

The Redevelopment Agency (RDA) of Murray City met on Tuesday, June 21, 2022, at 4:00 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 3 minutes or less, and written comments were read into the meeting record.

RDA Board Members

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

Others in Attendance

Brett Hales, RDA Executive Director
G.L. Critchfield, City Attorney
Jared Hall, Community and Economic
Development Director
Brenda Moore, Finance Director
Laura Brooks

Diane Turner called the meeting to order at 4:02 p.m.

Approval of Minutes

Ms. Cotter moved to approve the minutes from the May 17, 2022 RDA meeting. SECONDED by Ms. Dominguez. A voice vote was made, motion passed 5-0.

Citizen Comments

There were no citizen comments.

Consideration of a resolution for adoption of the RDA Final Budget for fiscal year 2022-2023.

Brenda Moore noted that the budget was included in the packet for this meeting. The RDA as a whole, as budgeted, will be gaining fund balance. Page 3 of the budget shows that at the end of next year, if nothing extra is done, they will have \$2.7 million in low income housing; that needs to be kept in mind, working on what that could be used for. The Central Business District, which is the one with the most activity, was budgeted \$100,000 in miscellaneous costs in case of appraisals, clean-up, travel and learning for conventions to generate interest in that area, etc. Other than that, they have set aside what is needed to pay Fireclay for reimbursement to the developers, pay the school district, and what is needed for the low-income housing. If they decide to do a big project, that will be brought forward in a budget opening.

Ms. Turner opened the public hearing for comments. There were no comments, and the hearing was closed.

Ms. Martinez moved to adopt the resolution for adoption of the RDA Final Budget for fiscal year 2022-2023. SECONDED by Mr. Hrechkosy.

Ms. Martinez	Aye
Mr. Hrechkosy	Aye
Ms. Turner	Aye
Ms. Cotter	Aye
Ms. Dominguez	Aye

Murray Chapel Update – review of the process for a request for proposals, RFPs, selection of a real estate broker and sale of property.

Mr. Critchfield said they are considering selling the chapel, as well as the property we are in right now. In terms of getting a competitive bid for a real estate broker, they have drafted an RFP that is out for comment amongst staff. When they get those comments back, and they have done the final draft, that will go out for bids. Usually, since the mayor is the executive director, he forms a committee consisting of staff, the chair and vice chair of the RDA Board, and that committee comes together to review the applications submitted and have interviews if necessary before a decision is made. The idea is to get the best price they can from a broker. They have received an appraisal, and that gives them a starting point in terms of what they think the cost of the chapel is. Once a broker is chosen, they will go ahead and market the properties for the city and see what happens from there.

Ms. Turner asked if there is a timeline for this process.

Mr. Critchfield said no, the RFP will probably be out for a few weeks and he suspects it will go out by next week. After that, it's a matter of processing the applications, sitting down to review them, and then getting together as a committee. He would estimate that is a couple of months out before they are ready to say they have the broker. They know there is one interested party in this property, and one for the chapel; he assumes those parties will submit something to the broker when that time comes.

Ms. Turner asked if there can be one broker chosen for both properties.

Mr. Critchfield said that is what they were thinking, one broker for both properties.

Mr. Hrechkosy asked if "broker" is just another name for a realtor.

Mr. Critchfield responded that the broker is the one that runs the real estate office and is over the realtors. Every real estate company is going to have a broker, you can't practice as a realtor unless you are under a broker. They will have a better idea of the timeline once they have someone on board. They will propose an exclusive agreement to work only with them to market the property.

Mr. Hrechkosy asked when they will see the appraisal on the chapel.

Mr. Critchfield said the idea behind this whole process is that everything in this process is protected, which includes those documents, until a contract is signed. The members of the board could see it now, staff just doesn't want it to be a public record until that contract is signed. The RDA is different than the city, they could theoretically sell for less than market value. He doesn't see a reason for that at this point, but he wants everyone to understand that this is treated differently than when the city sells property.

Mr. Hrechkosy asked what happens to the profits the RDA makes off these sales.

Mr. Critchfield said it goes into the RDA and is held there. There are several different project areas, but the funds go into the general RDA funds.

Discussion Item – Walking tour of the Fireclay RDA area and TOD zone.

Mr. Hall said it has been mentioned that the board might want to take a walking tour of Fireclay, similar to how the council toured in Sugarhouse and Holladay talking about mixed use developments, to see

projects that have been built in an RDA area. The Fireclay area in particular presents a good case because there are affordable housing projects in that area and it is largely developed with only a few parcels left to go, so it's a good walking tour. When to do this presents a challenge, so he wanted to discuss when the board would like to do that.

Ms. Turner thinks the sooner the better.

Mr. Hall noted that Fireclay is compact, so if they meet in the UTA parking lot they can walk to see a lot of things in just a few minutes.

The board agreed that they liked doing it before an RDA meeting.

Mr. Hall said the next meeting is set for July 19, so that's what he would plan for before the meeting.

The board agreed that works for all of them.

Mr. Hall didn't have an exact time yet, but they will know better in a little bit, and he asked the board to plan to be available before the meeting on July 19 for that walking tour. They can look at the different projects, he can explain what's in the projects in terms of density and what kind of affordable housing is there, etc. He noted there are a few other things going on there that they can look at while they're there, like the potential bridge over the creek.

The meeting was adjourned at 4:15 p.m.

Minutes transcribed by Diana Baun, transcriptionist.