



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

PUBLIC NOTICE IS HEREBY GIVEN that the Board of Directors of the Redevelopment Agency of Murray City, Utah will hold a **SPECIAL** meeting beginning at 4:45 p.m., Tuesday, October 1st, 2024, in the Murray City Council Chambers at 10 East 4800 South, Murray, UT.

Members 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.*

RDA SPECIAL MEETING AGENDA
4:45 p.m., Tuesday, October 1st, 2024

1. **Citizen Comments:** (see above for instructions)
2. **Action Item:** Consideration of a resolution authorizing an exclusive right to negotiate for the acquisition and development of the property owned by the Redevelopment Agency of Murray City located at approximately 4889 South Poplar Street, also known as the Chapel Property. – Phil Markham presenting

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

On September 27th, 2024 a copy of the Notice of Meeting was posted in accordance with Section 52-4-202(3).



Philip J. Markham,
Community and Economic Development Director



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

TO: RDA Board

THROUGH: Mayor Brett Hales, RDA Executive Director

FROM: Phil Markham, Community and Economic Development Director

MEETING DATE: October 1, 2024

RE: **Agenda Item #2 – Consideration of a resolution authorizing an exclusive right to negotiate for the acquisition and development of the property owned by the Redevelopment Agency of Murray City at approximately 4889 South Poplar Street commonly known as the “Murray Chapel”.**

After the September 17, 2024 RDA meeting, staff was directed to have the real estate agent accept offers until September 25th 2024 to be reviewed at the RDA Planning Meeting the following day. Staff received the current three offers for the property at 4889 South Hanauer Street (the Chapel parcel). The first offer, from Anny Soksri, owner of Tea Rose Diner, was presented and discussed at the RDA Planning Meeting on August 13, 2024. Her initial offer of \$100,000 was rejected. The current offer from Anny Soksri is for \$120,000. A second offer, submitted by Mohammad and Habib Sarfraz, owners of Kabob Stop and Kabob Bros, for \$275,000.

The third offer was from Fairway Development Group for both the chapel parcel and the vacant property located at 4899 South Hanauer Street. The offer from fairway development is not being considered at this time because the vacant parcel is not represented by the contracted real estate agent and future land use regulations are forthcoming which will impact any proposed development on this parcel.

Staff and the Executive Director are requesting consideration of a resolution authorizing an exclusive right to negotiate for the acquisition and development of the property owned by the Redevelopment Agency of Murray City at approximately 4889 South Poplar Street, commonly referred to as the “Murray Chapel,” Murray City, Salt Lake County, Utah.

Attachments:

1. Resolution

RESOLUTION _____

RESOLUTION AUTHORIZING AN EXCLUSIVE RIGHT TO NEGOTIATE FOR THE ACQUISITION AND DEVELOPMENT OF THE PROPERTY OWNED BY THE REDEVELOPEMENT AGENCY OF MURRAY CITY AT APPROXIMATELY 4889 SOUTH POPLAR STREET, COMMONLY REFERRED TO AS THE "MURRAY CHAPEL," MURRAY CITY, SALT LAKE COUNTY, UTAH.

WHEREAS, the RDA is a community development and renewal agency or redevelopment agency created either under the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act, Utah Code Ann. §§ 17C-1-101 et seq., (the "Act") or under previous law; and

WHEREAS, RDA is the owner of property located at approximately 4889 South Poplar Street, Salt Lake County, Murray, Utah, commonly referred to as the "Murray Chapel" ("Property"); and

WHEREAS, the RDA received two inquires of interest to purchase and develop the Property in accordance with certain deed restrictions imposed to maintain the historical significance of the chapel building; and

WHEREAS, representatives of the Community and Economic Development Department have met with representatives from each of the two companies to discuss conceptually, the development of the Property; and

WHEREAS, RDA now desires to offer one of the companies the opportunity to exclusively negotiate with RDA to acquire the Property and to develop the Property; and

WHEREAS, under Utah State law, the RDA may accept an offer without public bidding; and

WHEREAS, the RDA desires the Executive Director to enter into exclusive negotiations with **[Mohammad Sarfraz of Kabob Bros and Kabob Stop] or [Annie Sooksri and Jeffery Kelsch of Tea Rose Diner]** for the acquisition and development of the Property.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of Murray City that:

1. The Executive Director is hereby authorized and directed to commence exclusive negotiations for a period not to exceed one year with **[Mohammad Sarfraz of Kabob Bros and Kabob Stop] or [Annie Sooksri and Jeffery Kelsch of Tea Rose Diner]** ("Developer") with respect to the acquisition and development of the Property.

2. During the term of the exclusive negotiations, the RDA shall not, except as otherwise mutually agreed, negotiate or discuss any proposal by any person other than the Developer with respect to the acquisition or development of the Property.

3. This Resolution shall take effect upon its execution.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City this 1st day of October 2024.

REDEVELOPMENT AGENCY OF MURRAY CITY

Rosalba Dominguez, Chair

ATTEST:

Brooke Smith, City Recorder