



MURRAY CITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

NOTICE OF MEETING AND AGENDA

Tuesday, April 21, 2026

4:30 P.M. MDT

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

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. MDT, Tuesday, April 21, 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.

- 1. Approval of Minutes:** January 20th, 2026
- 2. Citizen Comments:** (see above for instructions)
- 3. Public hearing:** Consider a resolution amending the budget for the fiscal year 2025-2026
- 4. Action Item:** Consider a resolution finding that a detention basin to be constructed at 4580 South Cherry Street in Murray, Utah, benefits the Cherry Street neighborhood Development Project Area.
- 5. Action Item:** Consider a resolution approving an agreement requiring the RDA to reimburse Murray City and its stormwater division for costs incurred to construct a detention basin at 4580 South Cherry Street, Murray, Utah, resulting in a benefit to the Cherry Street Neighborhood Development Project Area.
- 6. Action Item:** Consider a resolution dissolving the Cherry Street Neighborhood Development Project Area.

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 Tuesday, April 15, 2026, 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

January 20, 2026

5:30 P.M. MDT

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

MEMBERS PRESENT

RDA Board Members

Diane Turner, Chair Mayor
Paul Pickette, Vice Chair
Pam Cotter
Adam Hock
Clark Bullen

Others in Attendance

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

CALL MEETING TO ORDER

Chair Turner called the meeting to order at 5:30 p.m. MDT.

APPROVAL OF MINUTES

Board Member Cotter made a motion to approve minutes for January 6, 2026 Board Member Bullen seconded. A voice vote was taken with all in favor.

CITIZEN COMMENTS

There were no public comments for this meeting.

ACTION ITEM

Consider a resolution approving an agreement between the Redevelopment Agency of Murray City and Salt Lake Neighborhood Housing Services DBA NeighborWorks Salt Lake for a contribution of funds to be used for Down Payment Assistance and Home Improvement loans and grants for qualifying households

Elvon Farrell presented this agenda item. He provided some background for this request. He said that NeighborWorks' funds were running low. Mr. Farrell indicated they had \$10,000 left in the Down Payment Assistance Program and only had enough funds for one more home improvement grant. Previously, the Redevelopment Agency (RDA) board requested staff work with NeighborWorks to determine an additional contribution amount. He said an additional \$400,000 will be provided for the 2025-26 fiscal year, with \$200,000 allocated to each program. He indicated the administrative costs will be capped at \$35,000. These costs come out of the \$400,000.

Board Member Bullen and Mr. Farrell had a discussion about the logistics of the funds and program parameters.

Board Member Hock made a motion to approve the resolution approving an agreement between the Redevelopment Agency of Murray City and Salt Lake Neighborhood Housing Services (DBA NeighborWorks Salt Lake) for a contribution of funds to be used for down payment assistance and home improvement loans and grants for qualifying households.

Seconded by Board Member Cotter. Roll call vote:

Y Diane Turner
Y Paul Pickett
Y Pam Cotter
Y Adam Hock
Y Clark Bullen

Motion passes: 5-0

ADJOURNMENT

Chair Turner adjourned the meeting at 5:38 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.

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

DRAFT



TO: Murray City RDA Board

From: Brenda Moore, Finance & Administration Director

Date: March 26, 2026

Re: Fiscal Year 2026 Budget Opening

A budget opening public hearing has been scheduled for April 21. The opening will request funds and budget adjustments for the following RDA area and purpose:

1. Cherry Street – \$42,000, the remaining area reserve amount for the Jensen Street storm water retention pond.
2. Fire Clay - \$400,000 of low-income housing set aside as approved for Neighbor Works down payment and home maintenance assistance.

After the reimbursement of a portion of the cost of this retention pond, the Cherry Street area will have a zero balance and will be able to be closed.

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY
AMENDING THE BUDGET FOR THE FISCAL YEAR 2025-2026

WHEREAS, the Redevelopment Agency of Murray City (“Agency”) adopted a final budget for the fiscal year beginning July 1, 2025 and ending June 30, 2026, in accordance with the requirements of the Utah Code Annotated; and

WHEREAS, the Cherry Street Redevelopment Project Area was originally created to revitalize its area of Murray, by completing infrastructure and encouraging development projects that would generate increment; and

WHEREAS, the Agency has agreed to grant funds to Murray City Storm Water Fund for a storm water mitigation project, a qualified use for tax increment, and

WHEREAS, the Fireclay Redevelopment Project Area was originally created to revitalize its area of Murray, by encouraging development projects that would generate increment; and

WHEREAS, the Fireclay project area is required to set aside a portion of tax increment received for low income housing (LIH); and

WHEREAS, the Agency has agreed to grant funds to Neighbor Works for low to moderate income down payment and home maintenance grants, a qualified use for LIH set aside, and

WHEREAS, the Agency wants to amend the fiscal year 2025-2026 budget in order to pay for these items; and

WHEREAS, pursuant to proper notice, the Agency held a public hearing on April 21, 2026, to receive public comment on a proposed amendment to the budget for the fiscal year 2025-2026; and

WHEREAS, after considering the public input, the Agency wants to amend the annual budget.

