



MURRAY CITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

NOTICE OF MEETING AND AGENDA

Tuesday, June 16, 2026

5:30 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 5:30 p.m. MDT, Tuesday, June 16, 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:** May 19th, 2026
2. **Citizen Comments:** (see above for instructions)
3. **Public Hearing:** Consider a resolution of the Redevelopment Agency of Murray City adopting its fiscal year 2025-2026 budget – Brenda Moore presenting
4. **Discussion Item:** Project updates from RDA Staff:
 - a. Block One Redevelopment
5. **Board Member Requests for Future Agenda Items**

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, June 9, 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

May 19, 2026

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
Clark Bullen

Others in Attendance

Mayor Brett Hales, RDA Executive Director
Jennifer Kennedy, Council Executive Director
G.L. Critchfield, City Attorney
Brooke Smith, City Recorder
Chad Wilkinson, RDA Deputy Director
Pattie Johnson, Council Admin Assistant
Elvon Farrell, RDA Staff
Brenda Moore, Finance & Admin. Director
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 April 21, 2026. Board Member Bullen seconded. A voice vote was taken with all in favor.

CITIZEN COMMENTS

There were no public comments for this meeting.

BUSINESS ITEM(S)

Action Item: Consider a resolution declaring the real property located at approximately 5025 South State Street, and 147 East to 179 East Myrtle Avenue, Murray City, Salt Lake County, State of Utah, to be a significant parcel and announcing the intent of the Redevelopment Agency of Murray City to dispose of the property

Chad Wilkinson presented this agenda item. He said that Utah State law now requires a Redevelopment Agency (RDA) to disclose whenever it intends to dispose of a significant parcel of property. He said an RDA still has discretion in how they dispose of that property and that the Request for Proposals (RFP) process is an acceptable method for disposal of property and will provide notification of the RDA's intent. It's now required to disclose the intent of land disposal in a public meeting. He said staff have been negotiating with a company to support in reviewing and drafting the RFP. Once the City Attorney's office approves, staff will begin working on the RFP over the next few weeks. Mr. Wilkison anticipates the RFP process to be completed within the next month or so. Staff recommends that the RDA board approves the resolution.

Board Member Bullen asked what the timeline is to declare the disposal of the parcel. Mr. Wilkinson said it's 45 days before the disposal of the property. They briefly discussed the process for the announcement of the disposal and the RFP.

Board Member Hock made a motion to adopt the resolution declaring the real property located approximately 5025 South State Street, and 147 east to 179 East Myrtle Avenue, Murray City, Salt Lake County, State of Utah, to be a significant parcel, and announcing the intent of the Redevelopment agency of Murray City to dispose of the property.

Board Member Cotter seconded.

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

Motion passes: 4-0

DISCUSSION ITEM(S)

Discussion Item: Ore Sampling Mill Community Reinvestment Area

Mr. Wilkinson provided an update for the Ore Sampling Mill Community Reinvestment Area. He said the developer has been working closely with the Environmental Protection Agency (EPA) and Utah Department of Environmental Quality (DEQ) and is nearing completion of the environmental cleanup. Staff and the developer have had several meetings regarding the next steps. There are some concerns regarding the existing agreement, which requires 40,000 – 50,000 square feet of office space. The demand for office space rental has changed since the 2020 pandemic. The developer requested that they be allowed to propose something different. That discussion needs to happen in front of the RDA board and be presented as an amendment to the agreement. It may also require the approval of the

Taxing Entity Committee because it may impact the budget. Staff are waiting to hear back from the developer.

Board Member Cotter asked if that would need to go before the Planning Commission. Mr. Wilkinson said it would be if the change is significant enough to warrant a change to the land use approval.

DISCUSSION ITEM: PROJECT UPDATES FROM RDA STAFF

Block One Redevelopment

Chad Wilkinson provided an update for Block One Redevelopment. Mr. Wilkinson said that staff had a meeting with Utah Department of Transportation (UDOT). UDOT would like to eliminate on-street parking on State Street. Staff and the developers are concerned about the impact this would have on the project. He said that on-street parking is a vital component of Murray City's downtown and of mixed-use developments. Staff and UDOT are engaged in discussions to resolve the issue. He said that building permits for the commercial and residential portions of the project are nearly ready to issue. Staff have some changes they'd like to propose to the form-based code that they intend to present to the RDA board. The changes will be brought to the Architectural Review Committee and then to the Planning Commission.

