REDEVELOPMENT AGENCY OF MURRAY CITY
BOARD OF DIRECTORS

NOTICE OF MEETING AND AGENDA

Tuesday, September 15, 2026

5:30 P.M. MDT

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

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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, September 15, 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:** July 21, 2026 and August 18, 2026

2. **Citizen Comments:** (see above for instructions)

3. **Action Item:** Consider a resolution approving a letter to Salt Lake County terminating the property tax increment funds collection period for the East Vine Street Redevelopment Project Area. – Elvon Farrell presenting.

4. **Discussion Item:** Potential future use of the RDA-owned property at 4868 South Box Elder Street for a Fire Department training facility. – Chad Wilkinson presenting

5. **Update Item:** Update on the Old City Hall site – Elvon Farrell presenting

6. **Update Item:** Update on future RDA project areas – Chad Wilkinson presenting

7. **Update Item:** Update on the Murray Chapel property renovation – Chad Wilkinson presenting

8. **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.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's website www.murray.utah.gov and the state noticing website at http://pmn.utah.gov.

MURRAY CITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS

MEETING MINUTES

July 21, 2026

3:45 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)

CALL MEETING TO ORDER

Chair Turner called the meeting to order at 3:45 P.M. MDT.

APPROVAL OF MINUTES

Vice Chair Pickett made a motion to approve minutes for June 16, 2026. Board Member Hock seconded. A voice vote was taken with all in favor.

CITIZEN COMMENTS

There were no public comments for this meeting.

DISCUSSION ITEM(S)

Discussion Item: RDA Annual Report

Elvon Farrell presented the annual report for the Redevelopment Agency (RDA). He said the full report has been included in the RDA packet and is also available on Muray City's website. Mr. Farrell said the report shows whether project areas are accomplishing the purposes they have been set up for. He provided a brief history and overall purpose of the report. He said the report contains information on three active project areas, two legacy project areas and one project area that has not yet been triggered. Mr. Farrell said one of the primary goals of the Redevelopment Agency is increasing property values and encouraging reinvestment into project areas. He said that each of the active project areas continue to show strong growth. He provided updates on specific development projects within the project areas such as the old city hall site, Block One, Murray theatre, Murray museum, and Fire Clay affordable & senior housing. Mr. Farrell said that remaining RDA funds could be used for infrastructure improvements that can be discussed at future meetings. He said there have been legislative changes that impact reporting requirements for the RDA. The annual report is now submitted on January 1st instead of June 30th.

Discussion Item: Future RDA Project Areas

Chad Wilkinson said that RDA's are now being referred to as Community Reinvestment Areas (CRA's). He said with Cherry Street and Vine Street project areas being recently closed, staff are researching new areas as CRA's. He showed a map of two industrial areas for consideration. Mr. Wilkinson said they are being considered because they are areas that include the potential for job creation. Staff have been working with taxing entities, who are encouraging the selection of CRA's that will generate tax revenue. He said these areas are also being considered to provide employment opportunities for local residents. He provided details regarding the suggested areas. He said more discussions will follow regarding the selection of the most appropriate land that would allow for job growth. Mr. Wilkinson said that attention must be given to pedestrian infrastructure in creation of new CRA's. Another area of focus needs to be connecting housing to jobs. The goals of the station area plans aim to create a better connection. He said tax increment funding (TIF) can be used for public reinvestment in the new CRA's. He briefly discussed some ideas for development in future CRA's and different entities that may be involved in the process.

Discussion Item: Update on the Murray Chapel Property Renovation

Elvon Farrell said planning staff are reviewing updated design plans received from the contractor. Staff will provide written comments of their review to the contractor. After that, the contractor will create MEP drawings and submit for a building permit. The speed of the process depends on how promptly the contractor responds to comments. Staff informed the owner that they must be out of their current location by the end of this calendar year.

Discussion Item: Update on the Old City Hall Site

Chad Wilkinson said staff have a final draft of a Request for Proposal (RFP) that's being reviewed by the attorney's office and the procurement specialist. He anticipates that it will go out within the week. The next step will involve selecting a developer, which will involve some RDA board members who will be invited to participate in a review and recommendation committee. The final decision will be voted on by the full RDA board.

