

The Redevelopment Agency (RDA) of Murray City met, in closed session, on Tuesday, December 6, 2022 at 2:00p.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 <http://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](mailto: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  
Garry Hrechkosy  
Pam Cotter  
Rosalba Dominguez  
Kat Martinez

**Others in Attendance**

Brett Hales, RDA Executive Director  
G.L. Critchfield, City Attorney  
Jared Hall, Community & Economic Dev.  
Brooke Smith, RDA Secretary  
Doug Hill, Mayor's office  
Orden Yost  
Rebekah Adamson, Community & Economic Dev.  
Abigail Jacobsen, Community & Economic Dev.  
Members of the public, as shown on sign-in sheet

APPROVAL OF MINUTES

September 6, 2022 and September 20, 2022

CITIZEN COMMENTS

Mr. Hall read an email from Jamie M. Peterson expressing her desire for Murray City Hall to become a senior center or arts center. She said that she is concerned about the impact of noise and traffic, as well as on the school.

Rachel Marot, resident representing Historic Murray First Foundation, starting a campaign to save Murray City Hall. She says that Murray can't afford to lose more landmarks. Citizens want a more attractive city with less high-rise developments. They will try to keep that building and want the council to work with their group.

Janice Strobell, resident spoke. She started by stating it would make more sense to have public comment after the presentations. She spoke about the identity of Murray's downtown, and revised ordinances. She wants the city to wait to make big decisions until the revised ordinances are put into place.

Amy Thomas, resident on the board for Historic Murray First Foundation, spoke about the importance of sustainability and protecting existing buildings to preserve air and water. She feels keeping the Murray City Hall in place will keep the old materials from going into the landfill.

Viki Snow, resident, spoke next. She echoed Amy Thomas' sentiments.

ACTION ITEM

Consider a resolution from the RDA Executive Director to adopt the RDA meeting schedule for 2023 – Jared Hall. None of the board members had any concerns about the dates. A motion was made by Mr. Hrechkosy to adopt a resolution to authorize the meeting dates for 2023.

Ms. Dominguez seconded the motion. Roll Call Vote:

- Y Diane Turner
- Y Garry Hrechkosy
- Y Rosalba Dominguez

Motion passes 3-0

UPDATE ITEM

Fund balance review – Brenda Moore, Finance Director, reviewed the fund balance for RDA for 2022. There are five active areas of RDA areas collecting taxes (TIF money). Total fund balance for RDA is \$6.6million. Of that total, \$2.9 million is reserved for low-income housing. Important ones to know, the fund balance for CBD (Central Business District) includes \$1ml for low income housing that will need to be spent on that. The current balance otherwise in the CBD is negative \$30,000. Essentially it was borrowed upon. In the CBD, the RDA fund is “land rich” but “cash poor”. That fund balance should go positive in 2023 to about \$400,000. The Smelter Site has a fund balance of \$3.5 million, with \$911,000 that is reserved for low income housing. Any of those mentioned low income funds can be spent anywhere in the area. Some funds will be used for a low income transit project. Unspent funds in an RDA area that expires will go back to the taxing entities from where the money was taken from originally.

DISCUSSION ITEM

Discussion related to the sale of real property – presented by Orden Yost, with Jared Hall.

- 5025 South State Street (existing City Hall site); and
- 4886 South Poplar Street (the historic Murray Chapel site).

G.L. had written out a motion. Ms. Cotter made that written motion to go into closed session. The Council voted to meet in closed session for this portion of the meeting pursuant to Sections 52-4-204 and 52-4-205 (1)(d) of the Utah Code to discuss the disposition of real property owned by the RDA, located at 5025 South State Steet and 4886 South Poplar Street because public discussion of the transaction would disclose estimate valuation of the property would prevent the board from completing the transaction on the best possible terms. Mr. Hrechkosy seconded the vote. Roll Call vote:

- Y Diane Turner
- Y Garry Hrechkosy
- Y Rosalba Dominguez
- Y Pam Cotter
- Y Kat Martinez

Motion passes 5-0

Closed session was then held in City Council conference room at 2:29 p.m.