Board Member Hock asked for clarification on the desired change. Mr. Wilkinson said it is a request to change the form-based code to accommodate the developer's design, related to building entrances.

Board Member Cotter asked if the concerns are related to the UTA bus stop. Mr. Wilkinson said it's regarding the flow of traffic on State Street and Fifth Avenue, ensuring a proper line-of-sight for vehicles exiting Fifth Avenue and the new development. He said the bus stop is a minor concern.

A brief discussion was had regarding reducing the speed limit.

Board Member Cotter and Mr. Wilkinson discussed the logistics of not having on-street parking on State Street and the impact it would have on businesses.

Murray Chapel Renovation

Elvon Farrell provided an update regarding the Murray Chapel renovation. He said that the owner of chapel submitted a plan to the Planning Division. Planning staff sent review comments to the general contractor. The contractor is waiting for their architect to incorporate the changes into the plans. Then the contractor will work on creating mechanical, electrical & plumbing (MEP) and structural plans. After that, they will submit for their building permit.

Board Member Hock asked how long ago the contractor received the review comments. Mr. Farrell said they received them in March.

BOARD MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

Board Member Hock requested another update on Block One next month.

Board Member Bullen requested a discussion on future RDA areas.

Board Member Bullen and Mr. Wilkinson discussed whether UDOT has grants available to contribute towards parking alternatives. Mr. Wilkinson said they can look into that, but believes the concern is strictly for traffic safety. The issue isn't sufficient parking. Further discussions will take place between staff and UDOT.

Board Member Bullen requested a future discussion regarding the property next to the fire station. He'd like to discuss giving the property to the fire department to use for training.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on June 16, 2026, at 5:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner adjourned the meeting at 4:55 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



MURRAY CITY CORPORATION
FINANCE & ADMINISTRATION

Brenda Moore, Director
801-264-2513

TO: Murray City RDA Board

From: Brenda Moore, Finance & Administration Director

Date: June 1, 2026

Re: Fiscal Year 2027 Budget Public Hearing and consideration

The FY2027 budget public hearing has been scheduled for June 16. The adoption of the budget will take place after the public hearing.

The Public hearing notice, budget resolution and copy of the FY2027 tentative budget is attached. The FY2027 budget is also posted on the RDA area of the Cities website.

THE REDEVELOPMENT AGENCY OF MURRAY CITY

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 16th day of June 2026, at the hour of 5:30 p.m., in the Murray City Council Chambers at the Murray City Hall, 10 E 4800 S, Room 150, Murray, Utah, the Redevelopment Agency of Murray City will hold and conduct a public hearing. The purpose of the public hearing is to receive public input regarding the proposed fiscal year 2026-2027 final budget for the Redevelopment Agency of Murray City.

A copy of the proposed fiscal year 2026-2027 final budget of the Redevelopment Agency of Murray City may be reviewed by interested persons during normal business hours beginning no later than June 12, 2026, by contacting the Murray City Finance and Administration Department, Room 155, Murray City Hall, 10 E 4800 S, Murray, Utah.

DATED this ___ day of _____ 2026.

REDEVELOPMENT AGENCY OF MURRAY CITY

Brooke Smith, Secretary and
City Recorder

Date of Publication: June 8, 2026

1. On the Utah Public Notice Website.
2. On the City's Website.
3. At least one public location.

RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY ADOPTING ITS FISCAL YEAR 2026-2027 FINAL BUDGET

WHEREAS, the Redevelopment Agency of Murray City (“RDA”) is required, pursuant to Utah Code Ann. § 17C-1-601.5, to prepare and adopt an annual budget for each fiscal year and to hold a public hearing on the annual budget after providing notice of the public hearing as a class A notice under Utah Code §63G-30-102, for at least one week before the day of the public hearing and to make the proposed annual budget available for public inspection at least three days before holding the public hearing; and

WHEREAS, the RDA has prepared the annual budget for the 2026-2027 fiscal year which is attached hereto and incorporated herein; and

WHEREAS, the RDA has given the required notice and on June 16, 2026 held a public hearing to adopt the 2026-2027 fiscal year budget.

