The Redevelopment Agency (RDA) of Murray City met on Tuesday, July 16th, 2024, at 4:30 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	Others in Attendance
Rosalba Dominguez, Chair	Mayor Brett Hales
Pam Cotter, Vice Chair	GL Critchfield, City Attorney
Diane Turner	Brooke Smith, City Recorder
Adam Hock	Phil Markham, CED Director
Paul Pickett	Pattie Johnson, Council Office
	Brenda Moore, Finance Department
	Russ Kakala, Public Works
	Joey Mittelman, Fire Department
	Rob White, IT Department
	Ben Gray, IT Department
	Kim Sorensen, Parks & Recreation
	Zachary Smallwood, CED Department
	Elvon Farrell, CED Department
	David Foster, NeighborWorks
	Anthony Semone, NeighborWorks
	Members of the public, per sign-in sheet

Chair Dominguez called the meeting to order at 4:30 p.m.

APPROVAL OF MINUTES

Board Member Hock made a motion to approve the minutes for June 18th, 2024.

Board Member Turner seconded. Roll call vote:

_Y_ Rosalba Dominguez
_Y_ Pam Cotter
_Y_ Adam Hock
_Y_ Paul Pickett
_Y_ Diane Turner

Motion passed 5-0.

CITIZEN COMMENTS

Chair Dominguez opened the public comment period for the meeting.

Mr. Smallwood read an email from Margaret Pahl. She began by commending the staff and consultant for their excellent work in creating a plan that respected the historic context of existing structures and their emotional significance to long-time Murray residents. She expressed approval for several elements of the plan, including the entrance, archway, paving design, and boxcar idea. She firmly believed these features would successfully achieve the city's goal of creating a community destination spot. She said she understands the challenging nature of such projects. She noted the difficulty in creating spaces where people feel comfortable spending time but highlighted that the historic homes in the plan naturally provided a sense of comfort, protection, and visual interest - crucial elements for a successful plaza. She expressed concerns about the possibility of including these properties in any future contract with a developer if the resolution wasn't passed. She pointed out that tax money had already been invested in maintaining these structures. She emphasized the significance of these buildings to Murray's heritage. She believed that elements such as the arch, brick paving, seating, and picnic tables could be installed as the weather cooled and outdoor activities increased. She felt this approach would help maintain community participation around the new city hall.

Mr. Smallwood read an email from Camille Press. She expressed her support of the plan to keep and preserve the historic homes in Murray and incorporate them in a historic Plaza. She thanked resident Clark Bullen for posting in the Murray Citizens Facebook group in bringing awareness to this topic.

Ms. Pahl approached the podium to add to her emailed comment. She said that not only is this an opportunity for The City Council to maintain control over the future of the plaza, but also to have the opportunity to take credit for it. She suggested putting up a plaque, noting who the elected officials were at the time the plaza was created.

Chair Dominguez closed the public comment period.

DISCUSSION ITEM

Review of the Fireclay Project Area - Discussion on History and Priorities for the Project Area (Elvon Farrell Presenting)

Elvon Farrell started by reminding the board members that he would be speaking with them regarding the objectives of each RDA project area during the next few meetings. He said those objectives should govern what is done in each of those areas. He said he'd be speaking about the Fireclay RDA project area during this meeting. He showed a map outlining the parameters of the area. He said the project was adopted in 2005 and the tax increment was triggered in 2014. It will continue collecting tax increment through 2033. He said there has been a lot of development in the area since 2011, which includes environmental cleanup to get rid of blight, as well as the trail along Big Cottonwood Creek and residential housing. He outlined the list of objectives, purposes of the proposed projects, as well as state requirements.

Board Member Turner asked how they know that blight has been eliminated.

Mr. Farrell said they've received certificates of completion from the Department of Environmental Quality.

Board Member Pickett said that Fireclay is his district. He said he's observed first-hand the completion of some of the objectives. He feels the area is much better than it used to be, but it still has a long way to go. He outlined for Mr. Farrell the objectives he feels have not yet been met, including parking and development.

