

The Redevelopment Agency (RDA) of Murray City met on Tuesday, April 16, 2024, at 5:00 p.m. in the Murray City Council Chambers, 10 East 4800 South, 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 three minutes or less, and written comments were read into the meeting record.

In Attendance:

RDA Board Members

Rosalba Dominguez, Chair
Pam Cotter, Vice Chair
Adam Hock
Paul Pickett

Others in Attendance

Brett Hales, Executive Director
Doug Hill, Mayor's Office
Brooke Smith, City Recorder
Phil Markham, CED Director
GL Critchfield, City Attorney
Elvon Farrell, CED Department
Brenda Moore, Finance Department
Pattie Johnson, Council Office
Rob White, IT Department
Ben Gray, IT Department
Aaron Frisk, Public Works
Russ Kakala, Public Works
Joey Mittelman, Fire Department
Steve Olson, Fire Department
Anthony Semone, NeighborWorks
Members of the public, per sign-in sheet

Excused:

Diane Turner

Chair Dominguez called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Board Member Hock made a motion to approve the minutes for March 19, 2024, with minor corrections as stated.

Vice Chair Cotter seconded. Roll call vote:

Y Rosalba Dominguez

Y Pam Cotter

Y Paul Pickett

Y Adam Hock

Motion passed 4-0.

CITIZEN COMMENTS

Chair Dominguez opened the public comment period for the meeting.

Delynn Barney spoke regarding properties in the RDA area with weeds. He thanked the Redevelopment Agency for trimming the weeds on the corner of Fourth Avenue on Box Elder Street. He said he looks forward to having the weeds being trimmed on 4869 Box Elder Street and on 4874 Box Elder Street, which are properties owned by the Redevelopment Agency.

Chair Dominguez closed the public comment period for the meeting.

DISCUSSION ITEM

Review of the Smelter Site Project Area - Discussion on Potential Projects, and Priorities for the Project Area (Elvon Farrell presenting)

Elvon Farrell started by saying that he intends to have regular discussions with the board to review the priorities and projects for each redevelopment area. He thanked Chair Dominguez for spending the time to discuss high level goals and objectives for the RDA as a precursor to more detailed upcoming discussions. Today's discussion was regarding the Smelter Site Project Area. Mr. Farrell directed the board to the Smelter Site Area Summary located in the meeting packet. This included the RDA resolutions to approve the original area plan and the budget, as well as the objectives of the plan, to help guide the board during the discussion. He provided a timeline for the creation of the project area boundary and subsequent expansions and tax area increments. He mentioned that this was an ideal project area for the RDA, due to blight and environmental contamination. Mr. Farrell said planning staff have been holding team meetings, as well as meetings with other city department heads to compile a list of potential projects for the RDA. Some ideas include (1) a pedestrian bridge connecting east and west side of State Street near the Intermountain Medical Center (owned by Intermountain Health), (2) assisting with funding for a parking structure, expansion of bike lanes and sidewalks along cottonwood Street, and the bridge just south of the area, (3) allocating money to work with UTA, or the state, on a potential shuttle from station to downtown in the future, (4) improving pedestrian sidewalks along Vine Street, allowing for better access between the project area and downtown, and (5) update improved landscaping within the project area. He pointed out that project area funds can be used outside of the project if it benefits the project area. He asked the board for their feedback on these ideas to refine the priority list of projects.

Chair Dominguez asked what's available in terms of funding.

Mr. Farrell said it's around \$2.2 million, including the new tax increment from 2023. He said some of the projects will use up the funds and more funds will be needed. He said staff want to hear from the board what their high-level goals are for the area.

Board Member Pickett asked Mr. Farrell to talk more about the pedestrian bridge over State Street. He asked where the bridge will be located.

Mr. Farrell said that no specific place has been determined yet. Previous proposals have included the area from Murray Park to the Intermountain Medical Center. The proposal has the support of Murray

City staff and department heads, as well as UDOT (Utah Department of Transportation). He said the bridge would meet the objective of improving pedestrian circulation systems. It would also improve the tax base by allowing visitors of the Intermountain Medical Center easier access to retail in the area.

Chair Dominguez said that a bridge would cost more than \$2.2 million and that other funding sources would be needed.

Mr. Farrell said they would look for grant opportunities and other funding sources.

Board Member Hock asked if the project could be expanded to add trails along Cottonwood Creek by going underneath State Street.

Mr. Farrell said that it's been discussed with city department heads but going underneath state street was determined not to be feasible due to the water table near the creek as well as the utilities in the area.

Vice Chair Cotter said she believes that the Smelter Site is just the parking lot and asked what projects the RDA would be able to have there. She asked if the RDA owns the lots.

Mr. Farrell said that Intermountain Health owns it, and the city would work in partnership with them on the bridge. There are environmental factors with the SSOD (Smelter Site Overlay District) involving the clean-up and capping the blight in the lot. The city and Intermountain Health must adhere to specific state and federal guidelines for the lot. The city would like to have more development there, which is why a parking structure was suggested.

Board Member Hock said his understanding of the requirements is that the development can be either industrial or commercial, but nothing residential, due to the capped contamination.

Vice Chair Cotter asked how the bridge is related to the Smelter Site.

Mr. Farrell said it is related because it supports multiple objectives of the RDA. He also said part of the bridge would land on the Smelter Site.

Chair Dominguez asked how much of the Smelter Site does Intermountain Health own.

Mr. Farrell said they own all of it, including Costco and its parking lot.

Vice Chair Cotter asked why the RDA would want to come up with suggestions for the Smelter Site when Intermountain Health could simply disregard those suggestions.