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

1. The RDA hereby adopts the annual budget for the fiscal year 2026-2027 which is attached hereto and incorporated herein.
2. Within 90 days, the RDA Chair is authorized and directed to cause a final copy of the 2026-2027 fiscal year budget to be filed with the county auditor, State Tax Commission, state auditor, State Board of Education, and each taxing entity from which the RDA receives project area funds.

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:

Brett A. Hales, Executive Director

MURRAY CITY CORPORATION



REDEVELOPMENT AGENCY (RDA) TENTATIVE BUDGET

Fiscal Year Ending June 30, 2027

Murray City, Utah
Mayor Brett A. Hales
Murray.Utah.Gov

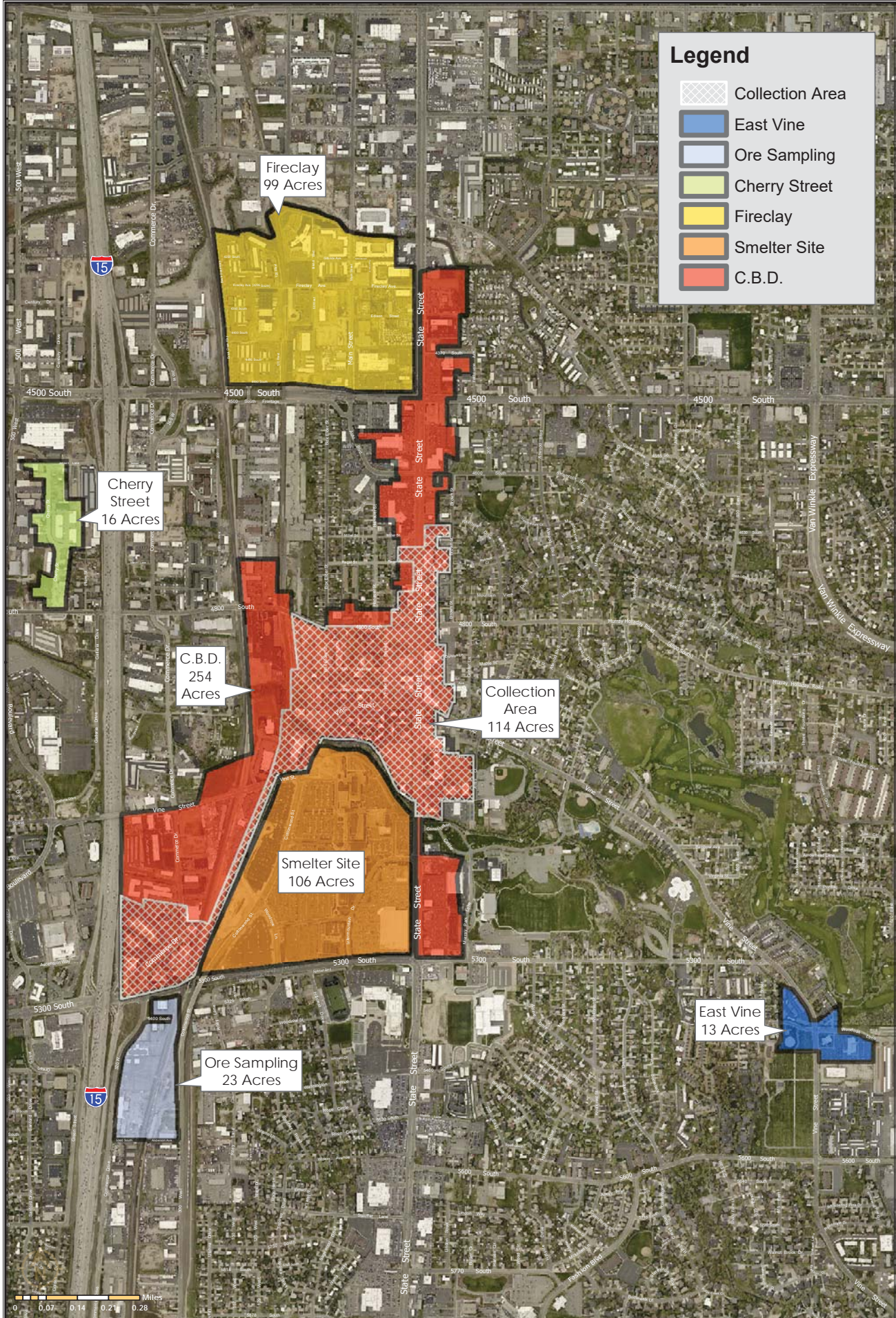
ELECTED AND APPOINTED OFFICIALS

Elected Officials








Executive Director..... Brett Hales
Board Member Pam Cotter
Board Member Adam Hock
Board Member..... Clark Bullion
Board Member - Chair..... Diane Turner
Board Member - Vice Chair..... Paul Pickett

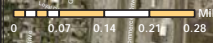
Appointed by Executive Director and Board

Budget Officer Brett Hales – Delegated to Brenda Moore
City Attorney G.L. Critchfield
RDA Secretary Brooke Smith
Executive Assistant to the Board..... Jennifer Kennedy
RDA Director..... Chad Wilkinson



Legend

-  Collection Area
-  East Vine
-  Ore Sampling
-  Cherry Street
-  Fireclay
-  Smelter Site
-  C.B.D.



Murray Redevelopment Areas

Murray City
 GIS Division
 4646 South 500 West
 Murray, Utah 84123
www.murray.utah.gov
 1/16/2011 10:23:46 AM



MURRAY

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 Map Data Source
<http://www.murray.utah.gov>
 The above information shall not
 be guaranteed to be accurate or
 guaranteed to be secured from
 sources deemed reliable.

© City Hall/ADG/Projects/MSA, Inc/Collection/2011.mxd

RDA FUND SUMMARY

