

The Redevelopment Agency (RDA) of Murray City met on Tuesday, January 17, 2023 at 4:02 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Any member 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 3 minutes or less, and written comments were read into the meeting record.

RDA Board Members

Diane Turner, Chair
Garry Hrechkosy
Pam Cotter
Rosalba Dominguez
Phil Markham, Vice Chair
Pattie Johnson

Others in Attendance

Doug Hill, Mayor's Office
Brenda Moore, Finance
Jared Hall, Community & Economic Dev.
Stephen Olson
Camron Kollman, IT
Rob White, IT
Lori Edmunds, Parks & Rec Department
Tammy Kikuchi, Mayor's Office
Kim Fong, Murray Library
Orden Yost, Colliers
Members of the public, as shown on sign-in sheet

BUSINESS ITEM(S)

There were no items of business.

APPROVAL OF MINUTES

Ms. Turner moved to approve the meeting minutes from December 6, 2022. Motion SECONDED by Ms. Cotter.

Roll Call Vote:

Y Diane Turner
Y Garry Hrechkosy
Y Rosalba Dominguez
Y Pam Cotter
Y Phil Markham
Y Pam Cotter

Motion passes 6-0

PUBLIC COMMENTS

Mr. Hall indicated that written comments related to agenda item #3, the sale of real property, had been received and would be read during that portion of the meeting. There were no other public comments for general RDA issues.

Presentation and Discussion Related to the Sale of Real Property

Mr. Hall wanted to remind the board that they already voted and adopted a resolution to engage a real estate agency, Mr. Yost, to prepare to sell the properties in question. These properties are owned by the RDA, not by the city itself. Ms. Turner indicated that the board will not be voting on this tonight. Mr. Yost spoke about sites at 5025 South State Street (existing City Hall site) and at 4886 South Poplar Street (historic Murray Chapel site). The value of the property was determined by qualified party. The value, if land only, is valued at \$14,330,000. The economic value of real estate is based on what can be done with it. This is MCCD zoned land. The sales comparison approach to valuation was used. It looks at the maximum use as to what can be done with the property, what will produce the most income.

Mixed use will accomplish the Highest & Best use of property. Separate uses are permitted, such as multi-family, medical, retail. The likely buyer will be a developer. Mr. Yost shared examples of mixed use buildings, as well as different forms of site density and structure. He believes there will be a group who will look at design and function of developer projects to determine who to sell the site to.

He discussed parking structure options, not only for the new site, but also for new City Hall area and Murray Theatre. Mr. Yost also proposed a promenade incorporated into parking areas for recreation.

Mr. Markham asked Mr. Yost to go into more detail regarding the height of parking structure. Mr. Yost indicated that they will be about two stories high and could also have business on the front to make it more desirable.

Mr. Hrechkosy stated that the city is bound by MCCD code but asked Mr. Hall what can't be dictated in the code regarding the sale of the site. Mr. Hall indicated that the MCCD zone is currently applied, but the city can impose new zoning. The city cannot dictate that the units be owner-occupied. Mr. Hall said the city will continue to see pressure from the state legislature and the region for higher density housing in this core area. It will soon have bus rapid transit and is currently a high-volume transit area.

Mr. Hrechkosy asked Mr. Yost what would happen to the value of the property if the current City Hall building were required to be maintained on the site. Mr. Yost guessed the value would go down by half or more. Mr. Yost pointed out that refitting the building would cost a lot for a developer. Mr. Hrechkosy asked what other things could be done that would hurt the value of the property. Mr. Yost said limiting the height could reduce the value. He recommended keeping the height around eight stories, set-back can be dictated. A stepped height could also be implemented.

Ms. Dominguez pushed back on the comment by Mr. Hall that UTA will implement rapid transit on state street within the next five to ten years, not seeing it on official plans in those time-frames. Ms. Dominguez asked Mr. Yost if the value per square foot would decrease if code were changed. Mr. Yost said it would decrease if the code were dramatically changed. Ms. Dominguez asked how much a parking structure of two to three stories would cost. Mr. Yost said if they are implemented where he proposed he said that RDA funds could be used, as they are improvements. He says that his recommendation for parking structures would increase walkability in the area. Ms. Dominguez asked who would pay for the promenade. Mr. Yost said that if the RDA is the catalyst to create more business, putting in the promenade would be at the RDA's expense.

