REDEVELOPMENT AGENCY (RDA) OF MURRAY CITY

MEETING MINUTES

May 13, 2025

5:00 P.M. MDT

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

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CALL MEETING TO ORDER

MEMBERS PRESENT

RDA Board Members	Others in Attendance
Diane Turner, Chair	Mayor Brett Hales, Mayor's Office
Paul Pickett, Vice Chair	Doug Hill, Mayor's Office
Pam Cotter	Jennifer Kennedy, Council Executive Director
Adam Hock	G.L. Critchfield, City Attorney
Scott Goodman	Brooke Smith, City Recorder
	Chad Wilkinson, CED Director
	Brenda Moore, Finance & Admin. Director
	Russ Kakala, Public Works
	Ben Ford, Public Works
	Joey Mittelman, Fire Department
	Erica Brown, Mayor's Office
	Pattie Johnson, Council Admin Assistant
	Rob White, IT Department
	Camron Kollman, IT Department
	Elvon Farrell, CED Department
	Jim Allred, Triumph Group
	Serra Nemelka, Rockworth Companies
	Jake Parkin, Rockworth Companies
	Members of the Public (per sign-in sheet)

Chair Turner called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Vice Chair Pickett made a motion to approve minutes for April 1st, 2025. Board Member Cotter seconded. A voice vote was made, with all in favor.

CITIZEN COMMENTS

Chair Turner opened the citizen comments period. Seeing no comments, the period for public comment was closed.

BUSINESS ITEM(S)

Action Item: Consider a resolution authorizing and approving the second amendment to the purchase, sale and development agreement for the sale and development of real property located at 5025 South State Street and 149 East to 179 East Myrtle Avenue, Murray, Utah, and authorizing its execution

Chad Wilkinson presented this agenda item. He provided a brief background for the public regarding the purchase and demolition of the old city hall. He discussed an amendment to the agreement with the Triumph Group to refine the timeline. Mr. Wilkinson said that the Triumph Group is requesting an amendment to extend the timeline. This agreement is specifically to extend the deadline for the submittal of the building permit for the project and to add a provision requiring bi-weekly update meetings. He talked about the design review completed by the Murray City Center District (MCCD) Review Committee. The committee requested some substantial changes based on city code and design principles. These changes will take additional time and must go to the Planning Commission. Staff is recommending that the RDA board approve this second amendment to the real estate purchase, sale and development agreement with the Triumph Group, LLC.

Vice Chair Pickett asked if Mr. Wilkinson would explain the construction process of the project. Mr. Wilkinson said the demolition process is complete. The current phase is to obtain entitlements, which are the approvals to develop the site. The first step of this phase was working with the MCCD review committee. Staff anticipates the development team will need 90 days to make suggested changes. Next, the development team will go to the Planning Commission for planning and zoning approval. Once approved, the development team must present the final construction drawings for review and approval with the Building Division, which should take a few weeks to complete. Once the building permit is issued, the developers have to close on the property within 30 days.

Board Member Cotter asked for a rendering of revised setbacks. She asked about the implications of visitor parking that will be removed as a result of these setbacks. Mr. Wilkinson said there is adequate parking to meet requirements. He said that MCCD Review Committee suggested that the plaza area be larger. He said the developer will present drawings.

Board Member Cotter asked why the RDA board wasn’t informed of issues that the developer was having in meeting deadlines. She also wanted to know why the board wasn’t involved in the bi-weekly meetings. Mr. Wilkinson said that isn’t something that would be brought to RDA board. He said the bi-weekly meetings are a new suggestion they are requesting to implement in this amendment. He also said these meetings are to be held with staff, not with the RDA board. Staff will provide progress updates to the board, as needed.

Board Member Goodman asked the reasoning for the extension and whether the location and level of involvement from the city was a factor in the need for this extension. Mr. Wilkinson said that’s partly because of the site location, being in the MCCD area. He said there are additional steps required for review in this district.

Board Member Goodman asked Jim Allred from Triumph Group how leasing is going on the first building. Mr. Allred said they have three of the five floors leased, with a high level of interest in the other two floors. He added that their application has been submitted to the Planning Commission for review.

