The Redevelopment Agency (RDA) of Murray City met on Tuesday, September 17th, 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	Others in Attendance
Rosalba Dominguez, Chair	Mayor Brett Hales
Pam Cotter, Vice Chair	Doug Hill, Mayor's Office
Adam Hock	Mark Richardson, Deputy City Attorney
Diane Turner	Brooke Smith, City Recorder
Paul Pickett (by phone)	Jennifer Kennedy, Council Executive Director
	Phil Markham, CED Director
	Brenda Moore, Finance Department
	Camron Kollman, IT Department
	Kim Sorensen, Parks & Recreation
	Joey Mittelman, Fire Department
	Rob White, IT Department
	Zachary Smallwood, CED Department
	David Rodgers, CED Department
	Elvon Farrell, CED Department
	Orden Yost, Colliers
	Anny Sooksri, Tea Rose Diner
	Jeffrey Kelsch, Tea Rose Diner
	Hooper Knowlton, Real Estate Development
	Members of the public, per sign-in sheet

CALL MEETING TO ORDER

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

APPROVAL OF MINUTES

Board Member Hock made a motion to approve the minutes for August 13th, 2024.

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.

CITIZEN COMMENTS

Chair Dominguez opened the public comment period for the meeting.

Delynn Barney expressed his desire for the chapel to be kept in its historical architectural style without much change. He expressed concern regarding the parking for a business in the chapel. The closest parking is a separate parcel. He asked if the two parcels are being sold together. He is concerned about traffic congestion. He is concerned about ADA access. He is also concerned about making the area with a dumpster look presentable.

Susan Wright spoke about the chapel. She provided a detailed history of the chapel and her previous ownership of the building. She said the building is just a shell and would take a tremendous amount of money to turn it into anything useful. She feels that Anny Sooksri's offer is very reasonable, given how much money she'll have to put into it. She said an office building would do nothing for the area. She believes that Ms. Sooksri's business would be pivotal to the revitalization of Block One.

Anny Sooksri, owner of Tea Rose Diner, spoke regarding her desire to purchase the chapel. She said she would keep the structure as original looking as possible. Her plan is to host events, in addition to her restaurant service. She said her offer is a bit low, but she knows it will take a lot of money to make the chapel look better. She said she's been in business in Murray for 17 years. She said she has strong support of the community, which will help her to be successful. She said she hopes the board will accept her offer.

Howard Brown spoke on behalf of Ms. Sooksri. He said her business draws patrons from the entire state of Utah, and even around the country. Her restaurant has a very good reputation. He said her business brings in a diverse culture, which is important. He feels her business is vital to the redevelopment of the area.

Michael Tanner spoke regarding the need for low-income housing. He said that everyone needs a place to live that's affordable or they will leave Utah. He suggested that the RDA board take the need for low-income housing into consideration.

Clark Bullen said that RDA money is supposed to be spent on economic development, to stimulate the economy and revitalize the area. He feels that getting more money from another investor would be a poor choice instead of choosing to sell the chapel to Tea Rose Diner, who is a proven asset to the city. He said the initial higher offer from another investor won't benefit the city in the long run. He said that Ms. Sooksri has proven herself a good steward of city resources and that she is a good business to have in Murray. He said that investing in her business will be worth it.

Chair Dominguez closed the public comment period.

DISCUSSION ITEM(S)

Discussion regarding requests to purchase the property located at 4889 South Hanauer Street, also known as the Chapel Property

Mayor Brett Hales said he feels this is an important issue for the city. He knows that some of the board members are concerned with the amount of the offers. He reminded them that receiving the highest offer isn't the most important factor in their decision. It's more important to focus on the type of business that will occupy the chapel and for the board to reinvest in the community. He said that the recent survey of residents pointed to the desire for more quaint restaurants. He said he's received a lot of feedback from residents that they want Tea Rose Diner to stay in Murray. He said that the chapel is a historical site, and that Ms. Sooksri will ensure it is preserved. He gave the board his firm recommendation for them to sell the chapel to Ms. Sooksri to operate the Tea Rose Diner.

Brenda Moore said that the purpose of the RDA is to generate economic development. She explained that funds for the RDA come from the county, the city and other tax sources. The goal is to place a business in the chapel that will generate taxes. She said housing would generate the least amount of property tax, not making it the best choice for that space. Office space would also not generate much property tax. Once the chapel is renovated, it will provide the city with more property tax. She believes that Tea Rose will be a better investment because it's a well-established business that will generate more revenue than other businesses.

Board Member Hock, Mr. Markham and Ms. Moore discussed the costs associate with building a parking garage in the future. Ms. Moore said that the city would not have enough funds to cover those costs at this time. Her suggestion was to allow businesses to develop Block One, which will generate revenue for the city, then they'll have the funds to build a parking garage and develop the plaza.