Ms. Dominguez asked what challenges other cities have had with trying to keep historical structures with the sale of a property. Mr. Yost said it has to do with the ability to rehabilitate that property and the zoning that affects that property. He discussed that some cities use some of the existing structures in combination with new structures. Ms. Dominguez asked if Mr. Yost suggests selling the property for a

hospital. Mr. Yost said that use would not generate enough profit or taxes. Mr. Yost pointed out that the city asked to suggest ideas for an income producing property. Mr. Yost said the city owns enough ground that already is not providing taxes. There are projects that need to be developed and that need city funds. Property taxes need to cover some of that if city doesn't generate enough funds from businesses.

Ms. Dominguez thanked Mr. Hall for working on this project. Her district will be most effected by the sale of this property. Ms. Dominguez also wanted a walkable community but wants to make sure that it's intentional and mindful in all areas and wants to ensure everyone feels heard. Mr. Yost pointed out that he works for the city and wanted to make sure it felt like his presentations were not his personal opinions, and rather presented as options. Ms. Dominguez wished there were some more diverse ideas. She wanted to make sure that those who want the building saved are included in the conversation.

Mr. Hrechkosy asked if, in the examples presented, the code required the maintenance of some historical aspects. Mr. Yost said that he thinks that was the developer's choice. Mr. Yost pointed out that those were industrial buildings that were very tall, and they lent themselves well to that. Mr. Hrechkosy asked what would happen to the value if it were sold as commercial only or hospital. Mr. Yost said the challenge is that the density in a hospital can actually be much greater, and the value would be less.

Ms. Cotter asked how many developers have approached Mr. Yost on purchasing the property. He indicated he has been approached by ten to fifteen parties over the years. Ms. Cotter asked what will be considered downtown Murray. Mr. Yost said he feels it's 5300 South to 4500 South. Ms. Cotter indicated she doesn't like seeing the apartment fronts so close to the street on State Street. Mr. Yost pointed out that is because of zoning and current zoning requires that. He says the zoning would need to be changed to require a set-back. Mr. Yost said that it also needs to be communicated to developers during the sale process.

Ms. Dominguez asked Mr. Hall how much Block One was appraised for. Mr. Hall said that the value was appraised at \$5 million. Ms. Dominguez pointed out that the City Hall property is worth a lot more and there is value in that property. She does not wish to bond anymore. Considering the revenue to avoid bonding in the future is important.

Ms. Turner said that next month is when they consider MCCD zoning. It currently allows for ten stories. That will be up for consideration.

Mr. Markham wanted to thank Mr. Yost. He appreciated Mr. Yost's work.

Public comment was opened. Mr. Hall began with the emailed public comments.

Emailed comment from Kristine Lavon. She stated that the city has drought issues, but is inviting more to come live here. She asked to have Murray beautified with businesses and attractive store fronts.

Emailed comment from Jaimie Petersen. She stated she wants the Arlington School saved. She said it should be turned into a preschool, art center or senior center. She said she sees the negative effects of tearing down history in favor of high-density housing.

Emailed comment from Liz Jacob. She expressed her dislike of the six story apartment building on Vine and wishes to keep Murray the cozy community she moved to thirty-five years ago.

Emailed comment from Michael Caggiano. He is concerned about the number of high-density high-rise apartments. While renters can move if things aren't going well, homeowners cannot. The ranking of the elementary school he lives near keep going down due to excess students. He feels there's no planning taking place. It seems that as soon as land is available, a high-rise apartment goes up.

Emailed comment from Nancy Snoland (Christopherson). She asked not to consider another high-rise apartment. She can't imagine how much traffic congestion this will cause.

Emailed comment from Jenelle Klingler. She feels a three-story maximum would be wise. She wants to see the Arlington preserved, like Day-Murray music.

