

A meeting of the Board of Directors of the Redevelopment Agency of Murray City was held on Tuesday, July 16, 2019 at 3:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Board Members

Jim Brass, Chair  
Dale Cox, Vice Chair  
Dave Nicponski  
Diane Turner  
Brett Hales

Others in Attendance

Blair Camp, Executive Director  
Melinda Greenwood, Deputy Executive Director  
Janet Lopez, City Council Executive Director  
Jennifer Kennedy, City Recorder  
Doug Hill, Chief Administrative Officer  
Jennifer Heaps, Communications and Public Relations Director  
G. L. Critchfield, City Attorney  
Robert White, IT Director  
Lori Edmunds, Cultural Arts Director  
Citizens

Mr. Brass called the meeting to order at 3:00 p.m.

**1. Approval of the June 18, 2019 RDA meeting minutes**

Approval of the June 18, 2019 RDA meeting minutes was postponed until the next RDA Meeting.

**2. Discussion on RDA meeting dates and time**

Mr. Brass said he added this item to the agenda after the RDA Board had comments regarding the time the RDA meetings are held. He stated he believes the RDA meetings should be held after 5:00 when people are off work. He suggested, on nights when there is an RDA meeting scheduled, that the Committee of the Whole meeting could be held before the RDA meeting that way the RDA meeting can start at 5:30 p.m.

Mr. Cox and Mr. Hales said they like that idea.

Mayor Camp asked if by doing that, would they have the same issue with the Committee of the Whole meeting.

Mr. Brass responded he gave some thought to that and nothing is ever adopted in the Committee of the Whole meeting, it's just a discussion and adopted at a later date. He added that if concerns come up about starting the Committee of the Whole earlier, they can rethink the meeting times at that point.

Mr. Hales added that there are no citizen comments in the Committee of the Whole meeting either.

G.L. Critchfield, City Attorney, said his office will look into what needs to be done in order to let the public know about this change.

MOTION: Mr. Nicponski moved to hold the RDA meetings at 5:30 pm. The motion was SECONDED by Mr. Hales. Voice vote taken, all “ayes.”

RDA roll call vote:

Mr. Hales     Aye  
Mr. Nicponski   Aye  
Mr. Cox        Aye  
Mr. Brass      Aye  
Ms. Turner     Aye

Motion passed 5-0

**3. Discussion and feedback on the concept plan for Block 1 as presented by 5<sup>th</sup> Avenue Associates at the June 18, 2019 RDA**

Melinda Greenwood, Deputy Executive Director, reviewed the proposal that 5<sup>th</sup> Avenue Associates presented during the June 18, 2019 RDA meeting. She asked the Board for feedback on the concepts that were presented during that meeting.

Ms. Turner said she liked that the concept had a grocery store. She did not like that one building was so high. She added that this is the Board’s first opportunity to look at a proposal and she hopes more proposals would come in.

Mr. Cox said he agrees that one of the buildings is too high. The people he’s talked to don’t like a 15-story building. He doesn’t have a feel for how many people this development will accommodate so he’s not sure if the infrastructure will be able to handle the projected amount of people. Transportation is another concern he has, because this area can get a lot of traffic at night. He would also like to see another proposal.

Ms. Turner said she had one constituent that made a comment about the lack of access from Block 1 to the New City Hall. Ms. Greenwood noted that the group had been working without access to the site plans for City Hall. Now that the plans are going to be presented publicly this evening, they will have access to them and can better incorporate the New City Hall site into their concept.

Mr. Hales said he is concerned with the height of that one building. His constituents loved that the concept included a grocery store.

Mr. Brass said the height of one of the buildings is concerning and his constituents are concerned about the loss of the look and character of downtown. There were also quite a few people that love the idea of a grocery store, parking structures, and the opportunity for some nice dining possibilities.

Mr. Brass stated another concern is if the businesses on the paseo would thrive because cars don't drive by it. He thinks there would be enough people living in this development that that won't be a concern. Also, the townhomes put a wall up between this development and the New City Hall.

Mr. Nicponski said he appreciates 5<sup>th</sup> Avenue Associates willingness to step forward with a proposal.

Mr. Brass said the service deliveries to the project would come off of Hanauer Street right in front of City Hall. That's a bit concerning to him and he's not sure that's what the city wants for City Hall.

Ms. Greenwood asked the Board if there was anything use wise that they would like to see included that wasn't.

Mr. Brass said there is a lot of retail in the proposal so it becomes a case of what goes in. The Board needs to decide what the city needs in a downtown to make it successful.

Mr. Nicponski asked if the developer looked into the idea of movie theaters.

Orden Yost, 5<sup>th</sup> Avenue Associates, said the issue with movie theaters is the height. In 2008 and 2009 they attempted to do a movie theater downtown but could not find a spot big enough for one.

Ms. Greenwood asked the Board if they had any thoughts on having a hotel in the downtown area.

Mr. Hales stated he received some positive feedback regarding having a hotel downtown.

Mr. Brass added it would be a higher-end hotel which Murray City does not have. With hotels, people come in at night and leave in the morning so you don't get constant traffic like you would with something like a fast food restaurant. Mr. Brass knows there are some citizens who are concerned that another hotel would not survive, but he feels it will, because there is not a higher-end hotel in Murray.

Mr. Brass said he was concerned that some of the grassy areas in the paseo were elevated. It makes it seem as though they are just to look at rather than be used. He feels it impedes people in wheelchairs and people pushing strollers and he would like that re-looked at.

Mr. Yost said the developers have wanted to bring a gift to Murray. The gift was to do something that says, "This is Murray, we're here." They didn't want to build a four-story building on the site and couldn't figure out a way to build one on this site that would work. The city has owned this site for 9-10 years and has not made any money on it. If the city doesn't do something in the near future, they will miss this opportunity.

Mr. Yost said they would love to move forward with a project but they need a building that will have some height to it. The proposed high building is 215 feet tall and the hospital is 244 feet tall.

Mr. Yost said the Board is welcome to look at other developments, but they are running out of time. Two major developers have looked at this site to develop it with no success. He would like to get into an exclusive development agreement with the city. Mr. Yost is a local developer and uses international contractors and national architects. He reminded the Board that it will probably take 2-3 years to receive the increment funding.

Mr. Cox asked how many people will live in this area. Mr. Yost stated there would be no more than 600 people on this property.

Mayor Camp said this is a three acre parcel with an opportunity to exchange some tired, run-down buildings for a new development. He feels that as long as 5<sup>th</sup> Avenue Associates are able to overcome the concerns that the Board has, he would encourage the Board to move forward. 5<sup>th</sup> Avenue Associates has already checked off a lot of the boxes they have been asked to and shopping for another developer probably isn't going to help.

#### **4. Project updates**

Ms. Greenwood said she should be receiving the cost estimate from American Tower for the relocation of the cell tower. The next step will be the relocation agreement, then the property purchase, and finally reimbursing the cost for moving the tower. She hopes to have a draft of the relocation agreement to the Attorney's by the beginning of August and the project out to bid this fall.

Think Architecture should be submitting a plat this week for the subdivision of their property.

#### **5. Citizen Comments**

Max Sneyd – Murray City, Utah.

Mr. Sneyd said he is pro-development and is excited to see something going on downtown. He said there is some worry about the proposed project and what exceptions are being made for it. He asked how this project would interact with the downtown development as a whole. He feels the overall plan is pretty good, but this concept doesn't seem quite aligned with the current code. Mr. Sneyd said he feels it might be worth the investment to update the plan because the current plan was set ten years ago.

The meeting was adjourned at 3:35 p.m.