



PUBLIC NOTICE IS HEREBY GIVEN that the Board of Directors of the Redevelopment Agency of Murray City, Utah will hold a regularly scheduled meeting beginning at 5:30 p.m., Tuesday, November 19th, 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/>. Citizen 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 citizen comments are limited to 3 minutes or less and email comments will be entered into the meeting record.

RDA MEETING AGENDA
5:30 p.m., Tuesday, November 19th, 2024

- 1. Approval of Minutes:** October 1st, 2024
- 2. Citizen Comments:** (see above for instructions)
- 3. Action Item:** Consideration of a resolution adopting the regular meeting schedule of the Redevelopment Agency of Murray City for calendar year 2025. Phil Markham presenting.
- 4. Action Item:** Consideration of a resolution of the Redevelopment Agency of Murray City ("RDA") approving interest payments from tax increment generated and collected from the project area as part of the reimbursement to the city's wastewater fund for costs of the design, construction, and property acquisition of the sewer line installed in the Murray Fireclay Project Area ("Project Area"). Brenda Moore presenting.
- 5. Discussion Item:** Updates on NeighborWorks Salt Lake programs with Murray City. Elvon Farrell presenting.
- 6. Project Updates:** RDA staff 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 November 6th, 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

~DRAFT~

The Redevelopment Agency (RDA) of Murray City met on Tuesday, October 1st, 2024, at 4:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Members of the 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.

In Attendance:

RDA Board Members

Rosalba Dominguez, Chair
Pam Cotter, Vice Chair
Diane Turner
Adam Hock
Paul Pickett

Others in Attendance

Brett Hales, Mayor's Office
Jennifer Kennedy, Council Executive Director
GL Critchfield, City Attorney
Brooke Smith, City Recorder
Phil Markham, CED Director
Zachary Smallwood, CED Department
David Rodgers, CED Department
Pattie Johnson, Council Admin Assistant
Isaac Zenger, IT Department
Greg Bellon, Power Department
Matt Youngs, Power Department
Jeff Puls, Fire Department
Brenda Moore, Finance
Kim Sorensen, Parks & Recreation
Mark Morris, VODA
Anny Sooksri, Owner of Tea Rose Diner
Jeff Kelsch, Owner of Tea Rose Diner
Members of the public, per sign-in sheet

CALL MEETING TO ORDER

Chair Dominguez called the meeting to order at 4:45 p.m.

CITIZEN COMMENTS

Chair Dominguez opened the public comment period for the meeting.

Delynn Barney said he owns property in the redevelopment area and his property taxes support the Redevelopment Agency; therefore, he has a vested interest as a citizen to encourage the agency to give Tea Rose preference in allowing them to purchase the chapel. They've been a long-standing business that has proven themselves. He said that they don't have to stay in Murray, but they've chosen to, and he feels that should be taken into consideration.

Robert Norbutt said that he's known Anny and Jeff since they opened Tea Rose Diner, and he can't think of anyone better to take over the chapel. He feels they would create a useful event space and would strive to retain the historic features of the chapel.

Kathy Poulsen Romero said that Murray has the makings of a perfect town square. She feels that Anny and Jeff have been an amazing part of the community and letting them do what they want with the chapel would be a great start. She and her husband are in full support.

Mike Romero said that it's important that the purchase of the chapel go to the right person who understands its historical significance in the community. He said it's important that the right person purchases the chapel, who understands the history. He feels that Anny and Jeff do understand that. He said they're an established local business and community partner that has a strong pull in the downtown community and that serves as a connection with the community's history and culture.

Bridget Gill said that she was one of Anny's first customers and that she appreciates the local vibe of Tea Rose Diner. She said that Murray has the chance to keep big box corporations from being the norm in the city. She said that Anny has proven herself many times over. She asked that they give Anny the opportunity to have her local business in the historic chapel.

Suphat Suleyai, a long-time customer, said he feels that Anny and Jeff are very knowledgeable about the history of the chapel and that they would do a beautiful job remodeling. He has confidence that they will do a wonderful job keeping the building in great condition.

Selena Norbutt said that she's known Anny and Jeff for a long time. She said that Tea Rose Diner doesn't have to stay in Murray, but they choose to. They are a loyal fixture and cornerstone of the community.

Howard Brown said that people come from outside the city for Anny's food. He said that she has a proven track record of running multiple successful businesses. He said it would be a shame to lose this viable business in this community. He said that Anny is very good at taking each place and making it something special. He knows she'll transform the chapel into something special.

Anny Sooksri said that she truly does want to make the chapel a great space that will draw a lot of people into the city and generate revenue. She thanked everyone for their support over the years and for coming out to speak on her behalf.