Mr. Farrell acknowledged that they still have a lot of work to do in meeting objectives and working on the proposed project list.

Mr. Markham addressed the topic as well. He said he agrees with much of what Board Member Pickett is saying. He says the majority of the issues are concentrated in the Brick Gate and west side. He said he feels more focus is needed in providing better amenities on the west side to improve quality of life. He feels that much has been accomplished on the east side of the area. He said he felt proud of the Birkhill area, stating that the development is aesthetically pleasing and cohesive and that the parking is more thoughtful.

Mr. Farrell said the projects he's discussing today will address those concerns. He also reminded Board Member Pickett that this project area still has time before its tax increment collection expires.

Board Member Turner asked if there's a checklist available that could help the board members keep better track of what needs to be done.

Mr. Farrell said they don't have such a thing but agreed it could be helpful.

Chair Dominguez asked if objectives and proposed projects overlap with the Murray North Station Area Plan. Mr. Farrell said they do overlap.

Mr. Farrell began to go through the proposed projects. The list of projects is based on discussions with department heads, staff, as well as residents' suggestions. He said the list of projects tie back to the objectives. He pointed out that these things are needed to make the area more enjoyable for Fireclay residents and for the whole community.

Chair Dominguez asked for clarification on where the listed pedestrian crossing would be. Mr. Farrell said it will be at the north end of the Fireclay Trax Station.

Board Member Hock asked if UTA (Utah Transit Authority) would provide funding to help cover the costs of the pedestrian crossing.

Mr. Farrell said UTA will not help with funding. The full cost will come out of RDA or city funds.

Board Member Hock asked if the purchase of the substation will come out of Murray Power's funds.

Mr. Farrell said mostly likely, yes.

Mayor Hales reminded the board that the current staff did not create the issues that exist in Fireclay. They are working very hard to address the issues. He complemented them on their efforts.

ACTION ITEM(S)

Consideration of a resolution approving an agreement between the city, the redevelopment agency of Murray City, and Salt Lake Neighborhood Housing Services DBA Neighborworks Salt Lake (Elvon Farrell presenting)

Elvon Farrell presented this agenda item. The agreement was previously brought to the board but needed revision. G.L. Critchfield, City Attorney, found parts of the agreement needed to be updated and amended. Mr. Farrell asked the board to consider the resolution approving the new agreement.

Board Member Turner made a motion to adopt the resolution approving an agreement between the city, the Redevelopment Agency of Murray city, and the Salt Lake Neighborhood Housing Services, DBA NeighborWorks Salt Lake.

Board Member Hock seconded. Roll call vote:

_Y_ Rosalba Dominguez
_Y_ Pam Cotter
_Y_ Adam Hock
_Y_ Paul Pickett
_Y_ Diane Turner

Motion passed 5-0.

Consideration of a resolution approving a funding agreement between the Redevelopment Agency of Murray City (RDA) and the Utah Transit Authority (UTA) related to station area planning activities (Zachary Smallwood presenting)

Zachary Smallwood presented this agenda item. He said in October 2023, the board approved a budget amendment to allocate $100,000 from the Smelter Site RDA Area to assist with the UTA's plan to develop a station area plan, which is required by the State of Utah. This amendment includes language that allows the RDA board to give UTA those funds.

Board Member Pickett made a motion to approve a resolution for a funding agreement between the Redevelopment Agency of Murray Utah and the Utah Transit Authority related to station area planning activities.

Vice Chair Cotter seconded. Roll call vote:

_Y_ Rosalba Dominguez
_Y_ Pam Cotter
_Y_ Adam Hock
_Y_ Paul Pickett
_Y_ Diane Turner

Motion passed 5-0.

