



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. Wilkison 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