The Redevelopment Agency of Murray City (the “Agency”) is an agency authorized under State Law Title 17C known as the Limited Purpose Local Government Entities-Community Development and Renewal Agencies. The purpose of this agency is to facilitate redevelopment efforts in a designated community and to administer projects/programs to assist in economic development, community development and renewing urban areas.

The Agency promotes economic development by encouraging private and public investment in previously developed areas that are underutilized or blighted, and by working with businesses to increase jobs available in the community and the state as a whole. Affordable housing development is also a priority and the Agency works to increase the amount and variety of this type of housing within the community.

The Agency began its redevelopment program in 1976 with a public infrastructure project extending Vine Street west of State Street. The agency currently has six (6) active redevelopment project areas described as follows:

1. Central Business District (est. 1979, collection stops 2034)
2. Cherry Street (est. 1991, collection stopped 2023)
3. East Vine Street (est. 1992, collection stops 2028)
4. Smelter Site (est. 1999, collection stopped 2023)
5. Fireclay (est. 2005, collection stops 2033)
6. Ore Sampling (est. 2017, collection stops TBD)

By law the Agency’s governing body consists of the current members of the City Council of Murray City, and the Mayor who serves as the executive director of the RDA.

FUND BALANCE	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27
Beginning Fund Balance	\$ 8,728,607	\$ 9,151,634	\$ 9,151,634	\$ 9,311,409
Revenues	3,683,277	3,561,931	12,886,335	3,484,114
Expenditures	(3,219,913)	(3,062,229)	(7,782,744)	(6,156,543)
Transfers In/Out (net)	(40,337)	(339,927)	(340,369)	(367,662)
Ending Fund Balance	\$ 9,151,634	\$ 9,311,409	\$ 13,914,856	\$ 6,271,318

