



REDEVELOPMENT AGENCY (RDA) OF MURRAY CITY

MEETING MINUTES

April 15, 2025

5:00 P.M. MDT

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
Pattie Johnson, Council Admin Assistant
Rob White, IT Department
Elvon Farrell, CED Department
Brenda Moore, Finance & Admin. Director
Members of the Public (per sign-in sheet)

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

APPROVAL OF MINUTES

There were no minutes to be approved for this meeting.

CITIZEN COMMENTS

Chad Wilkinson received one email regarding the Block One development being discussed this evening. The RDA Board received that email, and it will be added to the record.

BUSINESS ITEM(S)

Action Item: Consider a resolution approving a participation and reimbursement agreement between the Redevelopment Agency of Murray City (RDA) and Rockworth Companies related to the redevelopment of 2.34 acres of real property consisting of parcels assigned assessor's parcel numbers 2207105003, 2207105004 (Partial, approximately 0.20 acres), 2207105008, 2207105009, 2207105011, 2207105016, and 2207105017, and located beginning at the southwest corner of the intersection of 4800 South Street and State Street, in Murray, Salt Lake County, Utah

Chad Wilkinson presented this agenda item, which is a continuation of the RDA discussion from the special RDA meeting on April 1, 2025. He said this discussion is in regard to the RDA-owned property for this agreement. He shared a summary of the property agreements and showed the properties on a map. Mr. Wilkinson said the agreements were included in the RDA packet sent in preparation for the meeting. Staff recommends approval of this resolution.

Board Member Hock asked if we are intentionally splitting parcel 004. Mr. Wilkinson said that this is the Townsend House parcel, and the development's underground parking entrance will be roughly located where the Townsend House's garage is located.

Board Member Hock made a motion to approve the resolution of a participation reimbursement agreement between the Redevelopment Agency of Murray (RDA) and Rockworth Companies related to the redevelopment of 2.34 acres of real property consisting of parcels assigned assessor's parcel numbers 2207105003, 2207105004 (Partial, approximately 0.20 acres), 2207105008, 2207105009, 2207105011, 2207105016, and 2207105017, and located beginning at the southwest corner of the intersection of 4800 South Street and State Street, in Murray, Salt Lake County, Utah.

Seconded by Vice Chair Pickett.

Y Diane Turner

Y Paul Pickett

N Pam Cotter

Y Adam Hock

Y Scott Goodman

Motion passes: 4-1

Action Item: Consider a resolution approving a real estate disposition agreement between the Redevelopment Agency of Murray City and Rockworth Companies for 2.34 acres of real property consisting of parcels assigned assessor's parcel numbers 2207105003, 2207105004 (partial, approximately 0.20 acres), 2207105008, 2207105009, 2207105011, 2207105017, and located beginning at the southwest corner of the intersection of 4800 South Street and State Street, in Murray, Salt Lake County, Utah

Chad Wilkinson presented this agenda item for the disposition agreement. This is related to the funds the RDA will provide towards the parking structure and the potential reimbursement that may be needed in the future, which would come from tax increment. He said tonight the RDA board is

not committing to spend any additional funds related to potential environmental issues that may arise during due diligence. Staff recommends approval of the resolution.

Vice Chair Pickett made a motion to approve a real estate disposition agreement between the Redevelopment Agency of Murray City and Rockworth Companies for 2.34 acres of real property consisting of parcels assigned assessor's parcel numbers 2207105003, 2207105004 (partial, approximately 0.20 acres), 2207105008, 2207105009, 2207105011, 2207105017, and located beginning at the southwest corner of the intersection of 4800 South Street and State Street, in Murray, Salt Lake County, Utah.

Mr. Wilkinson noted that the presentations on these first two agenda items had been given in reverse order but that did not impact the motions or the voting on the items.

Seconded by Board Member Hock.

Y Diane Turner
Y Paul Pickett
N Pam Cotter
Y Adam Hock
Y Scott Goodman

Motion passes: 4-1

Public Hearing: Consider a resolution of the Redevelopment Agency of Murray City amending the budget for the fiscal year 2024-2025

Brenda Moore presented this agenda item. Ms. Moore determined that a budget opening was needed to cover a grant of \$400,000 provided to Birkhill Lofts. She said this will need to come from the Fireclay RDA reserves budget for low-income housing.

Board Member Hock asked how much money will be left in low-income housing. Ms. Moore said there is roughly \$2 million dollars left.

Chair Turner opened the public hearing for citizen comment. Seeing none, the comment period was closed.

Board Member Hock made a motion to approve the resolution of the Redevelopment Agency of Murray City amending the budget for the fiscal year 2024-2025.

Seconded by Board Member Goodman.

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

Motion passes: 5-0

Discussion Item: Discussion regarding roofing maintenance and repair needs for the property located at 65 E Fifth Avenue

Elvon Farrell presented this agenda item. He said Jeff Martin, Building Maintenance Director, contacted him about the roof on the Margaret Cahoon house. Mr. Martin indicated there's damage to the roof that's allowing water and the elements into the structure. Mr. Farrell said repairs are needed to prevent further damage. Mr. Martin provided quotes for roofing repairs. The cost would be about \$15,000. Mr. Farrell said funds are available in the professional services budget for the Central Business District RDA. He showed pictures of the damage.

Board Member Hock asked if this is restoration of the original roof or replacing the existing roof. Mr. Farrell said it would be a replacement of existing shingles.

Chair Turner asked what the intended plan is for the Margaret Cahoon house. Mr. Farrell said the most recent decision was made in July 2024. A resolution was passed declaring intent for a historic plaza around the Townsend House and Margaret Cahoon house. It was left open ended regarding the Margaret Cahoon house and the Townsend House. He said the RDA board can choose to sell them, or they could rent them out. Mr. Farrell said there is currently a Letter of Intent submitted to the city and the RDA expressing interest in purchasing the Margaret Cahoon house. He believes the plans presented by the interested party would contribute to the new downtown area.

Chair Turner asked how much it would cost to refurbish the building. Mr. Farrell said they could work with Mr. Martin and contractors to get estimates.

Board Member Cotter asked why Mr. Farrell is requesting funds for a roof when she feels the house should be sold as is and the buyer can take care of that. Mr. Farrell said this isn't a request for funds. The funds could be allocated for the roof as an administrative decision. He said staff wanted to get a sense of what the RDA board would prefer. She said it was her understanding that the board was going to sell the house. Mr. Farrell said they can certainly adopt a new resolution to sell it if that's what the board wants.

Mayor Brett Hales said that the board voted to keep the Margaret Cahoon house. He requested that staff obtain the minutes from the July 16th, 2024 meeting to determine the vote on the resolution. He said what's being asked today is if the board wants to spend \$15,000 on the new roof to keep the house from being destroyed. Then they can decide if they want to keep it or sell it another time.

Board Member Hock asked if there was a cheaper solution. He said he's fine to fix the roof but doesn't want to spend that much money if they decide to sell the house. Mr. Farrell said he'd talk to Mr. Martin about other potential repair options. Mr. Hock said he understands if spending the \$15,000 is the best solution.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on May 13, 2025, at 5:00 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner adjourned the meeting at 5:31 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 rda@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, Deputy Executive Director of the Redevelopment Agency
Community & Economic Development Department