



MURRAY CITY HISTORY ADVISORY BOARD

MEETING MINUTES

September 25, 2024

03:30 PM

4872 Poplar (Murray Mansion)

HISTORY, RESOURCE, EDUCATION

APPROVAL OF MINUTES

i. Approval of minutes for August 28, 2024

Members: Laurie Densley, Wendy Richhart, Dana Dmitrich, Roxanne Cowley, David Christensen

Attendees: Wendy Parsons Baker, Jared DeMann and his friend

Guests: Phil Markham, Community and Economic Development Director

City Staff: Lori Edmunds, Rowan Coates

Wendy called for a motion to approve the minutes for July 31, 2024. Dana seconded and the minutes passed unanimously.

CITIZEN COMMENT(S)

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to ledmunds@murray.utah.gov. Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

No citizen comments.

PHIL MARKHAM, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Phil reported to the board that the plans for the Historic Plaza are complete, including cost elements, and are waiting for funding approval. This development is for Block One, which includes the mansion on State Street and from the north corner of 4800 to 5th Ave.

He said last week the RDA (Redevelopment Agency), which is a member of our city council, approved the preferred developer, Rockworth Companies. CED (Community and Economic Development) and the legal department are working with developers on a good faith agreement.

CED is moving forward with schematic plans. The Rockworth group developed the Holladay Center with a particular appearance that the staff and City Council liked. There will be lower profile areas, which means 2–3 stories on State Street and will go higher as construction moves west. State Street frontage will be commercial with offices on top and limited apartments or condos, and as we move west this will trigger more development along 4800. There is the potential to see a lot of changes in the next 10 years. The area on the east side of State Street is owned mostly by Mike Todd, and he will have a lot of influence on

what is done there.

The CED department is also working on a new code for MCCD from Soffe to IMC to Center Street and Box Elder. This will be a base code which regulates the look and feel of the building like the number of windows, breaks in buildings, if it is walkable and encourages interaction with people. Rockworth is working in tandem with CED and the code will hopefully be fully developed by the end of the year.

The RDA has the power to sell any city property to anyone they choose as long as they feel it benefits the City. The Tea Rose diner is connected to Margarets' house and CED would like to preserve Margarets' house. The City does not want to lose Tea Rose restaurant, but the building they are in should be torn down.

The RDA had said they wanted to sell the Murray Chapel to a private company and Phil approached Tea Rose about purchasing the Chapel. Tea Rose will need \$750,000 - \$800,000 to make it into a functioning building. When the proposal came from Tea Rose, there were only 4 members voting, with two voting for selling the chapel to Tea Rose, and two voting against it. A tie constitutes no. There will be a competing offer on September 17.

What CED wants is an 18-hour business to be in the chapel. On September 17, Tea Rose will submit a revised offer. CED has received many emails to keep Tea Rose. A vacant parcel next to the chapel is valued at \$100k more than the chapel. Tea Rose has a parking agreement with the Wrights.

Question: Does Murray City own all the property on the west side of State Street?
The Harker building is not owned by Murray City, an apartment building. The developer may want to refurbish. We don't know.

Question: The east side of State Street will most likely stay the same. The area will be designed with large planters etc. to help with safety.

The talk of redevelopment started in 1975. Mayor Hales is anxious to get things going. By next spring, significant changes should be made.

Lori encouraged the board to send emails to their city council representatives.

STAFF REPORT(S)

i. Theater update

Lori reported that the theater was progressing, and the entire east wall is down and going to be and plans for the water pump are ongoing. The front of the lobby has drywall and is progressing nicely. The target date for completion is end of February 2025.

ii. Mansion update

At the mansion, the electrical is almost done and drywall will be going up on Tuesday. The front porch has been stalled due to the architects. The target completion date is end of November.

iii. Museum update

Rowan has open hours on Wednesdays from 1-5 for the board to come and help fill out condition reports. We will touch up on the training that we did last month so that everyone is up to date as well. We may add Mondays as well depending on the week.

iv. Pumpkin Stroll

A flyer for the event was passed out.

v. Gingerbread Houses

A flyer for the event was passed out.

BUSINESS ITEM(S)

i. Condition reports

Covered in Museum update.

ii. Accession/Deaccession

Nothing to report.

ADJOURNMENT

The next scheduled meeting will be held on Wednesday, October 23, 2024 at the Historic Murray Mansion, 4872 S Poplar St., Murray, Utah

The Parks and Recreation Office will use its best efforts to accommodate the disabled. Special accommodations for the hearing or visually impaired will be made upon request and directed to the Parks and Recreation office 264-2614 at least three working days prior to the meeting.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.

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