

Murray City History Advisory Board

Minutes for June 27, 2018

Attendance: Wendy Parsons Baker, Mildred Horton, Pam Benson, Sara Roach, Syanna Madsen, Laurel Shepard
Staff: Lori Edmunds, Katie Lindquist and Jennifer Broschinsky

1. Minutes for March 28, 2018 and April 24, 2018 were approved.
2. Tim Tingey, Director of Administrative and Development Services gave an update to the board on the Murray City Center Development (MCCD). He showed the board the map of the district and said that all the parcels that were orange and red have been acquired by Murray City and/or Redevelopment Agency (RDA) funds with the exceptions of property the City or RDA already owned. We are working with representatives from the Day Law Office and they want to build a new building so we are working with them for a different site configuration. Acquiring the properties has taken 2 years due to the difficulty with property assemblage, (27 parcels) and environmental issues at the original smelter site off Box Elder. The issues and challenges demonstrate why the area has not fully been redeveloped and investment has been minimal over time. The City and RDA are facilitating a new road to connect Hanauer Street to Vine Street in about a year from now and most likely will be vacating Poplar Street to make parking for the Murray Mansion and the chapel. The City has recently acquired the Strasser property two weeks ago and is under contract with the Peggy Newsom parcel), which is currently a hair salon on 4800 Poplar Street with the caveat that the owner will stay there for a specified period. The Verizon property that houses the cell tower is anticipated to be relocated on a portion of the UTA property the RDA is purchasing. This will be a 15 – 18 month process, because all cell phone providers that are part of this tower along with the FCC and FAA must give approval, to move from their existing site just south of 4800 South west of the existing Fire Station and that parcel of land (address) will be closed on June 28th and the RDA will become the new owner. Due to the enormous environmental issues of the property, Tim was able to renegotiate and lower the price down \$200,000 and we are in a 30-day comment period for a remedial action plan for the site which ends on July 1, 2018. Also, a new fire station will be built on the southwest corner of Box Elder Street and 4800 South) with bids for the station being opened tomorrow, June 28, 2018. The old fire station will be torn down as that will be part of the property needed for the new City Hall. Construction of the fire station is anticipated to begin August of 2018. The redevelopment Agency has negotiated a verbal agreement with the Fraternal Order of Eagles to acquire and exchange land for construction of the road in the area. It is contingent on facilitating adequate parking in the area. The goal is to start construction for the new City Hall by fall of 2019. Within the next month or two we plan to submit a Request for Proposals for architectural services for design of a new City Hall. Tim is also preparing a Request for Proposals for an office or retail building on property being acquired by the Redevelopment Agency just south of where the new fire station will be built.

Tim said that they are looking at some proposed changes to the MCCD Ordinance including some minor changes on lighting and parking to allow for more of a “plaza” element around a Civic Center/City Hall and the City Council wanted Tim to look at density height limits which is being proposed at for new buildings at 10 stories or 135’ high. There will be no changes to historic rules.

The Murray Theater was the product of a property exchange. The RDA owned it and exchanged it with (under state code, we can do a value for value exchange with the RDA). Murray City. Envision closing of 5th Ave for festivals, etc.

Lori asked Tim where he thought the museum might go. Tim said that we need more conversations concerning the museum, and one possibility is the Murray Mansion but there needs to be substantial upgrades or the Murray Chapel with the possibility of an addition for the museum. But nothing is concrete at this point. The City is thinking of building a new library close to the civic center.

The current City Hall is owned by RDA. Once a new City Hall is constructed an RFP will be written to redevelop the existing City Hall site. Ideas for the City Hall site may include office buildings or a high-end hotel to assist with visitors to the Transformation Center. The Transformation Center building across from City Hall is close to complete and will be a leadership institute that will bring in doctors from all over the world and the hospital has talked to the City about the need for a higher end hotel. The building itself is not a historical building and will most likely be torn down. The School district property (Old Creekside School) Boys and Girls Club is also closed to being under contract. Also stipulated in the RFP we will specify that the property will accommodate a parking structure for the Murray Theater.

Murray First ward update: Murray City was involved in a lawsuit with Preserve Murray. Preserve Murray won the lawsuit. Due to the lawsuit, the developer pulled out and there is now no reason to appeal. The decision was based on a procedural error, not a code issue so if another developer came in, that property may still be proposed to be torn down. Tim acknowledged the importance of historical buildings. However, to rehabilitate the Murray First Ward and other buildings is challenging and there needs to be available project slated for the property. The City Fire Chief and Fire Marshal have acknowledged that there are substantial problems with the building. Unfortunately, the property owner is the one that is hurting the most as they have two mortgages they are paying on now due to having to move the Mt. Vernon Academy school to another location.

Ore Sampling Mill - the developer has tried to piece meal the environmental cleanup on the site and has not invested significant dollars on environmental consultants to take care of it. Because of the problems, it is quite expensive to take care of. The RDA has hired an environmental consultant to help shepherd through the plans they need to get the problems taken care of with the DEQ (Department of Environmental Quality). Hopefully we can still make the project work. The City is still engaged and moving to see the problems solved.

Everyone decided that the flyer for the July 21st tour for Historic tours was fine to post. We will take up to 50 people on the tour to the Walton Home, The Murray Mansion and Baptist Chapel, and the Murray Theater.

Amber Anderson is the Tax Credit Coordinator for Utah State Historic Preservation Office. She will be helping us put together the tax credit packets that we want to send out to new move ins. Lori reported that the city's IT department is putting together a program for us to see who the new move ins to Murray Are. Once a month Lori will cross check the list with the city historic registry to see if there are any new move ins and will then send them a packet with information on tax credits they can use. The board thought we should let all historic homeowners know about this information, so we will prepare a fall historic newsletter with this information. The board had concerns that people that were thinking of buying in our historic neighborhoods, may not realize the advantages they have. The board suggested sending information to the state realtors and placing in on the history webpage with a sample scenario. Rebecca said she had spoken with Amber several times lately concerning some upgrades to her home and she was quite knowledgeable and helpful. There is a difference between tax credits and tax.

Katie reported on museum postings and Lori Edmunds reported on demolition requests for the past month. None were historic buildings.