RDA FUND SUMMARY

ENDING FUND BALANCE BY PURPOSE

By design, some areas have a required low-income housing component included in their structure which dedicates 20% of the tax increment collected to be dedicated and restricted to incentivize the development of affordable housing within the areas. As a result, the fund balance for those areas is broken into two (2) separate components – the restricted fund balance to be used to encourage development, and the restricted fund balance to be used to encourage the development of low-income housing. The following sections are intended to provide the reader with information specific to the individual areas, and include this fund balance breakdown at the bottom of the Fund Balance if the areas include the low-

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27
REDEVELOPMENT				
Central Business District	(458,091)	(416,948)	4,360,444	(3,576,758)
Fireclay Area	3,745,455	3,998,699	3,965,053	4,249,948
East Vine	90,087	142,534	140,840	194,067
Cherry	40,120	(0)	(1,880)	(0)
Smelter Site Area	2,762,023	2,861,117	2,744,064	2,837,935
	6,179,594	6,585,402	11,208,521	3,705,192
LOW-INCOME HOUSING				
Central Business District	1,573,578	1,776,104	1,624,354	1,823,790
Fireclay Area	1,398,460	949,900	1,081,979	742,333
Smelter Site Area	-	-	-	-
	2,972,037	2,726,004	2,706,333	2,566,123
TOTAL FUND BALANCE BY AREA				
Central Business District	1,115,487	1,359,157	5,984,798	(1,752,967)
Fireclay Area	5,143,915	4,948,599	5,047,032	4,992,281
East Vine	90,087	142,534	140,840	194,067
Cherry	40,120	(0)	(1,880)	(0)
Smelter Site Area	2,762,023	2,861,117	2,744,064	2,837,935
	9,151,632	9,311,406	13,914,854	6,271,315
FUND BALANCE	9,151,632	9,311,406	13,914,854	6,271,315

RDA CENTRAL BUSINESS DISTRICT (21G)

AREA BALANCE

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27
Beginning Area Balance	\$ 706,237	\$ 1,115,487	1,115,487	\$ 1,359,157
Revenues	1,288,402	1,177,273	10,627,721	1,174,261
Expenditures	(1,204,152)	(1,006,541)	(5,831,348)	(4,286,385)
Transfers in	325,000	72,938	72,938	-
Transfers out	-	-	-	-
Ending Area Balance	\$ 1,115,487	1,359,157	5,984,798	\$ (1,752,967)

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27	Change
REVENUES					
25-0000-31160 Tax Increment - CBD	223,687	1,130,354	1,053,520	1,130,354	7%
25-0000-33460 Inter Govt Tax Increment	829,833	-	-	-	0%
25-0000-36100 Interest	100,300	40,021	38,973	36,491	-6%
25-0000-36200 Rents	18,521	15,228	15,228	7,416	-51%
25-0000-36400 Sale of Property	116,061	(8,330)	9,520,000	-	0%
25-0000-36800 Bond Proceeds	-	-	-	-	0%
Total Revenues	1,288,402	1,177,273	10,627,721	1,174,261	-89%
TRANSFERS IN AND USE OF FUND BALANCE					
25-0000-39210 General Fund Transfer	325,000	72,938	72,938	-	-100%
25-0000-39241 Capital Projects Fund	-	-	-	-	
Use of Reserves	-	-	-	3,112,124	
Total Transfers In and Use of Fund Balance	325,000	72,938	72,938	3,112,124	4167%
Total Revenue, Transfers In, and Use of Fund Balance	1,613,402	1,250,211	10,700,659	4,286,385	
EXPENDITURES					
Operations					
25-2501-49310 Admin Allocate - Wages	31,606	33,911	35,820	38,432	7%
25-2501-49311 Admin Allocate - O&M	10,535	11,304	6,321	6,782	7%
25-2501-42110 Books & Subscriptions	-	-	-	-	
25-2501-42125 Travel & Learning ¹	-	-	8,000	-	-100%
25-2501-42140 Supplies	-	-	-	-	
25-2501-42180 Miscellaneous ²	4,150	10,133	100,000	25,000	-75%
25-2501-42500 Maintenance	-	-	-	-	
25-2501-44000 Utilities	371	-	1,000	-	-100%
25-2501-49000 Risk Assessment	-	-	-	-	
	46,662	55,348	151,141	70,214	-54%

Note 1. The travel budget was moved to the Fireclay project area.