Board Member Requests for Future Agenda Items

Board Members requested continued updates on future RDA project areas, the Murray Chapel property renovation, and the Old City Hall site.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on August 18, 2026, in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner adjourned the meeting at 4:14 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.

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

MURRAY CITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS

MEETING MINUTES

August 18, 2026

6:00 P.M. MDT

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

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MEMBERS PRESENT

RDA Board Members
Diane Turner, Chair
Paul Pickett, Vice Chair
Pam Cotter
Adam Hock
Clark Bullen

Others in Attendance
Mayor Brett Hales, RDA Executive Director
Chad Wilkinson, RDA Deputy Executive Director
Jennifer Kennedy, Council Executive Director
G.L. Critchfield, City Attorney
Brooke Smith, City Recorder
Kim Sorensen, Mayor's Office
Pattie Johnson, Council Office
Ryan Madsen, IT Department
Camron Kollman, IT Department
Ethan Runyan, IT Department
Elvon Farrell, Community & Economic Development
Brenda Moore, Finance & Administration
Emily Barton, Finance & Administration
Russ Kakala, Public Works
Aaron Frisk, Public Works
Joey Mittelman, Fire Department
Kade Knudsen, Fire Department
Travis Bodtcher, Fire Department
Jeff Puls, Fire Department
Jed Finlinson, Fire Department
Scott White, Fire Department
Matt Boulden, Fire Department
Jordon Peterson, Fire Department
Stephen Olson, Fire Department
Colby Atkinson, Fire Department
Dave Florin, Fire Department
Josh Hill, Fire Department

Others in Attendance (continued)
Travis Neely, Public Works
Chris Zawislak, Public Works
Members of the Public (per sign-in sheet)

CALL MEETING TO ORDER

Chair Turner called the meeting to order at 6:00 P.M.

APPROVAL OF MINUTES

There were no minutes to approve for this meeting.

CITIZEN COMMENTS

DeLynn Barney spoke regarding the proposed fire department training facility. He said he had concerns after a recent training exercise. He was concerned about noise and air pollution. He was also concerned about compliance with the form-based code, what the building would look like and the impact on future development of the area. He met with Chief Joey Mittelman, who was able to settle most of the concerns. He said he is now supportive of the proposed fire department training facility.

Tom Roberson spoke regarding the proposed fire department training facility. He said he was a firefighter for fifty years. He said it's imperative to have a training facility so that firefighters can learn to do their jobs and take care of the public.

Ross Fowlks spoke regarding the proposed fire department training facility. He was a firefighter for over thirty years. He now helps provide education to firefighters around the valley. He said it's always a challenge to find somewhere adequate for training. He said having a dedicated facility will provide the best opportunity. Mr. Fowlks said they'll be able to train alongside other agencies, which improve cohesiveness of emergency responses. He believes it's good use of that property.

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. Neighborworks Salt Lake is low on funds and is requesting additional funds. Staff recommends a total allocation of $531,250, which would provide $375,000 to the down payment assistance fund and $150,250 for the home improvement fund. That would provide funds for approximately 10 down payment assistance loans and 5 grants for home improvement projects. This amount is already allocated in the budget. Any additional funds would require a budget opening. He said there are currently additional housing funds available but suggested leaving those for the use of unexpected projects.

Board Member Cotter asked what the Redevelopment Agency (RDA) fund balance is. Mr. Farrell said it's housing funds that are applicable in this case. There is $795,000 in the Fireclay RDA and $1.76 million in the CBD RDA housing funds, which is $2.5 million. Chair Turner asked what the balance would be after providing these funds. Mr. Farrell said there would be about $2 million left. Last year allocated funds provided 13 down payment assistance loans and 13 home repair grants.

Board Member Bullen asked for an example of other ways the funds could be used. Mr. Farrell said funds have previously been used for a low-income senior housing project in the Fireclay RDA.

Board Member Hock asked if there are other projects staff has in mind for the funds left. Mr. Farrell said no, but they want to leave funds in case a project comes along.

