



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

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

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

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 address 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 initial 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

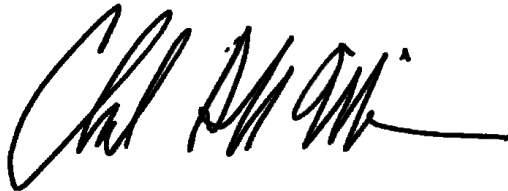
The next scheduled meeting will be held on September 15, 2026 in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

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.

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

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