

The Redevelopment Agency (RDA) of Murray City met on Tuesday, June 18, 2024, at 5:15 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

Pam Cotter, Vice Chair
Diane Turner
Adam Hock

Others in Attendance

Mayor Brett Hales
Brooke Smith, City Recorder
Phil Markham, CED Director
GL Critchfield, City Attorney
Brenda Moore, Finance Department
Pattie Johnson, Council Office
Jennifer Kennedy, Council Office
Joey Mittelman, Fire Department
Zachary Smallwood, CED Department
Elvon Farrell, CED Department
Shalae Larsen, IO LandArch
Members of the public, per sign-in sheet

Excused:

Rosalba Dominguez, Chair
Paul Pickett

Vice Chair Cotter called the meeting to order at 5:15 p.m.

APPROVAL OF MINUTES

Board Member Hock made a motion to approve the minutes for May 21, 2024.

Board Member Turner seconded. Roll call vote:

Y Pam Cotter
Y Adam Hock
Y Diane Turner

Motion passed 3-0.

CITIZEN COMMENTS

Vice Chair Cotter opened the public comment period for the meeting. Seeing no comments, the public comment period was closed.

PUBLIC HEARING

Consideration of a resolution adopting the proposed Redevelopment Agency Budget for Fiscal Year 2024/2025 – Brenda Moore, Finance Director

Brenda Moore presented the budget for the Redevelopment Agency for the 2024/2025 fiscal year. She summarized the budget for each RDA project area. She briefly mentioned a few projects that the RDAs will be completing.

Vice Chair Cotter opened up the agenda item for public comments. Seeing none, the public comment period was closed.

Board Member Turner made a motion to adopt the proposed Redevelopment Agency budget for fiscal year 2024/2025.

Board Member Hock seconded. Roll call vote:

Y Pam Cotter

Y Adam Hock

Y Diane Turner

Motion passed 3-0.

DISCUSSION ITEM

Presentation and discussion on a potential plaza to be located adjacent to the Townsend House, Murray Mansion, and Cahoon House – Zachary Smallwood and Shalae Larsen with lo LandArch presenting

Mr. Smallwood gave a brief introduction to this discussion item, reminding the board that earlier in the year, they had decided not to move the Townsend house. The board had agreed to move forward with having lo LandArch develop a proposal for building a plaza around the Murray Mansion and Townsend House. He introduced Shalae Larsen from lo LandArch to discuss the proposal.

Ms. Larsen provided an overview of the process. She said they conducted interviews with each of the identified stakeholders. They performed an analysis and programming phase, followed by a series of iterative design concepts, and then took those back to the stakeholders for some additional feedback. Those efforts resulted in the final schematic design for the plaza. In the future, they would like to gather feedback from the community. She shared highlights of the questions that they asked the stakeholders. Some of what stakeholders said they wanted to see included a desire for 24/7 activation in the area, they want to understand the connection of the space to the broader community and make it accessible to the community. Some said they want to see more park like spaces, more dining options, have the area be more pedestrian friendly.

Board Member Turner asked who the stakeholders were.

Mr. Smallwood said it was a small group that included Kim Sorensen and Lori Edmunds from Parks & Rec, Rowen Coates for the Murray History Advisory Board and community members The Wrights and Clark Bullen.

Ms. Larsen continued her presentation. She described the renderings to the board. She said that they initially focused on the area between the Townsend House and Murray Mansion, and then expanded to Poplar Street, because they felt it enhanced the pedestrian feel of the plaza and provided more programming opportunities. She said the expansion helps tie the properties to City Hall in a more cohesive manner. She described the design elements, which include raising the grade of street so that it's level with the sidewalk to improve the pedestrian feel. She suggested that they could consider closing off the area to vehicular traffic. She discussed using accent pavers and planters to separate the street from sidewalks. She talked about the potential of having a boxcar diner. She talked about the features of the main entrance, which include a gateway feature. She discussed the removal of the addition to the Cahoon House (currently Tea Rose Diner). She pointed out an area for outdoor games and a potential pergola element. She discussed bringing in sheds for pop-up shops and she also discussed options for restroom facilities. She mentioned the potential of having temporary art installations.

Board Member Hock asked why the art would be temporary.

Ms. Larsen said that ideally, they'd have both permanent and temporary art. She said the temporary art would be something like rotating exhibits to keep residents interested in something new.

She continued by pointing out an area at the north end of the street where there could be a potential overhead pergola and picnic space for food trucks. She discussed the area next to the Cahoon Mansion, stating that it could be a green space, like a small park with an old-fashioned gazebo.

Board Member Turner asked what the potential cost would be.

Mr. Smallwood said they will have the cost estimate soon. This phase is just to show the potential opportunities for the plaza. He said they can have costs at the next RDA planning meeting.

Board Member Turner expressed concern that, if a developer comes in to develop Block One, this area will already be developed.

Mr. Smallwood said that this area was called out as a plaza space in the MCCD Strategic Plan and was specifically taken out of the Block One redevelopment area.

Board Member Turner and Vice Chair Cotter said they didn't realize that was the case.

Board Member Turner said that she wondered if the timing of developing the plaza was appropriate with regards to developing Block One.

Mr. Smallwood said that the developers they've been working with are aware of the plaza project and reminded the board that the plaza was part of the discussion not to move the Townsend House, because it was going to cost over \$400,000 to do so. He reminded the board that they

decided to look into developing a plaza space around this area. He said that was why the board appropriated funds for the proposal and allowed staff to work with the consultant to develop this concept. He indicated that staff had discussed this with the board on multiple occasions.

Mr. Markham reminded the board that there has always been a public plaza called out in this area as part of the downtown renovation. He assured the board that the development doesn't have to occur right away, but that the space for it must be set aside so that it is not lost in the overall development of Block One. He told them that they will have estimates for the cost of the plaza soon. He said that Block One is the City's priority right now, but that the plaza is a part of that. He said staff aren't asking for funds to develop the plaza right now, but that they wanted to show the board what was possible for the area.

Board Member Hock asked, when they discuss the cost to develop the project, will the board be able to select and omit items from the proposal.

Mr. Markham said that Ms. Larsen has prepared a very detailed budget with a variety of options they can select from.

Mr. Smallwood said that all of the options can fluctuate and change throughout the process. They just wanted to show some of the possibilities and now begin to share them with the public to get their input.

PROJECT UPDATES

Mr. Markham said the shingles on the Townsend House have been replaced and suggested that the board members take a look at the work that's been done. They are also in the process of rejuvenating the grass. He had asked that contractor to also provide an estimate for the Cahoon House, as it is in poor repair. The contractor said that he could refurbish the outside with new paint and front porch decking for about \$35,000. He said they can discuss that proposal in the next RDA planning meeting and decide if they want to pursue that. He also said he's received an offer from the owner of Tea Rose Diner for the chapel, which he will discuss in the preplanning meeting, as it is not public information at this time.

ANNOUNCEMENTS

There were no announcements during this meeting.

ADJOURNMENT

Vice Chair Cotter adjourned the meeting at 6:00 p.m.



Philip J. Markham, Director
Community & Economic Development Department