Clark Bullen said that he's concerned because he felt that the original intention was for Anny to get the chapel and now the city is considering not letting her have it. He feels they are leaving Anny in a lurch. He said it isn't so much about saving a historic building as it is about saving an amazing business. He said that it's not the purpose of the RDA to make money, so it doesn't make sense if that's why the RDA would accept an offer from someone else because they are paying more. He said it doesn't make sense that the RDA would treat Anny like a someone who can't follow through on making the chapel an amazing place but would believe that a new restaurant could do it.

Habib Sarfraz of Kabob Bros spoke about his family's desire to purchase the chapel. He said that his father has over forty years of restaurant experience, so he also has a proven track record. He said originally, they wanted to purchase the chapel to open a church but learned that is not an appropriate use for the Redevelopment Agency. Then he and his family decided they would ask if they could open another location of their restaurant chain in the chapel. He feels strongly about having the chapel as their location, due to its religious significance. He said that they will bring something new to the community, and something that he believes will bring people to the area. He

described some of the features of the restaurant that they plan to offer, which include a chai shop in the morning followed by full-service dining for lunch and dinner. He said they'd like to have a clothing and gift shop in the basement. He expressed that creating a specific ambiance is important within the context of the chapel being a religious site. He said that he knows it will require a lot of work. He truly hopes the board will consider his family's offer to purchase the chapel.

Chair Dominguez closed the public comment period.

ACTION ITEM(S)

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

Phil Markham presented this agenda item. He said that there are three offers to consider for the chapel. He described the details of each offer to the board. He said that the third offer includes the purchase of the vacant lot. He recommended not selling the vacant lot until the form-based code has begun. He recommended only considering the offers from Tea Rose Diner and Kabob Bros, as they do not include the purchase of the vacant lot.

Board Member Turner said that she feels staff is in too much of a hurry to sell the chapel and doesn't understand why they aren't waiting until the form-based code is in place to proceed.

Mr. Markham said that he was given the initiative by the mayor to sell the chapel over a year ago and feels the board has taken too long to decide on this matter. He said he'd support any decision the board would make.

The board members and Mr. Markham discussed the contract with Collier's to sell the chapel. Mr. Markham said that Orden Yost has been under contract to sell it for over a year. Chair Dominguez confirmed that he's been under contract since the sale of the old city hall.

Board Member Pickett asked what they will be deciding on with this resolution.

Mr. Markham said that if the board decides to pass a resolution to sell the chapel, that will authorize GL Critchfield, City Attorney, to pursue a sale agreement with the chosen party and enter into negotiations.

Board Member Turner said that she thought this meeting was for discussion and then the next meeting was to make a decision.

Mr. Markham said that was the original intention; however, the Chair and Vice Chair made a change to the agenda.

Board Member Turner said she was not aware of the change.

Mayor Brett Hales said that it was discussed in the last meeting that this would be a motion item, not a discussion, during this meeting. He said that the Chair and Vice Chair have the authority to change the agenda item to move for a vote.

Chair Dominguez said they could have voted during the last meeting if they wanted to, stating that the board can receive a motion on an item whether it's an action or a discussion. Vice Chair Cotter said they could not have taken a motion. Mr. Critchfield confirmed that, per local practice, they could not take action on a discussion item.

Vice Chair Cotter made a motion to adopt the resolution authorizing an exclusive right to negotiate for the acquisition and development of the property owned by the Redevelopment Agency of Murray city, approximately 4889 South Poplar Street, commonly referred to as the Murray Chapel, Murray City, Salt Lake County, Utah, with Anny Sooksri of Tea Rose Diner.

Board Member Pickett seconded. Roll Call Vote:

Y Rosalba Dominguez

Y Pam Cotter

Y Adam Hock

Y Paul Pickett

Diane Turner abstained due to feeling that it was too soon to decide.

Motion passes 4-0.

ADJOURNMENT

Vice Chair Cotter adjourned the meeting at 5:25 p.m.



Philip J. Markham, Director
Community & Economic Development Department

RESOLUTION NO. R24-

A RESOLUTION ADOPTING THE REGULAR MEETING SCHEDULE OF
THE REDEVELOPMENT AGENCY OF MURRAY CITY FOR CALENDAR
YEAR 2025.

BE IT RESOLVED by the Redevelopment Agency of Murray City as follows:

1. The regular meeting schedule of the Redevelopment Agency of Murray City for calendar year 2025 shall be as provided in the attached schedule.
2. The Redevelopment Agency of Murray City reserves the right to change the schedule or cancel any meetings it deems necessary consistent with the Utah Open and Public Meetings Act.
3. The City Recorder is directed to publish the attached schedule.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City, Murray City, Utah, this _____ day of _____ 2024.

