MURRAY CITY REDEVELOPMENT AGENCY

BOARD OF DIRECTORS

NOTICE OF MEETING AND AGENDA

April 18, 2023

05:30 PM

5025 S State Street

Any member of public may view the meeting via the live stream at www.murraycitylive.com or https://www.facebook.com/Murraycityutah/.

Public Comments can be made in person during the meeting or may be submitted by sending an email (including your name and address) to: rda@murray.utah.gov

All comments are limited to 3 minutes or less and email comments will be read into the meeting record.

APPROVAL OF MINUTES

1. March 21, 2023

   Attachments

   1. RDA Agenda and Packet 4-18-23-Meeting Minutes.pdf

CITIZEN COMMENTS

DISCUSSION ITEM

2. Consider authorization for letters which are required by two developers in order for them to propose purchase of the RDA owned property located at 5025 South State Street., Jared Hall Presenting

   Attachments

   1. RDA Agenda and Packet 4-18-23-Agenda Item 3.pdf

3. Presentation and discussion of a draft Employee Down Payment Assistance Program., Zac Smallwood Presenting

   Attachments

   1. RDA Agenda and Packet 4-18-23-Agenda Item 4.pdf

ADJOURNMENT

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Any member of the public may view the meeting via the live stream at www.murraycitylive.com or https://www.facebook.com/Murraycityutah/.

Public Comments can be made in person during the meeting or may be submitted by sending an email

(including your name and address) to: rda@murray.utah.gov All comments are limited to 3 minutes or less and email comments will be read into the meeting record.

~ DRAFT ~

The Redevelopment Agency (RDA) of Murray City met on Tuesday, March 21, 2023 at 5:32 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Any members of 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.

RDA Board Members
Diane Turner, Chair
Garry Hrechkosy
Pam Cotter
Phil Markham, Vice Chair
Pattie Johnson

Others in Attendance
Mayor Brett Hales
Jared Hall, CED Director
Jessica Hales
Jonathan Oliver

Excused
Rosalba Dominguez

APPROVAL OF MINUTES

Ms. Turner asked for a motion to approve the meeting minutes for January 10, 2023 and January 17, 2023. Mr. Markham mad a motion to approve minutes. Mr. Hrechkosy seconded. Pam Cotter noted corrections that had been made by Rebekah Adamson. A voice vote was made, and the motion passed.

PUBLIC COMMENT

Two emailed comments were read by Mr. Hall.

Christine Lavon emailed. Please place a deed restriction on the Arlington school building so it can't be demolished. She suggested ways for the community to come together, which could include cafes, dances, indoor farmers markets, classes, seed/clothing swaps. She doesn't want to see more apartments. Condos would be more acceptable. She expressed her feeling that the city council doesn't listen to what the citizens want.

Dexter Thomas emailed. He requested a deed restriction on the Arlington school building. He said the building has stood as a beacon of education and governance, holding a connection to community. He urges the council and RDA to work together to make sure new owners are bound to maintain historic integrity. He asked that the council explore financial incentives for potential buyers interested in restoring and repurposing the building. He feels the preservation and adaptive reuse of the Arlington school building is crucial to maintain the city's identity.

BUSINESS ITEM(S)

No additional business items.

ACTION ITEM

The request was for the Board to consider a resolution authorizing an amendment to the participation agreement in the Ore Sampling Mill Community Reinvestment project area. Jared Hall stated that this item had been considered and approved by the RDA Board on 2/21/23 but that it needed to be re-heard because of a mistake in posting the 2/21/23 meeting agenda.

In 2020, the RDA entered into a participation agreement with the potential developer of the property at 5510 South 300 West in the Ore Sampling Mill Community Reinvestment project area. The participation agreement requires the developer to satisfy certain conditions within five years of the effective date of the agreement, reached in 2020. Because progress on approval for the remediation plan is significantly slower than originally anticipated, the developers have requested that the RDA amend the participation agreement to extend the five-year time-period. Staff recommends that the Board approve a resolution authorizing an amendment to section 3.12 of the participation agreement for the Ore Sampling Mill Community Reinvestment project area.

Ms. Cotter asked again if we have had any other interested parties. Mr. Hall indicated in the eight years since he has been working for the city, no one has ever expressed interest.

Mr. Hrechkosy asked if any progress has been made in the past thirty days. Mr. Hall indicated it had not.

Ms. Turner requested a motion. Mr. Markham made a motion to approve the resolution, and Mr. Hrechkosy seconded.

Roll Call Vote:
_Y_ Diane Turner
_Y_ Garry Hrechkosy
_Y_ Pam Cotter
_Y_ Phil Markham

ACTION ITEM

Jared Hall stated that staff is requesting approval of a resolution for a Request for Proposals (RFP) to select a firm to relocate the building at 4843 S. Poplar Street (commonly referred to as the Townsend House) from that property to additional property owned by the RDA at approximately 4904 S. Poplar Street. Parking could be provided and shared between the Townsend House and the Murray Chapel (also owned by the RDA, just to the north at 4886 S. Poplar Street), making the continued use of both buildings viable. Mr. Hall said that relocating the Townsend House presents an opportunity to preserve a historically significant building while allowing it to be actively used in the community. The RDA Board has already engaged Orden Yost and Colliers to market the Murray Chapel (4886 S. Poplar) for sale, with restrictions to preserve the building and its historic architecture. The same restrictions could be applied to a potential sale of the Townsend House property once it is relocated, and Mr. Yost is confident that there are potential buyers for both properties. Shared parking and access could accommodate the needs of both properties. The proposed resolution to allow an RFP for the relocation of the Townsend House is the next step in pursuing this possibility. Staff recommends that the Board approve the proposed resolution R23-18, authorizing a request for proposals to relocate the building located at 4843 South Poplar Street to property located at 4904 South Poplar Street.