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Meeting was then reconvened 3:02 p.m. A decision was not reached. The discussion was continued with a presentation from Orden Yost. He discussed how the appraisal was done. The property is in MCCD zone, which influences the value. The property must be pedestrian-orientated and with emphasis on urban design and street-scape, which will be determined as RDA moves forward. The current zoning allows for commercial, retail/hotel, and 80 residential units. If the building were to be saved, the value of the property would be less. Highest and best use of the property must be considered and chosen. What is physically possible, legally permissible, and financially feasible for the developer must be considered in the choices. Development of the property must also provide the Murray Theater with 100 parking stalls. Vertical mixed use has been considered, including office, retail, medical, and residential mixed uses. There are about 30 developers interested in the site and it should take around eight months for it to sell. Then it could take 18 – 24 months for the property to be developed. Some plans can provide more green space than others. Some plans have underground parking. It is generally the case that the taller the structures, the greater percentage of green space it is possible to provide. Mr. Yost showed many examples of aesthetically pleasing mixed-use structures with ample green space. The value of the property without multi-family is less than half of what it is if multi-family uses can be included in a mixed-use development. That potential additional income could allow the city to invest more funds into the downtown area, including making it more walkable and usable. Mr. Yost was asked to look into moving the chapel. Again, the additional revenue could allow that to happen. Better parking for the city could be addressed as well.

Ms. Turner talked about not wanting to increase the density too much. Ms. Dominguez asked the difference in value between making the plot into multiple parcels or keeping it as one. Mr. Yost felt that dividing the property would create challenges for good retail development. He felt it would not meet the needs of the city. There are not four streets clearly around the parcel, which makes dividing the property more difficult, and he advised that further subdividing the property would not provide any advantages.

Ms. Dominguez expressed concern that the city needs to invest in a city center, and it wouldn't be a developer doing that. She asked about changes being made to the MCCD Zone after the survey that had been completed in the summer. Mr. Hall said that the city controls much of the land in the MCCD Zone, and most of the rest is owned by only a few entities. He felt that the market was in a sort-of pause at the time. City staff was also continuing to look into potential changes to the MCCD Zone.

*Pam Cotter left the meeting at 3:41 p.m.*

Mr. Hrechkosy asked about what it would take to keep the current city hall building, and what issues the current building would have to be addressed. Mr. Hall said the current building would have to go through a process called change of use, meaning that it would need to go through seismic upgrades, be made fully ADA compliant, and be upgraded for plumbing, mechanical, and electric upgrades. These changes can cost significant amounts of money. Mr. Hrechkosy asked the city attorney what comes next in the process of preparing to sell the city hall property. Mr. Critchfield responded that Mr. Yost needs some direction in how to market the property, and one possibility is that the RDA Board may come back in January to have a discussion and make a decision in either a special meeting or in the January 18<sup>th</sup> meeting. Ms. Turner said she had heard about medical buildings in the front and multi-family housing in the back of the property and wondered if Mr. Yost had seen interest in that concept. Mr. Yost responded that there has been interest in medical and office, but the question is how the site ends up being organized with those different uses all together.

Ms. Dominguez asked the council if the goal is to take the most amount of money and that's it. Once it's sold, the city has very little say in what will happen to the site after that other than the ordinances in the MCCD Zone. She also asked how to protect the façade of the building. She asked if it was possible to negotiate that kind of consideration in the sale, and if RDA funding could be used. Mr. Yost responded that yes it was possible as a condition of the sale. He explained that it could impact the value, and he was concerned about preserving the full length of the building façade creating logistical difficulties for a developer, but it was possible.

Ms. Turner said they were out of time, but it was an important discussion. The RDA Board decided they would revisit this discussion and including public comments at the RDA meeting on January 17<sup>th</sup>, 2023.

The meeting was adjourned at 3:53 p.m.

A handwritten signature in cursive script, appearing to read "Jared Hall", is positioned above a solid horizontal line.

Jared Hall,  
RDA Deputy Executive Director