REDEVELOPMENT AGENCY OF MURRAY CITY

Rosalba Dominguez, Chair

ATTEST:

Brooke Smith, City Recorder

ATTACHMENT

Meeting Schedule of the Redevelopment Agency of Murray City
for Calendar Year 2025



REDEVELOPMENT AGENCY OF MURRAY CITY

2025 MEETING SCHEDULE

The following dates are scheduled for the Redevelopment Agency meetings for the year 2025. The Agency generally meets on the third Tuesday of each month. Meeting start times, location and/or format (in-person verses electronic only) are yet to be determined and will be published with the individual meeting agenda.

Tuesday, January 7th

Tuesday, January 21st

Tuesday, February 18th

Tuesday, March 18th

Tuesday, April 15th

Tuesday, May 20th

Tuesday, June 17th

Tuesday, July 15th

Tuesday, August 19th

Tuesday, September 16th

Tuesday, October 21st

Tuesday, November 18th

Tuesday, December 16th



TO: Murray City RDA Board

From: Brenda Moore, Finance & Administration Director

Date: November 5, 2024

Re: Interest resolution for Wastewater reimbursement Fireclay

In order for the Fireclay area to be developed the Wastewater fund had to do major system improvements. The total cost of the improvements was \$2,411,652.92. In 2011 a reimbursement resolution was passed authorizing the Fireclay RDA to reimburse the Wastewater fund for the improvements if the tax increment generated was sufficient. There was no mention of interest to be paid. The TIFF reimbursement agreements with developers specified a 5% interest rate, the reimbursement with the Power Fund for relocating power lines underground included interest at the PTIF rate.

This resolution authorizes the RDA to pay interest on the reimbursement for the Sewer improvements at the PTIF rate on June 30 of each year. From 2015 to 2024 the wastewater fund was only being reimbursed \$21,125 a year; the reimbursement was raised to \$220,569 in FY2025. Because of this the estimated total interest paid to the wastewater fund through 2034 when the payments will stop, provided the interest rate stays at 5.36% is \$1.4 million dollars. The PTIF interest rate will likely decline so this estimate is on the high side.

The Fireclay area has the funds to make the reimbursement payments with interest.

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY (“RDA”) APPROVING INTEREST PAYMENTS FROM TAX INCREMENT GENERATED AND COLLECTED FROM THE PROJECT AREA AS PART OF THE REIMBURSEMENT TO THE CITY’S WASTEWATER FUND FOR COSTS OF THE DESIGN, CONSTRUCTION, AND PROPERTY ACQUISITION OF THE SEWER LINE INSTALLED IN THE MURRAY FIRECLAY PROJECT AREA (“PROJECT AREA”).

WHEREAS, the Redevelopment Agency of Murray City (“RDA”) was created and organized pursuant to the provisions of the Community Reinvestment Agency Act, Title 17C of the Utah Code, as amended, and is authorized and empowered to undertake certain activities and actions pursuant to the law; and

WHEREAS, the RDA adopted the Murray Fireclay Project Area Plan (“Plan”) on September 13, 2005; and

WHEREAS, the Project Area budget included reimbursement for the sewer line including design, construction, and property acquisition; and

WHEREAS, the costs incurred by the City’s Waste Water Fund for the sewer line design, construction, and property acquisition was \$2,411,652.92; and

WHEREAS, pursuant to Resolution RD 11-01 on January 18, 2011, the RDA approved reimbursement of the costs the City incurred for the sewer line design, construction, and property acquisition but did not originally include paying interest on the unpaid balance; and

WHEREAS, the RDA has paid interest on unpaid balances in other reimbursement agreements, including in 2008 when the RDA reimbursed the City’s Power Fund after the Power Department relocated for Hamlet Homes certain overhead powerlines underground on the east side of Main Street near Fireclay Avenue; and

WHEREAS, the RDA wants to approve interest payments to the City’s Waste Water Fund on the unpaid balance at the rate the Utah State Treasurer’s Investment Pool pays on funds deposited by the City beginning at the rate of interest that existed as of June 30, 2011 and adjusted annually.

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

1. In addition to the reimbursement of costs the City’s Waste Water Fund incurred for design, construction, and property acquisition of the sewer line

installed in the Murray Fireclay Project Area, the RDA shall pay interest on the unpaid balance to the City's Waste Water Fund at the rate the Utah State Treasurer's Investment Pool pays on funds deposited by the City beginning at the rate of interest that existed on 30, 2011 and adjusted annually.

2. Interest payments shall be made only from unencumbered tax increment from the Project Area.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this ____ day of November 2024.

Redevelopment Agency of Murray City

Rosalba Dominguez, Chair

ATTEST:

Brooke Smith, RDA Secretary
and City Recorder