as an option. This is only before the board for discussion, no vote will be taken tonight.

Vice-Chair Markham noted that this sounds like a good program and he is excited to give it a try.

Board Member Hrechkosy asked if they are aware of any employees interested in the program.

Mr. Smallwood responded that other than a planner for the city he spoke with earlier in the day, no. There hasn't been a lot of talk about the program yet.

Board Member Hrechkosy was concerned with a situation of multiple people applying and only having enough for four awards.

Mr. Smallwood said they will have to look at that and decide if they then create a waiting list, or if applicants will just need to reapply the next year as first come, first served.

Board Member Cotter asked if twin homes and duplexes would be included in the program.

Mr. Smallwood responded that yes, twin homes would be treated the same as the other housing types previously mentioned; however, duplexes would not since they are two homes on the same parcel.

Board Member Dominguez noted that with the market prices being so high in the city, and the limited number of houses available, she is concerned with that being a barrier to some to buy within city boundaries. She asked if existing or new construction single family homes be considered for renovations, for instance if someone wanted to renovate on their property.

Mr. Smallwood responded probably not, as they already have a mortgage and the option of refinancing.

Board Member Dominguez would like to have that looked into because of the amount of housing available in the city boundaries. They will probably find that people can't come into Murray, especially if the range to buy is probably higher than what they are making. They may need to fix that verbiage to have more flexibility in terms of the range, as they would have to put someone in a \$500,000 home that's making \$60,000 a year and they can't pay their mortgage. She doesn't know the reality of that, but would like more information.

Mr. Smallwood responded they can look into that some more.

Board Member Dominguez knows there aren't many homes at that range in the city, but even with townhomes, what is the availability of those as they are putting up more apartments than anything currently. She would like a little more flexibility to keep the staff in the city, because she would hate to see a year later where they have to make it a whole county thing.

Mayor Hales noted that he assumes the applicant would have to be approved beforehand for the mortgage amount.

Board Member Dominguez added that she agrees, she would hate to see someone think this is a great idea and have that expectation, then not be approved.

Board Member Hrechkosy asked to confirm that the money for this program would come out of the RDA funds, and asked how much is in that fund currently.

Mr. Smallwood responded there is about \$3 million in that fund currently.

Board Member Dominguez asked to confirm, if the employee is terminated before the four years is up, they would have to repay the city the amount they were awarded.

Mr. Smallwood responded yes. If they stay for two years, they would then have to pay half of the amount back based on the forgiveness timeline. He asked the board how they feel about the 80% or 100% of AMI guideline. He is unsure how many people in the city make an income within that range, so doesn't know how many employees this would actually affect.

Board Member Dominguez noted that would definitely limit some employees, but it would also be a great opportunity as well.

UPDATES

Updates on the RDA budget adoption process and other current projects.

Jared Hall noted that the RDA budget does not require a tentative budget adopted, so they are planning to schedule the RDA budget adoption for a public hearing on June 27. The budget has been attached to this packet and staff is asking the board to have the public hearing on June 27 and adopt the RDA budget. He shared a few updates for the board:

- The extension for the mill that the board recently approved has allowed them to be under construction again, they got their approvals from the state and federal government for their clean-up plan.
- The Murray North Station Area Plan had their first open house. The Fireclay area is an RDA and that is still active, which means the station area plan will have some impacts there.
- They hired a new Economic Development Specialist with Abby leaving at the end of March. The new hire's name is Elvon Farrell, and he will be starting on June 5 after he completes his employment with the Economic Development Corporation of Utah.
- City staff is going to an ICSC next week in Las Vegas, with many good meetings set up. One of those meetings is for electric vehicle charging.
- The Downtown Area Plan is underway, the city's consultant is working on background information and research & data compilation. They are trying to get the steering committee together, most likely in a Zoom meeting, and it will probably be next week.

Vice Chair Markham noted that with the North Area Station Plan exercise, he found it to be very beneficial that it was a shared study between Millcreek and Murray. Millcreek had a lot of staff there and it was good to sit down with them and talk about the shared issues they had.

Mr. Hall noted that there are no updates on the City Hall building. They are closing out the first stage at the end of the month.

Board Member Hrechkosy asked if people are currently making proposals for the building.

Mr. Hall is unsure of how many official proposals they have had.

Board Member Cotter asked about the bus passes they discussed last year from the RDA.

Mr. Hall said they are working on those details and that should be underway within the month of June.

Director Hales thanked Mr. Hall for getting these details to the board.

ADJOURNMENT

The May 16, 2023 RDA Board Meeting adjourned at 5:59 PM.