Emailed comment from Doug Sutherland. He supports the sale, for as much money as possible, to support rebuilding the downtown area. He wants to see parking and rebuilding retail center. He feels the pedestrian bridge between Murray High and Hillcrest High should be rebuilt, due to accidents.

Emailed comment from Tori Crowell. She is not a fan of the changes taking place in the city. She says many have moved away because the city doesn't listen to what residents want. Residents want the limit of heights to be three stories. She is also concerned about Murray Theatre parking. She is concerned about the history of the Arlington. She asks for zoning to be changed. She says the city only cares about the money.

Emailed comment from Ron Dunn. He said he doesn't want to see excessively tall apartment buildings in Murray. He wants a shorter building in keeping with Murray downtown. He is concerned with city infrastructure and utilities being overwhelmed. He asked to table this proposal and look at other options.

Emailed comment from Kristine Dunn. She feels this is a huge mistake, due to city infrastructure and utilities will be overwhelmed. She is also concerned about traffic and parking. She feels the park will become less safe. She feels the city is only interested in the most money.

Emailed comment from Tom Gerrard. He says the last thing the city needs is more high-rise housing. There is already more traffic and pollution. He asks to keep historic Murray as it is.

Emailed comment from Melanie Kimball. She is concerned about a ten-story complex. She feels there are enough complexes in the works. She wants a thorough discussion with a longer timeframe. A two or three-story building would be better. She'd prefer medical offices.

Emailed comment from Tony Despain. He does not want another high-rise complex. He asks to make it into a library.

Emailed comment from Jane Andersch. She is opposed to another high-rise complex. She asks to keep high-rise apartments away from Murray downtown and the park.

Public comment from Clark Bullen. His house is closest. He understands the need for city revenue but says citizens do not want high-rise complexes. He discussed a survey done, part of it was regarding

downtown. Sixty-six percent of citizens like the historic buildings/character of downtown. Seventy-six percent would like to see those building rehabilitated. Sixty-eight percent support using tax dollars to restore those buildings back to twentieth century initial build, including the Arlington. Seventy percent support replacing some buildings with historic looking buildings. A large portion prefer brick buildings and a limit to three-story buildings.

Public comment from Margaret Pahl. She is a retired Urban Planner with thirty years' experience. She says planner are pro smart growth. She says the quality of life has decreased dramatically in the past ten years. The post office parking is an issue. The pools and rec center are crowded. The Costco and Smith's grocery store are overcrowded. This is because of population growth. She says no one aspires to live in apartments. They do it because they have to, until they can get a house. She wonders if all of these apartments are going to continue to be occupied. She feels that it's time to stop the growth.

Public comment from Jeff Evans. He was on Planning and Zoning Commission for nine years. He completed a four-year term on Arts Advisory Board. He feels that it's time to be realistic. Utah has the hottest economy and feels that people are coming, whether we like it or not. He feels the city has a shot at a blank slate with this site to create something amazing and distinctively Murray. The demand is it that we have a great city.

Public comment from Amy Thomas. She encourages the council to prioritize preservation of the Arlington. She feels the citizens are not proud of existing mixed use sites. When a modestly sized house is demolished in Utah, it generates 350 tons of waste, the same as one person would generate in 445 years. Rehabilitating that same house would generate 50 tons of waste. In forty three of fifty cities across the U.S. the average population density was greater in historic neighborhoods. In Salt Lake the density score was 65.1 in historic regions, compared to 25.4 in newer areas. This site represents many opportunities. Four things can be done – 1) Nothing. 2) Stabilize the building and wait. 3) Rehabilitate the building. 4) Tear it down. If option #4 is used, all other options are gone. Once it's gone, we can't bring it back. She feels we need to save the building for generations to enjoy and cherish.