Consideration of a resolution declaring the intent of the Redevelopment Agency of Murray City relating to the Townsend House (4843 South Poplar Street) and the Margaret Cahoon House (65 East Fifth Avenue) - (Phil Markham presenting)

Phil Markham presented this agenda item. He said that he and staff had met individually with RDA board members over the past month to clarify what the intentions are and to clear up misconceptions regarding the plaza. He said he wished to honor the intentions of the board. He indicated the board had previously appropriated $27,000 for the proposed design of the plaza. Now he is in front of the board with information regarding the cost of the proposed project. He provided three cost options of low, medium, and high range for the board to consider. He said he needed a consensus from the board on their intent for the plaza. Other details can be decided at a later date. He stated that the plaza includes the Townsend House and the Margaret Cahoon House and Murray Mansion. He said the board has two options. The first is that the RDA board will continue to own the Townsend House and Margaret Cahoon House, in their present location, and that they will be developed at a future date. The alternate option presented is that the houses will be sold to Block One developer and demolished and the land will be incorporated into the redevelopment of Block One. He asked the board to choose between those two options.

Board Member Turner confirmed with Mr. Markham that they had already begun redevelopment of the Townsend House.

Mr. Markham said they have already spent $100,000 on renovations for that property.

Board Member Turner said she doesn't feel it makes sense to demolish it.

Mr. Markham agreed but said if the city isn't going to use the property it would make more sense utilize that space with the development of Block One.

Board Member Turner asked how much the Margaret Cahoon House would cost to renovate.

Mr. Markham said they don't plan on renovating the inside, as it would need substantial work and they aren't sure what they would use it for at this time. They would have work done on the outside, which would include repairing the front porch, painting, and replacing windows and doors. This would cost about $35,000. They could consider redoing the roof to match the Murray Mansion for additional costs.

Board Member Pickett said that he feels that the RDA board members would prefer to keep the Townsend House and the Margaret Cahoon House and to be a part of the plaza. He felt the resolution was unclear as to what the board was being asked to vote on. He would have preferred two separate resolutions. He asked to strike out the section that would move to destroy the houses. Board Member Pickett moved to strike alternative 1 and subpoint 1 from the resolution.

Board Member Turner seconded. Roll call vote:

_Y_ Rosalba Dominguez
_Y_ Pam Cotter
_Y_ Adam Hock
_Y_ Paul Pickett

_Y_ Diane Turner

Motion passed 5-0.

Board Member Pickett moved that the RDA Board approve the amended resolution declaring the intent of the Redevelopment Agency of Murray City, Utah, relating to the Townsend house and the Margaret Cahoon house as amended.

Chair Dominguez seconded. Roll call vote:

_Y_ Rosalba Dominguez
_Y_ Pam Cotter
_Y_ Adam Hock
_Y_ Paul Pickett
_Y_ Diane Turner

Motion passed 5-0.

PROJECT UPDATES

Mr. Markham introduced David Foster from NeighborWorks to provide some updates.

Mr. Foster provided an update on Tripp Lane. He said all of the infrastructure is in, including the pavement, the sidewalks, and the curb and gutters. They are working on plan sets for subcontractors. He says the costs for the subcontractor work is very high. They are hoping to work with the subs to bring some costs down.

Vice Chair Cotter asked if they are still getting people who want to be on the waitlist for Tripp Lane housing. Mr. Foster said they are still actively getting people who want to be on the list.

Mr. Foster provided a brief update on the home improvement program. He said it's been very helpful to those who've applied. He described the process for how residents apply, go through the underwriting process and then are approved. NeighborWorks then assesses the property for health and safety concerns that needed to be addressed with the funding. He said they inspect the property once contractors have completed the work.

Mr. Markham provided an update on MTAP (Murray Transportation Assistance Program). He said this was originally supposed to be a six-month pilot program. He said that it's time to review the program and determine whether to continue it. That will need to be voted on at the next meeting. He said that outside council has reviewed the program and feels the use of RDA low-income housing funds for this program may not be appropriate. They did not make a definitive decision, but rather felt that the board should decide.

Mr. Markham said the appraisal for the chapel and adjoining vacant parcel would be completed soon. He said they'll talk about the appraisal, as well as the offer from the owner of Tea Rose Diner for those properties. They will have a closed session meeting to discuss the formal offer.

ANNOUNCEMENTS

There were no announcements during this meeting.

ADJOURNMENT

Chair Dominguez adjourned the meeting at 5:26 p.m.

Philip J. Markham, Director
Community & Economic Development Department