MURRAY CITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

MEETING MINUTES

June 16, 2026

5:30 P.M. MDT

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

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MEMBERS PRESENT

RDA Board Members	Others in Attendance
Diane Turner, Chair	Mayor Brett Hales, RDA Executive Director
Paul Pickett, Vice Chair	Chad Wilkinson, RDA Deputy Executive Director
Pam Cotter	Jennifer Kennedy, Council Executive Director
Adam Hock	G.L. Critchfield, City Attorney
Clark Bullen	Brooke Smith, City Recorder
	Kim Sorensen, Mayor's Office
	Crystal Brown, Council Office
	Ryan Madsen, IT Department
	Isaac Zenger, IT Department
	Elvon Farrell, Community & Economic Development
	Brenda Moore, Finance & Administration
	Emily Barton, Finance & Administration
	Members of the Public (per sign-in sheet)

Excused:

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 May 19, 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)

Public Hearing: Consider a resolution of the Redevelopment Agency of Murray City adopting its fiscal year 2026-2027 budget

Brenda Moore presented this agenda item. She briefly addressed the budget for the Redevelopment Agency (RDA). She shared the tax increment balances for each of the RDA's and discussed some of the expenditures for those funds. She said there are currently no scheduled projects to utilize the budget for the East Vine RDA. Ms. Moore said that the Cherry Street RDA is now closed. She said they will give Murray School District $400,000 in tax increment in the Central Business District (CBD) project area.

Board Member Cotter asked Ms. Moore to explain why the RDA gives those funds to the school district. Ms. Moore said the school district gives the RDA approximately $410,000 and then the RDA gives most of that back. The RDA would receive more funds if the CBD project area had developed earlier.

Chair Turner opened this agenda item for public comment. Seeing no comments, the public comment period was closed.

Vice Chair Pickett made a motion to adopt the Redevelopment Agency Budget for 2026-2027, as presented.

Board Member Hock seconded.

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

Motion passes: 5-0

DISCUSSION ITEM(S) - Project updates from RDA Staff

Block One Redevelopment

Chad Wilkinson provided an update on the Block One Redevelopment. He said one of the delays include dealing with property easements held by Lumen. They are working through issues to get the easements removed. Once removed, the developer can do a new plat with no encumbrances to bring to lenders. Staff are working with Utah Department of Transportation (UDOT), who also have jurisdiction over this property. The property has two accesses on State Street. When creating a development that changes the use of the property, a developer must get permission from UDOT to use the accesses. As addressed in a previous meeting, there are issues with the on-street parking that must be resolved. The application for the development access will still move forward with UDOT while city staff continues to work with UDOT regarding on-street parking.

Mr. Wilkinson said having some on-street parking is important to the project and staff are working with UDOT to maintain a portion of it. He said there is plenty of parking behind the businesses, but on-street parking is desired for easy access to businesses and for a better downtown aesthetic.

Board Member Cotter and Mr. Wilkinson discussed on-street parking for residents on the other surrounding streets including 4800 South. Mr. Wilkinson said that citations could be issued if there were residents parking on 4800 South, but it would not be convenient for residents to use.

Chair Turner asked what the issue with on-street parking is. Chad Wilkinson said UDOT has strict rules for access management with new development in a city. These rules are there to provide the safest conditions possible for roadways involving clear distance and sight distance that apply to the sight triangle. This applies to areas of redevelopment as well. When a development that has already been established is redeveloped the new access management standards become applicable. He discussed how these standards apply to the section of the street between Fifth Avenue and the proposed driveway for the development.

Mr. Wilkinson said staff have completed their first building permit review of the designs for the development. He said that Rockworth has requested to change the design of the on-street unit entrances so that they do not have direct street access. They have requested change to the form-based code to accomplish this. They will go before the Planning Commission, who would then forward approval or denial to the City Council. Staff are generally supportive of the changes proposed by Rockworth to have interior entrances to provide additional residential privacy and safety. He said staff will present the proposed changes to the RDA once the Architecture Review Committee has reviewed them. He said staff will also discuss the changes regarding the calculation for required bicycle parking for the form-based code at that time.

Board Member Bullen and Mr. Wilkinson discussed the ownership of the buildings that will be torn down for the Rockworth development. Mr. Wilkinson said the developer owns them and they have provided sufficient notice to the tenants who live there to vacate.

<u>Board Member Requests for Future Agenda Items</u>

Board Member Cotter said she would like more information on the old City Hall site. Mr. Wilkinson said they've entered into a contract with Jones Lange LaSalle Americas, Inc. (JLL), who will assist in reviewing the request for proposal (RFPs). He said they anticipate issuance of an RFP by the end of July.

Board Member Cotter asked about weeds on the Chapel property. Mr. Wilkinson said staff can address code enforcement issues at any time and they do not need to wait until a meeting to be addressed.

Board Member Hock requested an update on the development of the Chapel property for the next meeting.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on July 21, 2026, in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner adjourned the meeting at 5:52 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