Mr. Markham asked how long it could take to find answers to the feasibility of moving the building. Mr. Hall said there aren't many companies who can do this, so they'll be able to answer that question relatively soon. It will come down to timing – when one of those companies are available. Also, a foundation will have to be built.

Ms. Cotter asked what will happen to NeighborWorks, who is housed there right now. Mr. Hall said that they want to keep an office in Murray, and one option might be the Murray Manson. NeighborWorks does not need a lot of space.

Ms. Cotter asked what the Townsend House would be used for. Mr. Hall said there was no definite information about a tenant, but it could most easily be used as office space.

Mr. Turner requested a motion. Mr. Hrechkosy made a motion to approve the resolution and Ms. Cotter seconded.

Roll Call Vote:
_Y_ Diane Turner
_Y_ Garry Hrechkosy
_Y_ Pam Cotter
_Y_ Phil Markham

OTHER BUSINESS ITEM(S)

No other business.

ADJOURNMENT

Ms. Turner adjourned the meeting at 5:50 p.m. The next scheduled meeting will be held on Tuesday, April 18, 2023 in the Murray City Council Chambers at 5025 South State Street, Murray, Utah.

Jared Hall,
RDA Deputy Executive Director

THE REDEVELOPMENT AGENCY OF MURRAY CITY

TO:	**RDA Board**
THROUGH:	**Mayor Brett Hales, RDA Executive Director**
FROM:	**Jared Hall, RDA Deputy Executive Director**
MEETING DATE:	**April 18, 2023**
RE:	**Agenda Item #3**

The RDA owned property at 5025 S. State Street (current city hall) is now being actively offered for sale, and proposals are being prepared by various parties. Two of those parties will be working with the Veterans' Affairs (VA) medical groups as potential tenants in some form or another. In order to propose any potential involvement or tenancy to the VA, the VA requires the developer or agent to provide letters signed by authorized representatives of the property owner (in this case, the RDA). The letters do not obligate or bind the city in any way, but are standard requirements of the VA. Both letters are attached for your review.

Recommendation:

Staff recommends that the Board authorize the Executive Director or Deputy Executive Director to sign and provide the letters as requested.

Attachments:

1. Authorization letter, Molasky Development
2. Authorization letter, JTW Development

April 5, 2023

Mr. Matt Connolly
President – Government Projects
Molasky Development
600 Galleria Parkway, Suite 995
Atlanta, GA 30339

RE: **Authorization to Propose to VA – Salt Lake City, UT CBOC**
Solicitation No. 36C10F23R0061

Parcel: **5.98 Acres at 5025 State Street, Murray Utah 84107**
Parcel IDs: 22-07-157-046 & 22-07-157-043

Dear Mr. Connolly:

This letter shall serve as non-exclusive authorization for Molasky Development to submit property information to the Department of Veterans Affairs (VA) for approximately **5.98 acres (Parcel IDs: 22-07-157-046 & 22-07-157-043) located at 5025 State Street, Murray, Utah** as a potential location for the approximately 102,055 American National Standards Institute/Building Owners and Managements Association (ANSI/BOMA) Square Feet (ABOA SF) yielding a not to exceed amount of 114,812 Rentable Square Feet (RSF) of Outpatient Clinic (OPC) in the area of Salt Lake City, UT. as defined in Solicitation No. 36C10F23R0061, and subsequent VA Request for Lease Proposal.

As the legal representative for the owner and legal title holder, Redevelopment Agency of Murray City, I grant this authority to Molasky Development, which shall remain effective from the date of this letter and until the completion of the VA lease award, anticipated to be on or before 12/31/23.

Upon review of this site by VA, if the Owner's property is still available, the Owner is willing to enter into a mutually acceptable purchase agreement for acquisition of the Property non-exclusively with Molasky Development or its designated assigns for the purposes of competing for the VA lease.

If there are any questions regarding the authorization, please don't hesitate to contact me.

Sincerely,

[INSERT NAME]
Redevelopment Agency of Murray City
Authorized Representative

cc: Hong Hitchings, VA Contracting Officer
Garland Gill Jr, VA Project Manager

LETTER OF AUTHORIZATION

Authorization to Submit Property to
The U.S. Department of Veterans Affairs
Solicitation #36C10F23R0061

Property Address: 5025 South State Street, Murray, UT 84107 (the "Property").

The undersigned Owner for the above referenced Property confirms as follows:

1. JTW Development, LLC has identified the referenced property as a potential site for the U.S. Veterans Affairs (VA) Solicitation No. 36C10F23R0061;

2. The property is available for sale;

3. Owner or Listing Broker hereby authorizes JTW Development LLC to submit and show the Property to the VA;

4. If VA approves the Property, JTW Development LLC will negotiate its acquisition prior to submitting its initial offer to VA for the proposed project.

OWNER:_____

By:_____

Date:_____