

The Redevelopment Agency (RDA) of Murray City met on Tuesday, February 21, 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

Mayor Brett Hales
Doug Hill, Mayor's Office
Brenda Moore, Finance
Jared Hall, Community & Economic Dev
GL Critchfield, City Attorney
Rachelle Morrow, Historic Murray First

APPROVAL OF MINUTES

Minutes for January 10, 2023 and January 17, 2023 were approved, with two corrections that need to be made. The January 10, 2023 minutes indicate that the session was closed. That is not correct. That needs to be removed. Mr. Markham's first name has been misspelled in both the January 10, 2023 and the January 23, 2023 minutes. His first name is spelled, "Phil." This needs to be corrected. Mr. Markham moved to approve the minutes. Ms. Cotter seconded. A voice vote was made. Motion passed 6 – 0

Recorder's note – the changes requested by Mr. Markham have been executed.

PUBLIC COMMENT

Emailed comment was read from Amanda Rock. I'm writing in support of saving the Arlington building. It would benefit Murray to use this historic building in a new way instead of tearing it down to build more apartment buildings.

Emailed comment was read from Joseph (Unknown). I am a former resident of Murray. My mother still lives there as does my brother and his family. I feel the school would be a very valuable part of the community if maintained as a community center. It is close to the park which would allow for coordinating city events where some indoor accommodation would be useful. Losing the county fair grounds and buildings removed some of those display options we used to have. Parking could be shared with the park and Ken Price ballpark. The front is a great State Street transition from the park entrance to the old downtown store fronts. I hope this iconic building can be maintained for community pride and enhancement.

Emailed comment was read from Kristine Lavon. Please move forward with the deed restriction for Arlington place. We don't need to tear down every building. It can be used for other things. We also don't need more high density apartments. All that does is creates more issues with crime, congestion, pollution, water shortages, and other undesirable living conditions. Thank you for reading.

Rachel Morot approached the podium and spoke. She represented the Historic Murray First Foundation, and they are trying to get a deed restriction placed on the Arlington building. She said that there are some ideas for what it could become. Murray First had done a poll and some ideas that came back include a community center or a library. Another was a restaurant collective. She feels it could be a real showpiece of Murray. She feels that a decision could be made that isn't extreme. She presented pamphlets containing the history of the building.

Citizen comments section was closed.

BUSINESS ITEM(S)

Consider a resolution authorizing an amendment to the participation agreement in the Ore Sampling Mill Community Reinvestment project area. 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 (formerly Jesse Knight Building) 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:

Within five years of the effective date of the agreement (which will be August 2025):

1. Project must be substantial completed.
2. City shall have issued a certificate of occupancy for the improvements.
3. Project placed on county tax assessment rolls.
4. RDA has received adequate proof of reimbursable costs.

The environmental remediation plan is moving slowly because the developer's proposed plan differs from standard remediation plans. The Environmental Protection Agency (EPA) and the state's department of environmental equality need to sign off on the plan for remediation. This has taken years, instead of months. Staff is supportive of the extension.

Ms. Cotter asked who pays for the taxes for this project. Mr. Hall indicated that the tax increment is generated from all the properties in that RDA area. Ms. Cotter asked if any other potential developers have come forward on this property. Mr. Hall indicated that no one else has. Ms. Cotter asked why this project is taking so long, whereas the Bullion project took a lot less time. Mr. Hall indicated that this area's remediation plan has to deal with some radioactive materials as well as the kind of problems found at the Bullion project. As a result, the plan is complicated and the review and approval by the federal and state agencies is just taking longer. It has also been complicated by property ownership issues, with easements for Utah Transit Authority (UTA) and city utilities that are still needed.

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. Turner and Mayor Hales echoed the sentiments that this taken a lot longer than thought and how complicated this is.

Ms. Dominguez asked if there is a way to get updates from the EPA. Mr. Hall said it is difficult. She is concerned that the developer could come back and ask for more funds.

Mr. Hrechkosy asked for clarification on how long the extension is for. He wondered if five years is too many. Mr. Hall said there is no one else interested in cleaning up or developing this area, so he wants to make sure there is as much time as needed.

Ms. Turner requested a motion. Mr. Hrechkosy made a motion and Ms. Cotter seconded.

Roll Call Vote:

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

OTHER BUSINESS ITEM(S)

Ms. Cotter asked when the vote on a decision for the City Hall will take place. Mr. Hall said the changes to the MCCD Zone will be presented to the Council at the March 7th meeting.

ADJOURNMENT

Ms. Turner adjourned the meeting at 6:09 p.m. The next scheduled meeting will be held on Tuesday, March 21, 2023 in the Murray City Council Chambers at 5025 South State Street, Murray, Utah.



Jared Hall,
RDA Deputy Executive Director