



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

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
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 Murray 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

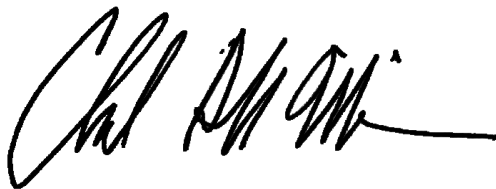
The next scheduled meeting will be held on August 18, 2026, in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

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.

A handwritten signature in black ink, appearing to read 'Chad Wilkinson', with a long horizontal line extending to the right.

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