NOW, THEREFORE, it is hereby resolved by the Redevelopment Agency of Murray City as follows:

Section 1. It hereby approves an amendment to the Redevelopment Agency budget for fiscal year 2025-2026 to appropriate from Agency reserves the following:

- a. In the Cherry Street project area \$42,000 for the Storm Water Jensen street retention pond project, and

- b. In the Fireclay project area \$400,000 for Neighbor Works down payment and home repair assistance.

Section 2. The budget amendment shall be, and the same hereby is adopted and incorporated into the budget of the Redevelopment Agency of Murray City, Utah for the fiscal year beginning July 1, 2025 and ending June 30, 2026, in accordance with the requirements of the Utah Code.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

APPROVED AND ADOPTED this 21st day of April, 2026.

REDEVELOPMENT AGENCY OF MURRAY CITY

Diane Turner, Chair

Attest:

Brett Hales, Executive Director

RESOLUTION NO. 26-__

A RESOLUTION OF THE REDEVELOPMENT AGENCY FINDING THAT A
DETENTION BASIN TO BE CONSTRUCTED AT 4580 SOUTH CHERRY
STREET IN MURRAY, UTAH, BENEFITS THE CHERRY STREET
NEIGHBORHOOD DEVELOPMENT PROJECT AREA

WHEREAS, the City Council and the Redevelopment Agency of Murray City created the Cherry Street Neighborhood Development Project Area in 1991 for the purpose of improving Cherry Street and other public infrastructure, such as water, sewer, stormwater, and roads in the area; and

WHEREAS, a detention basin for storm drainage is planned to be constructed on property at 4580 South Cherry Street that is adjacent to the project area and qualifies as a publicly owned infrastructure and improvement as defined by Utah Code Ann. §17C-1-102(56); and

WHEREAS, pursuant to Utah Code Ann. §17C-1-409(1)(a)(iii)(E) the Redevelopment Agency of Murray City finds that the detention basin will benefit the Cherry Street Neighborhood Development Project Area and further finds that it is therefore appropriate to use funding from this Project Area to fund said detention basin.

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

1. That the Redevelopment Agency of Murray City does hereby find that the detention basin is a benefit to the Cherry Street Neighborhood Development Project Area.

2. That it is appropriate to take funding from the Cherry Street Neighborhood Development Project Area for the construction of the detention basin.

DATED this __ day of _____ 2026

REDEVELOPMENT AGENCY OF MURRAY CITY

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY (“RDA”) APPROVING AN AGREEMENT REQUIRING THE RDA TO REIMBURSE MURRAY CITY (“CITY”) AND ITS STORMWATER DIVISION FOR COSTS INCURRED TO CONSTRUCT A DETENTION BASIN AT 4580 SOUTH CHERRY STREET, MURRAY, UTAH, RESULTING IN A BENEFIT TO THE CHERRY STREET NEIGHBORHOOD DEVELOPMENT PROJECT AREA.

WHEREAS, the RDA created the Cherry Street Neighborhood Development Project Area (“Project Area”) in 1991 for the purpose of improving Cherry Street and other public infrastructure, such as water, sewer, stormwater, and roads in the area; and

WHEREAS, a detention basin for storm drainage is planned to be constructed on property at 4580 South Cherry Street that is adjacent to the Project Area; and

WHEREAS, the RDA finds that construction of the detention basin will benefit the Project Area, and further finds that it is therefore appropriate to use funding from the Project Area to fund said detention basin; and

WHEREAS, the City, through its Stormwater Division, is willing to construct the detention basin provided the RDA reimburses the City for the incurred costs to construct the detention basin; and

WHEREAS, the City through its Stormwater Division, will construct or cause the detention basin to be constructed and the RDA will reimburse the City from funds out of the Cherry Street Neighborhood Development Project Area in an amount not to exceed \$50,000; and

WHEREAS, the RDA and the City want an agreement setting forth the terms and conditions.

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

1. It hereby approves an Agreement between Murray City and the Redevelopment Agency of Murray City, in substantially the form attached as Exhibit “A”.

2. The Agreement shall be effective upon execution.

PASSED AND APPROVED this day of , 2026.

REDEVELOPOMENT AGENCY OF MURRAY CITY

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement is made this 21st day of April 2026, between the Redevelopment Agency of Murray City ("RDA") and Murray City Corporation ("City").