Note 2. The miscellaneous expense covers any costs which may arise as properties are considered for redevelopment.

RDA CENTRAL BUSINESS DISTRICT (21G)

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27	Change
Tax Increment Rebate					
25-2501-43201 Murray School District	400,000	400,000	400,000	400,000	0%
	400,000	400,000	400,000	400,000	
Debt Service					
25-2501-48100 Bond Principal	370,000	385,000	385,000	405,000	5%
25-2501-48200 Bond Interest	194,000	163,100	163,100	163,100	0%
25-2501-48300 Fiscal Agent Fees	1,250	1,250	1,250	2,000	60%
	565,250	549,350	549,350	570,100	4%
Redevelopment Activity					
25-2501-42602 Low Income Housing ³	149,000	-	130,857	146,071	12%
25-2501-42603 Private Reimbursement ⁴	-	-	4,500,000	3,000,000	100%
25-2501-43000 Professional Services	43,239	1,843	100,000	100,000	0%
25-2501-43001 Property Cleanup	-	-	-	-	0%
25-2501-47000 Land	-	-	-	-	0%
25-2501-47200 Buildings	-	-	-	-	0%
	192,239	1,843	4,730,857	3,246,071	-31%
Total Expenditures	1,204,152	1,006,541	5,831,348	4,286,385	-26%
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
Reserve Buildup	409,250	243,670	4,869,311	-	-100%
Total Transfers Out and Contribution of Fund Balance	409,250	243,670	4,869,311	-	-100%
Total Expenditures, Transfers Out, and Contribution to Fund Balance	1,613,402	1,250,211	10,700,659	4,286,385	

Note 3. Low income housing budget is based on a percentage of revenue.

Note 4. The private reimbursement is for the parking structure on block one.

RDA CENTRAL BUSINESS DISTRICT (21G)

RDA CBD DEBT SERVICE

2016 Sales Tax Revenue Bond

Purpose: Purchase of property for down town development
 Date of issuance: November 21, 2016
 Length: 20 years
 Interest rate: 4% Coupon - TIC 2.7925%
 Original issuance: \$6,735,000

Debt service requirements to maturity, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Balance Due</u>
2027	405,000	163,100	568,100	3,875,000
2028	420,000	146,600	566,600	3,455,000
2029	435,000	129,500	564,500	3,020,000
2030	455,000	111,700	566,700	2,565,000
2031	475,000	93,100	568,100	2,090,000
2032	490,000	73,800	563,800	1,600,000
2033	510,000	73,800	583,800	1,090,000
2034	535,000	53,800	588,800	555,000
2035	555,000	32,900	587,900	-
	<u>4,280,000</u>	<u>878,300</u>	<u>5,158,300</u>	

RDA FIRECLAY AREA (AAO, AAP, AAQ)

AREA BALANCE

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27
Beginning Area Balance	\$ 4,786,817	\$ 5,143,915	\$ 5,143,915	\$ 4,948,599
Revenues	2,234,772	2,230,676	2,123,364	2,178,991
Expenditures	(1,653,197)	(2,054,685)	(1,848,940)	(1,767,647)
Transfers in	-	-	-	-
Transfers out	(224,476)	(371,307)	(371,307)	(367,662)
Ending Area Balance	\$ 5,143,915	\$ 4,948,599	\$ 5,047,032	\$ 4,992,281