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

Vice Chair Pickett seconded. Roll call vote:

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

Motion passes: 5-0

<u>Discussion Item: Potential future use of the RDA-owned property at 4868 South Box Elder Street for a Fire Department training facility</u>

Chad Wilkinson presented this agenda item. He provided details of the property including purchasing history, zoning information and aerial photos. He said the property is located in the city's form-based code district. He said if the RDA decides to approve the use of this property as a fire department training facility, there would be a requirement for a general plan amendment and zone change. The standards of the current form-based code don't allow for this type of facility. He discussed aspects of the current zoning that would not be in harmony with the current code. Mr. Wilkinson addressed items that would need to be considered for any development of the property, including environmental contaminants in the soil. The site would need to be mitigated before any development can be done. He said they don't know the full extent of the contamination until they start the clean-up. Another issue is an access easement that runs along the driveway of a nearby cell tower. Any development must honor that easement. He said there is interest in purchasing the property, which may result in revenue generation for the RDA.

Chief Mittelman prepared a presentation regarding the future use of the Box Elder Street property as a fire training facility. Chair Turner noted that in order to accommodate the presentation, the RDA meeting would need to extend past the allotted time. She asked if the board was alright with that. Board members said they were.

Chief Mittelman said he met with Mr. Barney, who originally had concerns about the potential facility. Chief Mittelman was able to addresses his concerns. He showed a rendition of the facility and said he believes they can adjust it to meet the form-based code. He said the fire department currently has no facility for training. They often use church parking lots and occasionally train in buildings scheduled for demolition. He said the new firefighters are not getting enough hands-on experience and believes the facility will provide that. He said the advantage to this location is that it allows staff to be nearby to respond to emergencies more quickly. Chief Mittelman believes building the facility at this location will be more cost effective. He discussed the financial implications of choosing this location. He understands the RDA may give up some potential revenue generation with other options they could select for this property. He pointed out the city would still need to spend funds for another suitable location for the fire training facility. Chief Mittelman proposed that the RDA board consider the development of a fire training facility at the Box Elder Street property.

Board Member Cotter asked what the remediation would look like. Chief Mittelman said he discussed this with Terracon Consultants. They gave him a quick analysis and said he could potentially cap the soil and build on that. He said if they remove any soil to add a foundation, they will have to properly dispose of that soil.

Vice Chair Pickett asked how often they intend to use the facility. Chief Mittelman said three times a week. Vice Chair Pickett asked if he foresees renting the facility to other fire departments. He said he's open to what the board decides. He doesn't know how much would be appropriate to charge.

Board Member Cotter said she doesn't feel it would be appropriate to charge.

Chair Turner said that the City Council Meeting will be delayed until 7:00 P.M. MDT.

Mr. Wilkinson explained that there were only a few short updates on the other agenda items that could be handled very quickly. He indicated that there was not decision required on the Fire Training tower discussion and that they would be happy to bring this item back for additional discussion at the next meeting.

Discussion Item: Update on future RDA project areas

There were no updates on this agenda item.

Discussion Item: Update on the Murray Chapel property renovation

Mr. Wilkinson said staff have reviewed the second round of design drawings and have given comments to the architect. They await a reply from the architect.

Discussion Item: Update on the Old City Hall site

Mr. Farrell said the Request for Proposal (RFP) portal is live. There was an intial Question & Answer period, which staff are responding to. The deadline for RFP submissions is September 24th, 2026.

Board Member Requests for Future Agenda Items

Board Member Cotter said she'd like continued updates the future use of the Box Elder Street property (for a fire training facility) as well as continued updates on future RDA projects, the Murray Chapel and the Old City Hall site.

Mayor Hales left the meeting at 6:42 P.M.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on September 15, 2026 in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner adjourned the meeting at 6:43 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.