Mr. Farrell said the RDA can still do things to improve the area, regardless of what they own.

Vice Chair Cotter confirmed that with the bridge being there, it would encourage Intermountain Health to do something constructive with the parking lot.

Mr. Farrell said that's correct, and it would simply improve the area overall.

Board Member Pickett said he's been a proponent of a bridge in that area for many reasons and believes it's pivotal in making Murray downtown a destination. He says it's important to keep in mind that the overall goal is to make downtown walkable.

Board Member Hock said there are many other things that need to happen to make the area walkable before a bridge would be useful. He feels it's a large financial investment for the small amount of resident who would use it.

Vice Chair Cotter said she feels that hospital visitors could use the bridge to get to the park and restaurants for respite.

Board Member Hock said he doesn't think it's currently very many people who do that and that other things need to be addressed to make the area more walkable before the bridge will be beneficial.

Chair Dominguez said that, if a bridge is a priority, then more information and a study are needed. She said that Intermountain Health needs to be included in conversations.

Board Member Pickett said a bridge will be a natural fit as part of the MCCD development, but it won't happen right away.

Mr. Farrell said that they do have mobile data that shows visitation to the area where the bridge is proposed between the Intermountain Medical Center, The Point at 53rd and Murray Park. The data shows that 25% of the visitors go between those locations.

Chair Dominguez said that she foresees the bridge being used by TRAX and FrontRunner commuters as a safer way to get across State Street.

Board Member Hock pointed out that the master plan for the transit area calls for the city to build an entrance between FrontRunner and TRAX. He asked if RDA funds could be used towards the bridge.

Mr. Farrell said that they could show that would benefit the project area.

Mr. Markham said that UTA has large scale plans for the station area in the future and that having a bridge across State Street would be a natural conduit for foot traffic from the station.

Chair Dominguez feels that walkability from public transit is a high priority.

Mayor Hales said he's been part of discussions as far back as 2000 regarding a bridge across State Street. Previous presidents of Intermountain Health have had varying levels of interest in pursuing the idea. Now, Intermountain Health has shown strong interest and seem to see the benefit of it.

Chair Dominguez said she sees that it will enhance connectivity with the old city hall site and feels that, as more projects in the area are completed, a need for more connectivity in the area will become evident.

Board Member Hock said they need to look at connecting more places around the city so that residents are able to move around the city more easily.

Vice Chair Cotter mentioned the usefulness of the bridge to students attending Hillcrest Junior High that ride TRAX. It would provide safety for them to get to school.

Chair Dominguez asked if this is an area where CBD RDA funds could be used.

Mr. Farrell said, yes, as it does bridge both of those RDA areas.

Vice Chair Cotter asked what other projects could be considered besides the bridge.

Mr. Farrell said they can expand bike lanes and sidewalks along Cottonwood Street.

Board Member Hock said that they can beautify the area with trees, wider sidewalks, and commissioning street art, such as murals and statues, in the area. He feels that will facilitate walkability. He asked if RDA funds could be used to commissioner art.

Mr. Farrell said, yes, they could.

Chair Dominguez said that increased walkability on 5400 South needs to be considered as well.

Board Member Hock asked if the bike lanes simply mean repainting them or installing curbing to designate them.

Mr. Farrell said it would be specifically designating the bike lanes. He asked where the board would like to fit bike lanes into the priority list.

Chair Dominguez said that the bike route from TRAX to State Street should be a high priority, which would include widening them.

Mr. Farrell asked the board if they feel that bike lanes are currently a higher priority than the bridge.

Board Member Hock said it would be less expensive and they'd get more for their funds.

Board Member Pickett said he's okay with prioritizing bikes lanes for now, but that bridge still has to be a high priority.

The board discussed the cost of the bridge and the ways they could raise funds to offset the costs. Options for funding could include UDOT, Salt Lake County, Intermountain Health, as well as grants.

Chair Dominguez said that the bike lanes can transition onto the bridge.

Mr. Farrell asked for confirmation on the list of priorities for the RDA Smelter Site goals.

Board Member Pickett said he feels they have one shot at the bridge, and it should be the high priority, because everything else can be worked out later.

Chair Dominguez asked how they best can prioritize the \$2.2 million. She said she feels beautification is a small part of the budget. She said the bridge is going to take a large portion of it. She feels if they don't make beautification a priority that will not serve the area well. She already knows they will have to solicit funds from other sources to help pay for the bridge.

Chair Dominguez thanked Mr. Farrell for his presentation.

PROJECT UPDATES

Phil Markham provided an update on the chapel and the parcel south of the chapel. The engineering company working on the project is making great progress. Once that's complete, staff will talk to the board about selling the properties. He anticipates being ready for that discussion in early summer.

Mr. Markham discussed the condition of Block One and the Cahoon House. He spoke with facilities manager, Jeff Martin, who said he will work on the clean-up of the area as soon as possible. Mr. Markham said he'd look into getting outside help as well.

Mr. Markham said that NeighborWorks will be holding a seminar on April 17th at 10:30 a.m. at the Senior Center to assist seniors in applying for the home improvement program. They want to encourage more seniors to apply for this program.

Mr. Markham commented that there are many funding sources available to facilitate the State Street bridge. Many of them are federal grants or transportation grants that the city can qualify for. He said they already know that UDOT will be a willing partner in the project.

ANNOUNCEMENTS

There were no announcements during this meeting.

ADJOURNMENT

Chair Dominguez adjourned the meeting at 5:43 p.m.



Philip J. Markham, Director
Community & Economic Development Department