Orden Yost of Colliers, who is assisting the city in selling the chapel and adjacent lot, said he's received three offers recently. He said there are some solid offers from other restaurants with a long history and multiple locations in Utah, who have offered more money. He said his firm is only entertaining retail offers. He asked for a firm timeline from the board. He said that one offer is for a business to run a food store, which would build on the backside of the building and would also offer soup and sandwiches on the upper floor. He had another offer to develop multi-family.

Mr. Yost and Board Member Turner discussed what the new form-based code will allow in the area. Board Member Turner said it will most likely not allow for multi-family housing.

He said that an option could be for the Tea Rose or another restaurant to rent the chapel.

Mr. Markham said that neither Ms. Sooksri nor the Kabob Bros are interested in renting the space. They would prefer to purchase it. He said that it's become clear these parcels have generated a lot of interest. He asked the board to come up with a deadline to accept offers. Then, provide a date by which they will decide what offer they'll accept. It will be very difficult to accept an offer for multi-family without knowing what will happen with the form-based code.

Vice Chair Cotter asked Ms. Sooksri if she'd prefer to stay in her current location and expand into the Margaret Cahoon House or if she'd prefer to move into the chapel. Ms. Sooksri said it doesn't matter to her because either option is going to cost a lot of money to renovate. The current location presents many challenges regarding the kitchen and its size. She would love to move to the chapel.

Board Member Hock and Mr. Markham discussed the space that the Tea Rose Diner currently operates in. Mr. Hock is concerned because he sees a viable restaurant already functioning in the space attached to the Margaret Cahoon Housel. Mr. Markham said the new plan for the plaza calls for the removal of their current structure. It's operating as a non-conforming use and not considered a viable space any longer. The proposed use for the space is to tear down the building and install outdoor seating. Mr. Hock asked what that would be used for. Mr. Markham said that's up for discussion and the proposed use is still being decided.

Mr. Markham said Mr. Yost has made a lot of effort to obtain additional offers, which is why he is pressing the board to set a date to accept offers. He said the city is getting closer to the rezoning the area to the form-bases code. It will be challenging for anyone who has purchased a parcel under the current code to be forced to conform to a code that isn't fully developed yet.

The board discussed when they want to set a deadline for offers and to make a decision. Vice Chair Cotter called for a special meeting to discuss the offers. She expressed concern about losing the offers if they don't act quickly enough. She called for a meeting to be held on the first Tuesday in October. Mayor Hales suggested to hold the discussion meeting on October 1st and then vote on October 15th. Some board members were concerned that won't be enough time. Chair Dominguez set the last day to accept offers by September 25th. Then they will have until October 1st to review the offers. Board members agreed with these dates.

Mr. Yost pointed out that it may be challenging to get all the offers by the 25th. He emphasized that the potential uses for the parcels make the situation more complicated and will open it up for a large variety of offers. Chair Dominguez said they'll continue to review offers if they come in after the 25th.

Mr. Markham confirmed that the board wants to have a special meeting on October 1st to discuss the offers. A vote may be taken at the regular meeting on October 15th.

Chair Dominguez said that's correct. They will get all the offers to the rest of the board on September 26th.

<u>ACTION ITEM(S)</u>

<u>Consideration of a resolution approving the expansion of the employee downpayment assistance program to include employees of the Murray and Granite School Districts. – Zachary Smallwood presenting</u>

Zachary Smallwood presented the agenda item for the expansion of the Employee Down Payment Assistance Program to include employees that work for Murray School District and Granite School District.

Vice Chair Cotter asked if this could include part-time employees. Mr. Smallwood said they are limiting it to full-time employees for now.

Board Member Hock made a motion to approve the resolution of the expansion of the Employee Down Payment Assistance Program to include employees of the Murray and Granite School Districts.

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.

PROJECT UPDATE(S)

Phil Markham provided updates to the RDA board. He told the board that staff had a kickoff meeting with Rockworth Development Company concerning Block One. Staff was pleased with the meeting.

He said staff will be requesting $40,000 for conceptual plans for the State Street bridge in the Smelter Site. He said that Trae Stokes, the City Engineer, will be leading that effort. He said the funds are available within in the Smelter Site budget.

He said he was contacted by Hooper Knowlton, who is a developer working in the Fireclay Area. Mr. Knowlton will be breaking ground on a low-income senior housing project. He's asking the RDA board for a grant of $400,000 towards the project. The funds would come from the RDA's low-income housing budget. Mr. Markham said this is an opportunity to fulfill the RDA's requirement to invest in low-income housing. He said there is $1.6 million available in the budget for low-income housing that must be used. A formal request will be presented in the October 15th meeting.

ANNOUNCEMENTS

There were no announcements during this meeting.

ADJOURNMENT

Chair Dominguez adjourned the meeting at 6:27 p.m.

Philip J. Markham

Philip J. Markham, Director
Community & Economic Development Department