Public comment from Rachel Morot. She mentioned the phrase highest and best income as being the only thing city government cared about. She asked when highest and best quality of life will be considered. She appreciated Mr. Yost's presentation, but it was just more modern architecture that defines urban spaces in Salt Lake Valley. She asked the RDA to make decisions to preserve urban landscape. She feels this city has already lost so much value of the city. She asks to look for developers who are willing to be guided by historic desire. She referenced a quote from Doug Hill that it is easy to remove the historic protection. She indicted that per the Y2 analytic survey sixty-five to seventy percent of residents want an aesthetically appealing and historic-style commercial district. She also wants to know when the council will listen to citizens regarding capacity issues and overburdened infrastructure. The mayor has even said that power will be one of biggest issues the city will have to deal with. She feels they aren't hearing practical answers from city council. When are the water and power strain going to be real enough to do something. She realizes that the many of these decisions lie with the state and county, but city council are our advocates. She feels Murray should do something different.

Public comment from Jenn Kikel-Lynn. She's a real estate agent. She has memories of historic locations in Murray, including the Arlington. Growth and change can be scary and exciting. She pointed to three existing locations that showcase the city history – the mansion, the Townsend home, and the chapel. These are great locations for historical resources and historical efforts. She feels that the City Hall would

be too expensive to restore and has too much land to claim just for historical purposes. That land has too much opportunity for development that would be advantageous for the city.

Public comment from Anny Sooksri, owner of Tea Rose Diner. She helps to maintain the building next to her, as it is historic. She wants to keep the chapel as her restaurant. The problem is, she can't afford to. She would be honored to help take care of the chapel.

Public comment from Jonathan Oliver. He is interested in purchasing this site. He loves the site and values the passion of Murray residents. He says there's been a lot of divisiveness and doesn't feel there needs to be. He feels there are options that could bridge the desire for high versus low density. He feels a responsibility to the city. He does still feel business owners need to make a profit but can do it responsibly. He does not feel it needs to be ten stories. He is not against bonding. He asks to keep as many options on the table as possible. He feels a mid-rise is a happy medium. He feels more education needs to take place on both sides.

Public comment from Jay Bollwinkle. He is an Urban Planner who has done work in Murray. Vibrancy is important in redoing a downtown project. People are required for that vibrancy, but it needs to have quality open spaces. He says let's do something to make Murray great.

Public comment from Janice Strobell. She says there's been a lot of history in the one hundred and twenty years that Murray has been a city. She feels Murray has a unique identity. What is done with the City Hall and any changes to downtown zoning will greatly influence the city's identity for the next hundred years. She's asking to take time to define the vision for Murray downtown, to develop something comprehensive. She appreciates taking the time to consider what will be built.

Public comment from Coleen Baskum Taylor. She says what's being overlooked is the impact on Murray elementary schools. They are overloaded. The children will suffer the consequences of more people in Murray. She asks for council members to go and visit the children to see what it's like. The schools are bursting at the seams. Help be an advocate for those children and help clothe and feed them. Their families need help.

Public comment from Jeremy Lowry. He supports a commercial use of this site, with limited and individually parceled housing. He feels it will deepen the tax base.

Public comment from Jim Allred. He owns an architectural business in downtown Murray. He is knowledgeable about historic preservation. He says make sure it meets the needs of the survey. He was part of turning the Arlington into the current City Hall. He says it doesn't have to be a high-rise.

Public comment from Dan Snarr. He understands the sentimental value of historic structures. He cites the chimneys as an example, pointing to safety concerns. He's done a lot of research on renovation of existing structures. New buildings have the modern technologies of HVAC and internet and structural integrity. He cited what happened with West High School, having spent millions of dollars and it's now being torn down. Many historic sites are not able to be restored to code. He says let's put all the property together as a package to sell.

Public comments were closed.

Mr. Hall returned to the podium. He said that there is not sufficient time to address all of the concerns raised in the time remaining for the meeting. He thanked the RDA for taking time to listen to public comments. He did say that the MCCD zone, where this property is located, was planned for utility capacity at these higher densities.

ADJOURNMENT

The next scheduled meeting will be held on Tuesday, February 21, 2023 in the Murray City Council Chambers at 5025 South State Street, Murray, Utah.

The meeting was adjourned at 6:30 p.m.

A handwritten signature in black ink, appearing to read "Jared Hall", is written over a horizontal line.

Jared Hall,
RDA Deputy Executive Director