He said that he appreciated the suggestions made by the MCCD Review Committee and that his firm was working on implementing them. Some of the changes have taken a substantial amount of time to rework the plans. He showed renderings depicting some of the suggestions made.

Board Member Cotter made a motion to approve a resolution authorizing and approving the second amendment to the purchase, sale and development agreement for the sale and development of real property located at 5025 South State Street and 149 East to 179 East Myrtle Avenue, Murray, Utah, and authorizing its execution.

Seconded by Vice Chair Pickett.

_Y_ Diane Turner
_Y_ Paul Pickett
_Y_ Pam Cotter
_Y_ Adam Hock
_Y_ Scott Goodman

Motion passes: 5-0

<u>Discussion Item: Discussion regarding details to be included in the parking agreement between the Redevelopment Agency of Murray City, Murray City, and Rockworth Companies, LLC</u>

Chad Wilkinson presented this agenda item. He provided some background for the RDA board. He said the board has previously approved three agreements for the development of Block One. This discussion is regarding a fourth agreement with Rockworth which is for parking. He said the board can't enter into a parking agreement until the property closing has occurred. This allows for extra time to review the parking agreement. He said the staff met with board members individually and noted concerns that they raised. As a result of those conversations, staff invited Rockworth to attend tonight's meeting to discuss those concerns. He said a draft of the parking agreement was provided to board members in April's packet. Mr. Wilkinson posted the list of concerns for discussion on the screen. He invited Serra Nemelka from Rockworth to the podium.

Chair Turner said her main concern is that there will be enough parking.

Ms. Nemelka provided a progress update that addressed questions regarding parking. She said Rockworth has hired a design team which includes a green consultant. She showed renderings of the parking structure, pointing out 32 access-controlled parking stalls for employees exclusively for city staff. These parking spaces will be monitored by on-site property management. She said that residents will have a separate parking garage. She then addressed hours of the city parking, stating that key fobs will control access to the city parking spaces. Options for a fob include window stickers or a phone app. Cameras will also be added for extra security.

Vice Chair Pickett said the city is giving up 15 stalls for the project. He asked if there will be surface parking and if it will be opened to the public.

Ms. Nemelka said the surface parking will be open to the public, but not for residents.

Board Member Hock asked how the access for commercial parking will work with relation to the key fobs. Ms. Nemelka said each key fob can be individually programed for specific hours and days of the week. Staff will be responsible for administration of the key fobs.

Board Member Cotter wanted to make sure staff who need to stay late will have use of the parking stalls late at night. Ms. Nemelka said, yes.

Board Member Cotter asked about EV stations. Ms. Nemelka said there will be EV spaces, as well as conduit for future charging stations. She said the stalls are not specifically for city staff.

Board Member Cotter said she feels the city employees should have 24/7 access to parking. Mr. Wilkinson said Rockworth is considering that option. He said there is a bit of conflict of hours between residential and commercial use during evening hours and it would be beneficial to have some additional parking spaces open up for commercial use. Chair Turner mentioned that there is other parking available for employees. Board Member Hock said he would like to maximize usage. Ms. Nemelka said Rockworth wants to ensure they have enough parking for weekend and nighttime business. They want to be flexible, as needed. Board Member Pickett mentioned that he agreed with Chair Turner and Board Member Hock about using the parking wisely and that he would like to see the city parking from 6:00 AM to 6:00 PM sharing the parking on weekends and evenings.

ANNOUNCEMENTS AND QUESTIONS

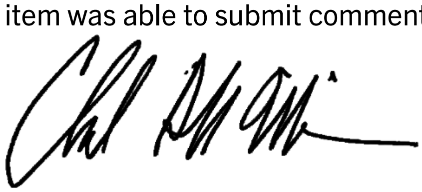
The next scheduled meeting will be held on June 17, 2025, at 5:00 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner made a motion to adjourn the meeting at 5:57 p.m. MDT.

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 rda@murray.utah.gov.



Chad Wilkinson, Deputy Executive Director of the Redevelopment Agency