



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 regularly scheduled meeting beginning at 4:30 p.m., Tuesday, January 6th, 2026, 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/>. Emails may be submitted 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
4:30 p.m., Tuesday, January 6th, 2026

1. **Approval of Minutes:** November 18th, 2025
2. **Citizen Comments:** (see above for instructions)
3. **Action Item:** Consider a resolution appointing the chair and vice chair for the Redevelopment Agency of Murray City for the calendar year 2026.
4. **Action Item:** Consider a resolution approving a termination of the Amended and Restated Real Estate Purchase, Sale, and Development Agreement between The Redevelopment Agency of Murray City and Triumph Group Murray, LLC. – Chad Wilkinson 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 December 30th, 2025, a copy of the Notice of Meeting was posted in accordance with Section 52-4-202(3).



MURRAY CITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

MEETING MINUTES

November 18, 2025

4:30 P.M. MDT

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

MEMBERS PRESENT

RDA Board Members

Diane Turner, Chair
Pam Cotter
Adam Hock
Scott Goodman

Others in Attendance

Mayor Brett Hales, Mayor's Office
Jennifer Kennedy, Council Executive Director
G.L. Critchfield, City Attorney
Brooke Smith, City Recorder
Pattie Johnson, Council Admin. Assistant
Chad Wilkinson, CED Department
Elvon Farrell, CED Department
Brenda Moore, Finance & Admin.
Jeff Martin, Parks & Recreation
Russ Kakala, Public Works
Ben Gray, IT Department
Members of the Public (per sign-in sheet)

Excused:

Paul Pickett

CALL MEETING TO ORDER

Chair Turner called the meeting to order at 4:30 p.m. MDT.

APPROVAL OF MINUTES

Board Member Cotter made a motion to approve minutes for October 21, 2025. Board Member Hock 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 adopting the regular meeting schedule of the Redevelopment Agency of Murray City for the calendar year 2026

Chad Wilkinson presented the resolution for the 2026 meeting schedule of the Redevelopment Agency for approval from the board. Board Member Goodman made a motion to approve the resolution to adopt the 2026 meeting schedule. Board Member Cotter seconded. A roll call vote was taken:

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

Motion passes: 4-0

ANNOUNCEMENTS AND QUESTIONS

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

ADJOURNMENT

Chair Turner adjourned the meeting at 4:36 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.

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

RESOLUTION NO. R26-

RESOLUTION APPOINTING THE CHAIR AND VICE CHAIR FOR THE
REDEVELOPMENT AGENCY OF MURRAY CITY FOR CALENDAR
YEAR 2026.

WHEREAS, pursuant to Section 3.2 of the Bylaws of the Redevelopment Agency of Murray City ("RDA"), the RDA Board must elect a Chair and Vice-Chair for each calendar year by majority vote of the Board in the first regular Board meeting in January; and

WHEREAS, a vote was taken on Tuesday, January 6, 2026 electing _____ as Chair and _____ as Vice-Chair.

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

1. _____ shall serve as Chair of the Redevelopment Agency of Murray City for calendar year 2026.
2. _____ shall serve as Vice-Chair of the Redevelopment Agency of Murray City for calendar year 2026.
3. This Resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City, this ____ day of January 2026.

REDEVELOPMENT AGENCY OF MURRAY CITY

, Chair

ATTEST:

Brooke Smith, City Recorder

RESOLUTION NO: R26- ____

RESOLUTION APPROVING TERMINATION OF AMENDED AND RESTATED
REAL ESTATE PURCHASE, SALE, AND DEVELOPMENT AGREEMENT
BETWEEN THE REDEVELOPMENT AGENCY OF MURRAY CITY AND
TRIUMPH GROUP MURRAY, LLC.