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27	Change
REVENUES					
25-0000-31161 Fireclay Avenue Area	422,481	2,046,127	1,981,466	2,046,127	3%
25-0000-33461 Inter Govt Tax Increment	1,558,985	-	-	-	0%
25-0000-36100 Interest	253,306	184,549	141,898	132,864	-6%
Total Revenues	2,234,772	2,230,676	2,123,364	2,178,991	3%
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	-	195,316	96,883	-	0%
Total Transfers In and Use of Fund Balance	-	195,316	96,883	-	0%
Total Revenue, Transfers In, and Use of Fund Balance	2,234,772	2,425,992	2,220,247	2,178,991	
EXPENDITURES					
Operations					
25-2502-49310 Admin Allocate - Wages	29,722	30,692	33,685	34,785	3%
25-2502-49311 Admin Allocate - O&M	9,907	10,231	5,944	6,138	3%
	39,629	40,923	39,629	40,923	3%
Redevelopment Activity					
25-2502-42125 Travel ¹	-	-	-	8,000	0%
25-2502-42602 Low Income Housing ²	605,884	800,000	497,049	400,000	-20%
25-2502-42604 Homeless Shelter Contribution	15,232	193,227	195,638	193,189	100%
25-2502-42603 Private Reimbursement ²	750,606	775,000	850,000	850,000	0%
25-2502-43000 Professional Services	4,070	-	30,000	30,000	0%
25-2502-47300 Infrastructure	-	-	-	-	0%
	1,375,792	1,768,227	1,572,687	1,481,189	-6%
Tax Increment Rebate					
25-2502-43201 Murray School District ²	237,776	245,535	236,624	245,535	4%
	237,776	245,535	236,624	245,535	4%
Total Expenditures	1,653,197	2,054,685	1,848,940	1,767,647	-4%

Note 1. Travel & Learning is for the economic specialist and the Com Dev Director to attend ICSC.

Note 2. These expenditures are based on a percentage of increment revenue.

RDA FIRECLAY AREA (AAO, AAP, AAQ)

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27	Change
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
25-2502-49252 Waste Water Transfer	220,569	371,307	371,307	367,662	-1%
25-2502-49253 Power Transfer	3,907	-	-	-	
Reserve Buildup	357,099			43,682	100%
Total Transfers Out and Contribution of Fund Balance	581,575	371,307	371,307	411,344	11%
Total Expenditures, Transfers Out, and Contribution to Fund Balance	2,234,772	2,425,992	2,220,247	2,178,991	

RDA SMELTER SITE AREA (21N)

AREA BALANCE

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27
Beginning Area Balance	\$ 3,022,954	\$ 2,762,023	\$ 2,762,023	\$ 2,861,117
Revenues	99,113	99,094	82,041	76,818
Expenditures	(360,044)	-	(100,000)	(100,000)
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Ending Area Balance	\$ 2,762,023	\$ 2,861,117	\$ 2,744,064	\$ 2,837,935

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27	Change
REVENUES					
25-0000-31164 Tax Increment - Smelter	-	-	-	-	
25-0000-33464 Inter Govt Tax Increment	-	-	-	-	
25-0000-36100 Interest	99,113	99,094	82,041	76,818	-6%
Total Revenues	99,113	99,094	82,041	76,818	-6%
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	260,931	-	17,959	23,182	0%
Total Transfers In and Use of Fund Balance	260,931	-	17,959	23,182	0%
Total Revenue, Transfers In, and Use of Fund Balance	360,044	99,094	100,000	100,000	
EXPENDITURES					
Redevelopment Area					
25-2505-42602 Low Income Housing	50,000	-	-	-	
25-2505-42604 Homeless Shelter Contribution	175,667	-	-	-	
25-2505-43000 Professional Services ¹	134,377	-	100,000	100,000	0%
25-2505-47300 Infrastructure	-	-	-	-	
	360,044	-	100,000	100,000	0%
Tax Increment Rebate					
25-2505-43201 Murray School District	-	-	-	-	
	-	-	-	-	
Total Expenditures	360,044	-	100,000	100,000	0%
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
25-2505-49210 General Fund Transfer	-	-	-	-	
25-2505-49241 Capital Projects Transfer	-	-	-	-	
Reserve Buildup	-	99,094	-	-	
Total Transfers Out and Contribution of Fund Balance	-	99,094	-	-	
Total Expenditures, Transfers Out, and Contribution to Fund Balance	360,044	99,094	100,000	100,000	

Note 1. This is budgeted incase any potential projects in the Smelter area need funds or consulting services.

