



REDEVOPMENT AGENCY (RDA) OF MURRAY CITY

MEETING MINUTES

February 18, 2025

5:30 P.M. MST

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

CALL MEETING TO ORDER

MEMBERS PRESENT

RDA Board Members

Diane Turner, Chair
Paul Pickett, Vice Chair
Pam Cotter
Adam Hock
Scott Goodman

Others in Attendance

Mayor Brett Hales, Mayor's Office
Doug Hill, Mayor's Office
Jennifer Kennedy, Council Executive Director
G.L. Critchfield, City Attorney
Brooke Smith, City Recorder
Chad Wilkinson, CED Director
Brenda Moore, Finance & Admin. Director
Pattie Johnson, Council Admin Assistant
Elvon Farrell, CED Department
David Rodgers, CED Department
Joey Mittelman, Fire Department
Serra Nemelka, Rockworth Company
Tom Henriod, Rockworth Company
Members of the public, per sign-in sheet

Excused:

Chair Turner called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES

Vice Chair Pickett made a motion to approve minutes for January 7th, 2025 and January 21st, 2025 .
Board Member Cotter seconded. Roll call vote:

Y Diane Turner
Y Paul Pickett
Y Pam Cotter

Y Scott Goodman

Y Adam Hock

Motion passes: 5-0

CITIZEN COMMENTS

No comments were made for this meeting.

ACTION ITEM(S)

Consider a resolution amending the RDA Bylaws updating the location of the RDA offices
(Chad Wilkinson Presenting)

Chad Wilkinson presented a resolution to change the address for the Redevelopment Agency from the old city hall to the new location, at 10 East 4800 South. Mr. Wilkinson recommended that the board adopt this change.

Board Member Cotter asked if the bylaws are reviewed each year. Mr. Wilkinson said it's good to look at them once a year.

Board Member Cotter made a motion to approve the resolution, amending the Redevelopment Agency (RDA) bylaws, updating the location of the RDA offices. Seconded by Board Member Hock. Roll call vote:

Y Diane Turner

Y Paul Pickett

Y Pam Cotter

Y Scott Goodman

Y Adam Hock

Motion passes: 5-0

DISCUSSION ITEM(S)

Presentation: Rockworth Companies and Staff presenting a proposed development of the properties known as "Block One" from 4800 South to 5th Avenue and Hanauer Street to State Street. Rockworth and RDA Staff presenting

Chad Wilkinson introduced Serra Nemelka and Tom Henriod from Rockworth Company. He provided a brief background regarding Rockworth's involvement in the Block One project. He said that Rockworth has taken feedback from the City Council and staff into consideration during the development of their design.

Serra Nemelka said they were chosen for this project based on their work in the City of Holladay's historic downtown. She showed current pictures of the Block One site, as well as a proposed site plan and renderings they've developed. She discussed the potential for mixed-use office and retail along Main Street. She also showed renderings of an apartment complex on the site and discussed the layout.

Mr. Wilkinson provided some context regarding Rockworth's plan. He pointed out key features that were noteworthy, such as elevations and facades containing historical elements. He outlined the process that occurred with Rockworth leading up to the current plan. He discussed the potential of designating one of these properties as surplus as well as the steps for that to occur. Mr. Wilkinson said they are currently working with Rockworth on the development agreement. That will be presented to the RDA board followed by the final design and implementation of the plan.

Ms. Nemelka from Rockworth spoke about the project. She addressed some of public comments received regarding the development. She said the city has placed a lot of focus on the green space and walkability of the development. Ms. Nemelka talked about parking, including the proposed structure.

Board Member Cotter asked how features of the parking structure will work, especially for employees. She wanted to ensure that there's ample parking and access for employees. Mr. Wilkinson said those options are yet to be decided but can include keypad access for staff. He noted that ADA parking stalls will be available in accessible locations.

Vice Chair Pickett expressed his appreciation for keeping the Murray Mercantile façade. He said that residents will appreciate it as well.

Board Member Cotter asked Ms. Nemelka to explain the inclusion of the apartment complex and how the bottom level will transition to businesses.

Ms. Nemelka said they aren't planning on adaptive reuse of the bottom level but are open to it. She said they would like to have done condo development but it's not financially feasible and there are some development hurdles that are challenging at this time. She's hopeful that the apartment development in Block One will create vitality for the project. She pointed out that they are being modest with the apartment development in terms of height profile.

Mr. Wilkinson said that he appreciated the collaborative efforts with Rockworth on this project, as well as their thoughtful design. He also said that he appreciates the tools available to the RDA to facilitate this project. He believes that combination will meet the vision and goals and objectives for the downtown area.

Chair Turner expressed her appreciation for this project and said that it's been a long time coming for downtown Murray. She did express her concerns about there being enough parking for employees and visitors but feels that the planning staff and the developer will work together to find a solution.

Board Member Goodman asked Chief Mittelman what his concerns are for the underground parking structure, as it is Murray's first one.

Mr. Mittelman said that he hasn't seen the plans yet but would want to make sure that there's a sprinkler system, as well as a standpipe system for them to connect to. He also wants to ensure that EV (electric vehicle) parking is located at ground level. He said there are fire hazards associated with it being located below ground level. He did suggest providing shaded parking for electric vehicles.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on March 18, 2025 in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner adjourned the meeting at 5:57 p.m. MST.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at planningcommission@murray.utah.gov.

A handwritten signature in black ink, appearing to read 'Chad Wilkinson', with a long horizontal stroke extending to the right.

Chad Wilkinson, Director of Community & Economic Development