WHEREAS, the Redevelopment Agency of Murray City (“RDA”) is the owner of and agreed to sell to the Triumph Group Murray, LLC (“Purchaser”) the real property located at 5025 South Street, and 147 East to 179 East Myrtle Avenue, Murray, Utah (the “Property”) after having selected Purchaser’s proposal from that of others who also sought to purchase the Property; and

WHEREAS, RDA and Purchaser executed that certain Real Estate Purchase, Sale, and Development Agreement dated December 22, 2023, as subsequently amended by three (3) amendments dated October 17, 2024, June 10, 2025, and August 16, 2025, respectively (as amended, the “Original Agreement”) and further executed that certain Amended Restated Real Estate Purchase, Sale, and Development Agreement dated September 29, 2025 (“Amended and Restated Agreement”); and

WHEREAS, on October 7, 2025, the RDA sent to Purchaser a Notice of Default and Opportunity to Cure (“Notice of Default”) outlining the reasons the RDA considered the agreement in default and providing a 30-day cure period in which Purchaser could submit further materials and information to cure the default; and

WHEREAS, on November 2, 2025, the RDA received a response to the Notice of Default from Purchaser and on November 24, 2025, representatives from the RDA and from Purchaser met and Purchaser proposed fundamental changes to the Amended and Restated Agreement including substantial financial participation by the RDA; and

WHEREAS, the changes proposed were neither contemplated nor included in the RDA’s request for proposals when the RDA requested proposals for the sale of the Property through its broker; and

WHEREAS, Purchaser has not submitted materials to cure its default; and

WHEREAS, RDA has determined not to engage further with Purchaser and wants to terminate the Amended and Restated Agreement; and

WHEREAS, staff to the RDA has prepared a Notice of Termination of Amended and Restated Purchase, Sale, and Development Agreement to formally terminate the obligations of the RDA under the Amended and Restated Agreement.

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

1. It hereby authorizes and approves the Notice of Termination of Amended and Restated Purchase, Sale, and Development Agreement, dated January 7, 2026, for the property located at 5025 South State Street and 149 East to 179 East Myrtle Avenue, Murray, Utah as provided in substantially the form of agreement attached as Exhibit A.

2. The Executive Director of the RDA shall have authority to execute the Notice of Termination of Amended and Restated Real Estate Purchase, Sale, and Development Agreement as well as any and all documents necessary to effectuate the termination.

PASSED, APPROVED AND ADOPTED by the Redevelopment Agency of Murray City on this day of January 2026.

REDEVELOPMENT AGENCY OF
MURRAY CITY

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

EXHIBIT A

Notice of Termination of
Amended and Restated Purchase, Sale, and Development Agreement



January 7, 2026

Triumph Design Build
c/o Triumph Group Murray, LLC
Attn: David Killpack, Jim Allred, and Jeremy Lowry
5151 South 900 East, Suite 250
Murray, UT 84117

Subject: Notice of Termination of Amended and Restated Real Estate Purchase, Sale and Development Agreement

Gentlemen:

This letter provides notice of termination of the Amended and restated Real Estate Purchase, Sale, and Development Agreement ("Agreement") for the real property located at 5025 South State Street and 149 East to 179 East Myrtle Avenue, Murray, Utah. On October 7, 2025, the City Attorney sent to you a Notice of Default and Opportunity to Cure ("Notice of Default", attached). The Notice of Default outlined the reasons the RDA considered the agreement in default and provided a 30-day cure period in which materials and information could be submitted to cure the default.

We received your response to the Notice of Default on November 3, 2025 which outlined your reasons for delay in completing the requirements of the agreement and suggested some potential changes to the Agreement. Your letter stated that the notice of default was received on October 24, 2025. Representatives of the RDA met with you and others involved with the project on November 24, 2025 to further discuss the issues surrounding the Notice of Default and your proposed changes to the Agreement. As of the date of this letter, the City has still not received the requested information to cure the Notice of Default.

While the RDA recognizes the merit of some of the ideas presented in the meeting on November 24th, the changes suggested are significant enough that they would fundamentally alter the agreement including the intended financial participation by the RDA. At the meeting it was suggested by the Triumph team that the RDA issue public bonds and create a special Public Improvement District to assist in financing and construction of the proposed structured parking. In addition, you requested the City consider a further extension for submittal of full building plans and a phased take-down schedule for the purchase of the property. Because the default was not cured and because of the significance of

the proposed changes that were never contemplated when the RDA asked for proposals through its real estate broker, the RDA will reinitiate a process of selecting a developer for the site and solicit new proposals for the property rather than further amending the current agreement. You are invited to participate in the new process for selection of a development partner for the site.

We recognize the time and effort that you have put into the design of the site to this point, and we express our gratitude.

Sincerely,

Brett A. Hales, RDA Executive Director

cc: Diane Turner, RDA Chair
G.L. Critchfield, City Attorney
Chad Wilkinson, CED Director