



REDEVELOPMENT AGENCY (RDA) OF MURRAY CITY

MEETING MINUTES

August 26, 2025

4:00 P.M. MDT

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

CALL MEETING TO ORDER

MEMBERS PRESENT

RDA Board Members

Diane Turner, Chair
Paul Pickett, Vice Chair
Pam Cotter
Adam Hock
Scott Goodman

Others in Attendance

Mayor Brett Hales, Mayor's Office
Doug Hill, Mayor's Office
Brooke Smith, City Recorder
G.L. Critchfield, City Attorney
Chad Wilkinson, CED Director
Pattie Johnson, Council Admin Assistant
Kim Sorensen, Parks & Recreation
Joey Mittelman, Fire Department
Elvon Farrell, CED Department
Jim Allred, Triumph Group
Jeremy Lowry, Triumph Group
Members of the Public (per sign-in sheet)

Chair Turner called the meeting to order at 4:05 p.m. MDT.

APPROVAL OF MINUTES

Board Member Cotter made a motion to approve the minutes for June 17, 2025. Board Member Goodman seconded. A voice vote was taken with all in favor.

CITIZEN COMMENTS

There were no citizen comments for this meeting.

BUSINESS ITEM(S)

Action Item: Consider a resolution authorizing and approving the third amendment to the purchase, sale and development agreement for the sale and development of real property located at 5025 South State Street and 149 East to 179 East Myrtle Avenue, Murray, Utah, and authorizing its execution

Chad Wilkinson presented the request for an extension to the building permit submittal date for this development agreement. He provided some context regarding the request. He said that the applicant presented a new concept for the site where the condominiums would be replaced with additional medical offices. This new concept would be considered a material change to the plans as shown in the agreement and would require approval by the board. The consideration for this new concept will not be able to be reviewed by the board until the following RDA meeting. As a result, the applicant requested an extension of the building permit submittal deadline. This extension will allow the applicant time to revise the plans and for staff to update the development agreement. Staff recommends a four-week extension from the original date approved, which will be October 3rd, to apply for the building permit.

Chair Turner asked for clarification on how many extensions have been requested.

Mr. Wilkinson said this is the second extension of the deadline for the building permit.

Chair Turner asked what will happen if the request for an extension is not granted.

Mr. Wilkinson said they would have until the current deadline to submit the building permit application. Otherwise, we would have a default on the development agreement. There is a process outlined in the agreement for how to proceed with a default. She asked if it would have to go back to the Planning Commission if they didn't grant the extension.

Mr. Wilkinson said that the Planning Commission approval is a different process than what is occurring with the RDA board.

Vice Chair Pickett said that some delays in construction projects are normal but is getting concerned with the delays in this project. He said they are not seeing enough progress and wondered if the board should continue to support the project.

Jim Allred from Triumph Group spoke regarding the project. He said he understands the board's concerns. He said that some of the key investors in the project want to see changes to the design to remove the condominiums and replace them with medical offices. The investors felt that condominiums would be a poor investment. Mr. Allred said there will still be fifteen (15) townhomes as part of the development. He stated that the new potential investors need them to close on the land by the end of the year. He mentioned that there is a lot involved with putting together architectural drawings and that they would not be able to complete those by the current building permit submittal deadline.

Jeremy Lowry from Triumph group spoke. He said this has been a challenging project. He provided some context on the acquisition of capital. He discussed the research they did to determine that condominiums were not the best choice for this project. He said they have verbal agreements with the investors and are working on formal agreements. Mr. Lowry said that investors are more positive

since removing the condominiums. He said they had to put in quite a bit of effort to redesign the project, which added to the time spent. He said the pre-leasing for the State Street medical office space has been strong and they basically have commitments for four of the five floors in the form of leases under review and LOIs.

Vice Chair Pickett pointed out that verbal agreements do not hold much weight. He wanted more assurances for the success of the project.

Mr. Lowry said they are working closely with four different groups. He said he can't commit them at this point but believes at least three of them will follow through.

Mr. Allred said they are in the process of getting financial support in writing.

Board Member Cotter asked about the logistics of partially starting the project.

Mr. Lowry said they have a phased approval approach, starting with footings and foundation.

Mr. Allred said they'd start with the State Street building. They are anxious to get approval on the rest of the project to assist in securing investors.

Board Member Hock made a motion to approve the resolution, authorizing and approving the third amendment to the purchase, sale and development agreement for the sale and development of real property located at 5025 South State Street and 149 east to 179 East Myrtle Avenue, Murray Utah, and authorizing its execution.

Board Member Cotter seconded.

Vice Chair Pickett said this will be the last extension he will vote on for this project.

Board Member Hock said having condominiums in the original proposal was challenging, given the current market. He said having more commercial and medical offices will be beneficial to the project and the long-term tax base for Murray City. He said four weeks is what he's comfortable with for an extension.

Y Diane Turner
Y Paul Pickett
Y Pam Cotter
Y Adam Hock
Y Scott Goodman

Motion passes: 5-0

DISCUSSION ITEM(S)

Discussion Item: Discuss the Murray City Redevelopment Agency 2025 Annual Report

Chad Wilkinson suggested to move this discussion to the next meeting. Chair Turner agreed.

ANNOUNCEMENTS AND QUESTIONS

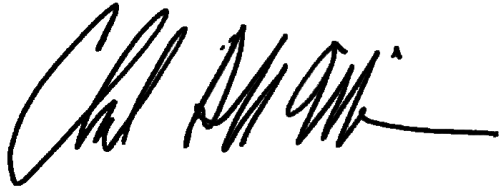
The next scheduled meeting will be held on September 16, 2025, in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner made a motion to adjourn the meeting at 4:38 p.m. MDT.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at rda@murray.utah.gov.

A handwritten signature in black ink, appearing to read "Chad Wilkinson", with a long horizontal stroke extending to the right.

Chad Wilkinson, Deputy Executive Director of the Redevelopment Agency
Community & Economic Development Department