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

RESOLUTION R26-__

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF MURRAY CITY APPROVING A LETTER TO SALT LAKE COUNTY TERMINATING THE PROPERTY TAX INCREMENT FUNDS COLLECTION PERIOD FOR THE EAST VINE STREET REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of Murray City established the East Vine Street Redevelopment Project Area ("Project Area") in 1992; the collection of tax increment revenue began in 2009 and the collection period ends in 2028; and

WHEREAS, the Project Area Plan provided for the collection of tax increment or project area funds to finance eligible redevelopment activities, infrastructure improvements, and economic development incentives within the designated boundaries; and

WHEREAS, the Project Area was originally created to improve blighted and abandoned properties, including the demolition, clearance, and disposition of the abandoned Hi-Land Dairy property; road and infrastructure improvements have also been made to this area; and

WHEREAS, major eligible projects in the Project Area have been completed and involved the reimbursement of infrastructure that was previously paid for by Murray City; and

WHEREAS, the collection of project area funds is authorized to continue until all outstanding financial obligations and eligible project costs are fully satisfied, or until the maximum collection cap or time limit is reached; and

WHEREAS, the Agency has determined that all eligible project area improvements have been completed, all outstanding debt obligations have been fully paid and retired, and all financial liabilities of the Project Area have been satisfied; and

WHEREAS, it is now appropriate for the Agency to request that the Salt Lake County Auditor terminate the project area funds collection period so that future tax revenues may be fully restored to the taxing entities by submitting a letter in substantially the form attached hereto.

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

1. It hereby approves submitting a letter requesting that the Salt Lake County Auditor terminate the project area funds collection period for the East Vine Street Redevelopment Project Area so that future tax revenues may be fully restored to the taxing entities.

2. Submitting a letter terminating the project area funds collection period for the East Vine Street Redevelopment Project Area is in the best interest of the City.

3. Mayor Brett A. Hales is hereby authorized to sign the letter to the Salt Lake County Auditor.

4. The City Recorder is hereby authorized and directed to transmit a certified copy of this Resolution, along with the letter to the Salt Lake County Auditor, State Tax Commission, the State Board of Education, and each taxing entity that levies or imposes a tax on property within the East Vine Street Redevelopment Project Area within thirty (30) days of adoption.

5. This Resolution shall take effect immediately upon passage.

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

Redevelopment Agency of Murray City

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Diane Turner, Chair

ATTEST:

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Brooke Smith, City Recorder

ATTACHMENT

Letter Requesting the Salt Lake County Auditor to Terminate the Project Area Funds Collection Period for the

East Vine Street Redevelopment Project Area

THE REDEVELOPMENT AGENCY
OF MURRAY CITY

September 16, 2026

Salt Lake County Auditor's Office
2001 S State Street, N3-300
Salt Lake City, Utah 8414

RE: East Vine Street Redevelopment Project Area – End of Tax Increment Collection

Dear Salt Lake County Auditor:

The Redevelopment Agency of Murray City ("Agency") is requesting that Salt Lake County end the collection and allocation of tax increment to the Agency for the East Vine Street Redevelopment Project Area beginning with tax year 2026.

The Agency has substantially accomplished the major redevelopment activities contemplated for the project area and has determined that the existing project area funds are adequate to address remaining eligible activities and obligations.

This request is to end the collection of tax increment for the East Vine Street Redevelopment Project Area and is not a request for immediate dissolution of the project area. The Agency will address dissolution separately in accordance with applicable requirements under Utah Code.

Please let us know if the County requires any additional documentation or information to implement this request.

Thank you for your assistance.

Sincerely,

Brett A. Hales
Executive Director
Redevelopment Agency of Murray City

THE REDEVELOPMENT AGENCY
OF MURRAY CITY

TO:	**Redevelopment Agency Board**
FROM:	**Chad Wilkinson, RDA Deputy Executive Director**
MEETING DATE:	**September 15, 2026**
RE:	**Agenda Item #6 – Update on future RDA project areas**

There are no updates at this time.

Attachments:

1. None

THE REDEVELOPMENT AGENCY OF MURRAY CITY

TO:	**Redevelopment Agency Board**
FROM:	**Chad Wilkinson, RDA Deputy Executive Director**
MEETING DATE:	**September 15, 2026**
RE:	**Agenda Item #7 – Update on the Murray Chapel property renovation**

There are no updates on the Murray Chapel at this time.

Attachments:

1. None