RECITALS

1. The City and the RDA established the Cherry Street Neighborhood Development Project Area ("Project Area") in 1991.
2. The Project Area is generally located from 4800 South at the southern end to Jensen Lane on the north and from Cherry Street on the west to Plum Street on the east.
3. The Project Area was originally created to improve Cherry Street and other public infrastructure, such as water, sewer, and roads in the area. Project Area objectives included eliminating environmental deficiencies including improper drainage.
4. In 2025, the City exchanged property located at 440 West Jensen Lane (the "Jensen Lane Property") for property located at 120 East Vine Street to facilitate further economic development of Vine Street and to assist in the relocation of a business from Vine Street to the Jensen Lane Property.
5. The Jensen Lane Property was part of a larger parcel purchased with Stormwater Division enterprise funds.
6. Prior to the exchange the Stormwater Division had contemplated installing a detention basin to ameliorate recurrent flooding and improper drainage at the Jensen Lane Property. The detention basin will benefit adjacent City-owned Property, the Jensen Lane Property, and nearby property located within the Project Area. The detention basin will be located adjacent to but outside of the Project Area.
7. As required by Utah Code §17C-1-409(1)(a)(iii)(E) the City and RDA have determined by resolution that the publicly owned detention basin and its impacts will benefit the Project Area.
8. The City, through its Stormwater Division, is willing to construct the detention basin provided the RDA reimburses the City for the costs incurred to construct the detention basin.
9. The City through its Stormwater Division, will construct or cause the detention basin to be constructed in an amount not to exceed \$50,000 and the RDA will reimburse the City from funds out of the Cherry Street Neighborhood Development Project Area.
10. The RDA is willing to reimburse the City for the costs to construct the detention basin to the extent tax increment is available.

AGREEMENT

IN CONSIDERATION of the mutual covenants set forth herein, the RDA and City agree as follows:

The City shall, within six months from the date of this Agreement, construct the detention basin and incur the costs of constructing the detention basin provided that the RDA shall reimburse the City for the costs incurred in constructing the detention basin in an amount not to exceed \$50,000.

IN WITNESS WHEREOF, this agreement has been executed by the RDA and the City effective from the day and year first above written.

REDEVELOPMENT AGENCY OF MURRAY CITY

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

MURRAY CITY CORPORATION

Brett A. Hales, Mayor

ATTEST:

Brooke Smith, City Recorder

APPROVED AS TO FORM:

G.L. Critchfield, City Attorney

RESOLUTION NO. R26-__

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY
DISSOLVING THE CHERRY STREET NEIGHBORHOOD DEVELOPMENT
PROJECT AREA

WHEREAS, the Redevelopment Agency of Murray City (“RDA”) and the Murray City Municipal Council held a joint public hearing on July 16, 1991, to consider adopting the Cherry Street Neighborhood Development Plan; and

WHEREAS, the RDA by Resolution Number 91-3 adopted a redevelopment plan entitled “Cherry Street Neighborhood Development Plan” and described the boundaries of the project area, entitled “Cherry Street Neighborhood Development Project Area; and

WHEREAS, the project area is no longer collecting tax increment, RDA funds for the project area have been expended, and the RDA has determined that further activity is no longer necessary in the Cherry Street Neighborhood Development Project Area; and

WHEREAS, Utah Code § 17C-1-702 provides that a project area remains in existence until, 1) the RDA adopts a resolution dissolving the project area, and 2) the community legislative body adopts an ordinance dissolving the project area; and

WHEREAS, the RDA desires to formally dissolve the Cherry Street Neighborhood Development Project Area.

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

1. The Cherry Street Neighborhood Development Project Area, as described in Exhibit A, attached hereto and incorporated herein, is hereby dissolved.
2. The RDA requests that the Murray City Council adopt an ordinance to officially dissolve the project area, as provided under Utah Code §17C-1-702.
3. This resolution shall take effect on April 28, 2026.

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

Redevelopment Agency of Murray City

Diane Turner, Chair

ATTEST:

