

The Redevelopment Agency (RDA) of Murray City met on Tuesday, April 19, 2022, at 4:40 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah, following an off-site tour of the Murray Chapel site.

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 3 minutes or less, and written comments were read into the meeting record.

RDA Board Members

Diane Turner, Chair
Rosalba Dominguez, Vice Chair
Pam Cotter
Kat Martinez
Garry Hrechkosy

Others in Attendance

Brett Hales, RDA Executive Director
G.L. Critchfield, City Attorney
Jared Hill, Community and Economic
Development Director
Brenda Moore, Finance Director
Doug Hill, Chief Administrative Officer

Diane Turner called the meeting to order at 4:40 p.m. She explained that they had just returned from a tour of the Murray Chapel, located at 4886 S Poplar Street in Murray. She also noted they received a letter that was distributed from Jenn Kykal Lynn, who is the owner of K Real Estate; this letter will be included as a part of the record.

Approval of Minutes

Ms. Turner had a change to the minutes, that she is currently the Chair, not the Pro Tempore Chair. Ms. Dominguez noted that in the past she had indicated the Chair and Vice Chair in the minutes.

Mr. Hrechkosy moved to approve the RDA meeting minutes from March 8, 2022, and March 23, 2022, with the stated changes. SECONDED by Ms. Dominguez. A voice vote was made, motion passed 5-0.

Citizen Comments

No additional citizen comments.

Discussion of the Murray Chapel, located at 4886 S Poplar Street, Murray, UT.

Jared Hill reiterated a few of the points from the tour and Ms. Kykal's letter. It is not a huge building, but it does have two levels. Ms. Kykal is interested in the Chapel property and possibly the property to the south as well; the RDA does own both of those parcels. One thing discussed, and that staff would like direction on, was if there is any interest from the RDA in selling that property to someone. If so, are they interested in having the public bid for the property, or on just Ms. Kykal's offer as she intends to keep the building as stated in the letter. Also, if the RDA were to sell the property, whether to her or another party, does the city want to keep a deed restriction on the property that would require keeping the building intact, that it's not completely a nonprofit that generates no property tax, that the city maintains first right of refusal, etc. This is not on the agenda as a discussion item, he is just looking for guidance from the board about what they should look at going forward.

Ms. Turner asked what the board thinks about keeping the property historically intact, that it is maintained, etc.

Ms. Martinez is in favor of moving in a direction that allows the property to be used again, she thinks that's part of the problem right now, that it's not living up to its full potential. She thinks going the private route might be the way to get there. She is curious as to what level they can control private use and maintenance after a sale and would like to know more about those contractual requirements.

Ms. Cotter was curious about the nonprofit comment.

Mr. Hill said that if it's a nonprofit, they could potentially not be required to pay property taxes.

Ms. Cotter noted that she is not sure if she is on board with that.

Mr. Hrechkosy said that's what the discussion was that they don't want that to happen.

Ms. Dominguez asked to clarify that the current offer plans to keep the building intact.

Mr. Hill said that her letter and conversations indicate she wants to keep the building intact, as it is important to her as a fourth generation Murray resident.

Ms. Dominguez asked to clarify that there can be a contract created to keep that building intact.

Mr. Hill said he is not a contract expert, but generally speaking, things like deed restrictions are not out of the norm. This is why the RDA would want first right of refusal, so that if things aren't working for her and she decides to sell the building, the city can buy it back to keep those same deed restrictions for the next owner.

Mr. Hrechkosy asked about the property to the south if that is where they are storing sheetrock right now.

Mr. Hill said yes, that is what is currently being stored on that piece of land. It was a piece they either traded or bought in the past from the Fraternal Order of the Eagles, and it has nothing built on it.

Mr. Hrechkosy asked what that piece of land is zoned as.

Mr. Hill said it's all in the MCCD zone, which is mixed use. The piece adjacent to the chapel isn't very large, and probably not developable on its own.

Ms. Dominguez asked if the current offer is asking to put their business there or is she wanting to use it as an event space.

Mr. Hill said he isn't sure, that information will be a part of the next phase. His understanding is that she wants to have an office of some sort there, and then use it for events.

Ms. Martinez noted that currently they are paying to maintain the chapel and asked if there was a plan for the future for it, or if the city has just been in a holding position keeping it maintained for the time being.

Mr. Hill said that they are mostly in a holding maintenance pattern. There used to be some plans to move buildings together in a park situation, however most of that was disrupted by the new city hall plan. The small piece of property to the south is not part of the new city hall site.

Mr. Hrechkosy asked about the process of selling it and he sees a conflict with having a fourth generation Murray citizen coming forward that wants to buy it, but also wanting to do right by the citizens and get the maximum value out of it. He hates bidding to some extent because it drives prices crazy, but he's wondering how they would go about that.

Mr. Hill said that about 2-3 years ago they had a phone call from a Murray resident, well known family in Murray, that was interested in purchasing the property. They met with the mayor at that time, and that mayor was in favor of selling that property if the RDA board would approve it. They met a few times to discuss this, and the mayor at that time asked the potential buyers to submit something in writing, which was never done.

Ms. Turner asked if the price would be based on an appraisal.

Mr. Hrechkosy said yes, but right now things are being appraised for way over their actual value. That's what he was trying to say, that if they opened this up to the public they could potentially get more money because of the current market.

Mr. Hill said that's true, however there are two competing interests with this property as the dirt is worth more than the building. If it's important to the board to keep the building, that is something else they need to discuss since bidding on the land only would be a different situation.

Ms. Dominguez noted that those two parcels don't have to be sold together either and that's something to consider.

Ms. Martinez said there probably wouldn't be a lot of people willing to update, maintain and stay within the strict boundaries of the possible contract.

Ms. Cotter wondered if there would be other "older" citizens of Murray who, when they find out about this sale, might be interested.

Ms. Turner asked the board if they should have an appraisal on the property to begin with so they have a base value.

Mr. Hill said that if there is enough interest on the RDA board's part to go forward with a sale, that is probably where they would start so they know what they can expect from a sale.

The board agreed that they are in support of getting an appraisal before going any further with a possible sale, and that was the direction given to Mr. Hall.

The meeting was adjourned at 4:53 p.m.

Meeting Minutes transcribed by Diana Baun, Transcriptionist.