RDA EAST VINE STREET AREA (21L)

AREA BALANCE

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27
Beginning Area Balance	\$ 173,619	\$ 90,087	\$ 90,087	\$ 142,534
Revenues	59,849	53,451	53,209	54,044
Expenditures	(2,520)	(1,004)	(2,456)	(2,511)
Transfers in	-	-	-	-
Transfers out	(140,861)	-	-	-
Ending Area Balance	\$ 90,087	\$ 142,534	\$ 140,840	\$ 194,067

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27	Change
REVENUES					
25-0000-31162 Tax Increment - E Vine	10,640	50,218	49,122	50,218	2%
25-0000-33462 Inter Govt Tax Increment	38,482	-	-	-	0%
25-0000-36100 Interest	10,727	3,233	4,087	3,826	-6%
Total Revenues	59,849	53,451	53,209	54,044	2%
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	83,532	-	-	-	0%
Total Transfers In and Use of Fund Balance	83,532	-	-	-	0%
Total Revenue, Transfers In, and Use of Fund Balance	143,381	53,451	53,209	54,044	
EXPENDITURES					
Operations					
25-2503-47300 Infrastructure	-	-	-	-	
25-2503-49310 Admin Allocate - Wages	1,842	753	2,088	2,134	2%
25-2503-49311 Admin Allocate - O&M	614	251	368	377	2%
	2,456	1,004	2,456	2,511	2%
Redevelopment Activity					
25-2503-42601 Revitalization Grants	-	-	-	-	0%
25-2503-43000 Professional Services	64	-	-	-	0%
	64	-	-	-	0%
Total Expenditures	2,520	1,004	2,456	2,511	2%
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
25-2503-49210 General Fund Transfer	11,265	-	-	-	
25-2503-49241 Capital Projects Fund Transfer	129,596	-	-	-	
Reserve Buildup		52,446	50,753	51,533	
Total Transfers Out and Contribution of Fund Balance	140,861	52,446	50,753	51,533	
Total Expenditures, Transfers Out, and Contribution to Fund Balance	143,381	53,450	53,209	54,044	

RDA CHERRY AREA (21K)

AREA BALANCE	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27
Beginning Area Balance	\$ 38,978	40,120.00	\$ 40,120	-
Revenues	1,142	1,438	-	-
Expenditures	-	-	-	-
Transfers in	-	-	-	-
Transfers out	-	(41,558)	(42,000)	-
Ending Area Balance	40,120	\$ -	\$ (1,880)	\$ -

The Cherry Street RDA area has stopped collecting increment and spent all remaining funds in FY2026.

BUDGET AND FINANCIAL HISTORY

	Prior Year Actual FY 24-25	Estimated Actual FY 25-26	Amended Budget FY 25-26	Annual Budget FY 26-27	Change
REVENUES					
25-0000-31163 Tax Increment - Cherry	-	-	-	-	
25-0000-33463 Inter Govt Tax Increment	-	-	-	-	
Interest	1,142	1,438	-	-	
Total Revenues	1,142	1,438	-	-	
TRANSFERS IN AND USE OF FUND BALANCE					
Use of Reserves	-	40,120	-	-	
Total Transfers In and Use of Fund Balance	-	40,120	-	-	
Total Revenue, Transfers In, and Use of Fund Balance	1,142	41,558	-	-	
EXPENDITURES					
25-2504-49310 Admin Allocate - Wages	-	-	-	-	
25-2504-49311 Admin Allocate - O&M	-	-	-	-	
25-2504-42125 Travel & Training	-	-	-	-	
25-2504-42140 Supplies	-	-	-	-	
Redevelopment Activity					
25-2504-42601 Revitalization Grants	-	-	-	-	
25-2504-47300 Infrastructure	-	-	-	-	
Total Expenditures	-	-	-	-	
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE					
25-2504-49210 General Fund Transfer	-	-	-	-	
25-2504-49257 Stormwater Transfer	-	41,558	42,000	-	
Reserve Buildup	1,142	-	-	-	
Total Transfers Out and Contribution of Fund Balance	1,142	41,558	42,000	-	
Total Expenditures, Transfers Out, and Contribution to Fund Balance	1,142	41,558	42,000	-	