Brooke Smith, City Recorder

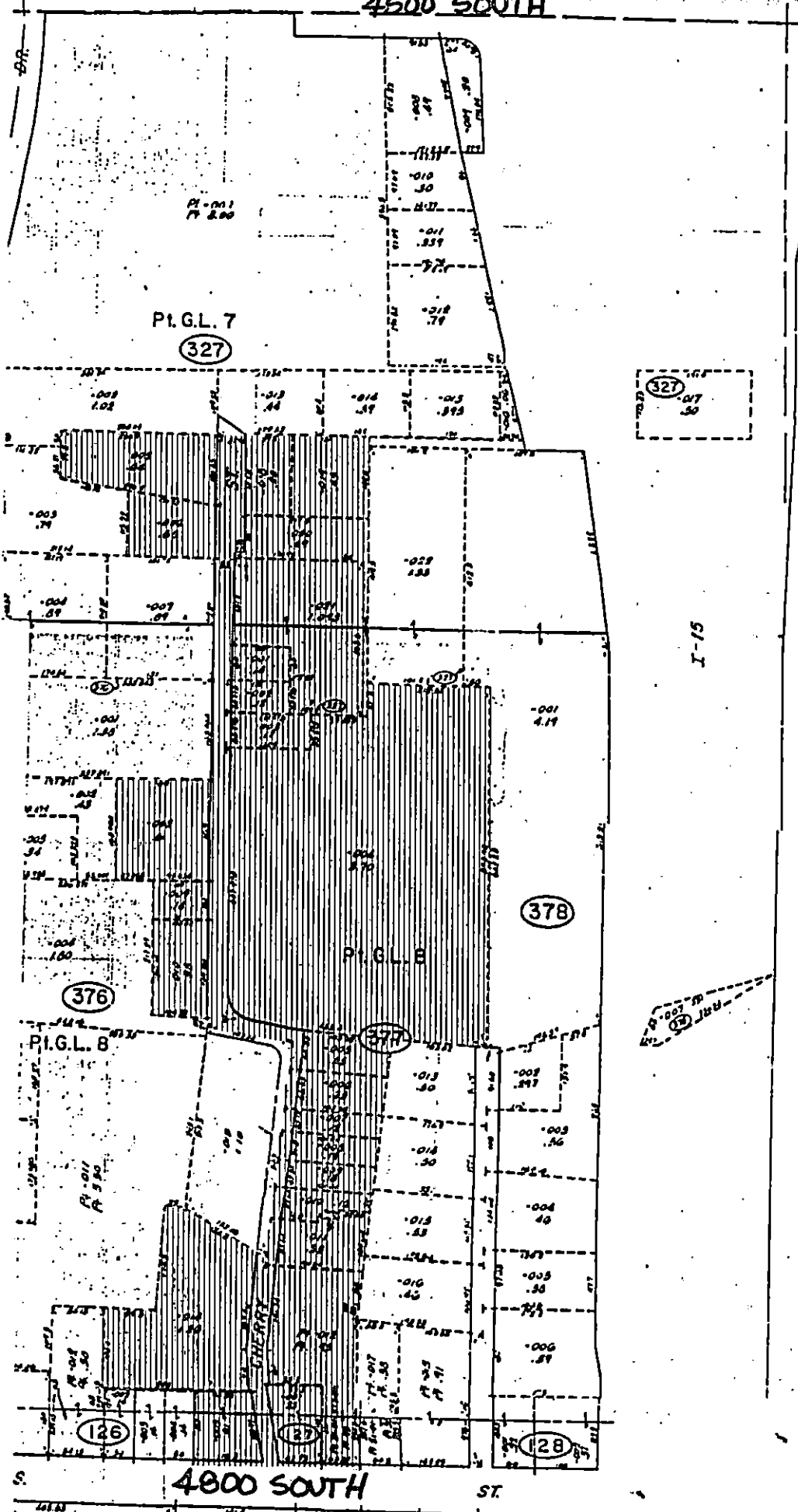
EXHIBIT A

CHERRY STREET PROJECT AREA

Boundary Description

Beginning at a point West 673.20 feet and North 435.60 feet from the Southeast Corner of Lot 7, Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian; running thence South 433.424 feet; thence East 212.52 feet; thence South 595.98 feet; thence N85°30'W 163.02 feet; thence S05°30'W 472.56 feet; thence South 254.6 feet; thence West 65.82 feet; thence 89°48'W 65.95 feet; thence N89°50'W 141.3 feet; thence North 125.0 feet; thence West 150.0 feet; thence North 134.4 feet; thence S87°45'E 89.5 feet; thence N03°24'E 174.8 feet; thence S84°30'E 33.0 feet; thence S63°30'E 152.46 feet; thence N05°30'E 363.0 feet; thence N85°30'W 143.88 feet; thence N05°15'E 29.09 feet; thence West 104.28 feet; thence N00°05'30"W 217.59 feet; thence N89°41'10"W 67.338 feet; thence N00°10'E 163.928 feet; thence N89°46'E 160.0 feet; thence N0°10'E 381.834 feet; thence West 148.81 feet; thence North 115.31 feet; thence N81°38'W 118.68 feet; thence North 83.32 feet; thence East 531.83 feet more or less to the point of beginning.

4500 SOUTH



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Pt. G.L. B

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4800 SOUTH ST.

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