



MURRAY CITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

MEETING MINUTES

September 15, 2026

5:30 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
Erica Brown, Mayor's Office
Pattie Johnson, Council Office
Ryan Madsen, IT Department
Camron Kollman, IT Department
Russ Kakala, Public Works
Brenda Moore, Finance & Administration
Brett Youngs, Power Department
Elvon Farrell, Community & Economic Development
Aaron Ardmore, Community & Economic Development
Joey Mittelman, Fire Department
Joshua Schultz, Fire Department
Jeff Puls, Fire Department
Jed Finlinson, Fire Department
Scott White, Fire Department
Daren Wightman, Fire Department
Members of the Public (per sign-in sheet)

CALL MEETING TO ORDER

Chair Turner called the meeting to order at 5:30 P.M.

APPROVAL OF MINUTES

Board Member Cotter made a motion to approve minutes for August 18, 2026. Board Member Bullen seconded. A voice vote was taken with all in favor.

CITIZEN COMMENTS

DeLynn Barney spoke regarding the property at 4868 South Box Elder Street. He said he was initially concerned about smoke that could occur from a fire tower being built in this location. There was a temporary training structure located on the property previously that did create a nuisance. He spoke with Chief Mittelman who informed him it would be different type of facility that would not create an issue. He believes the form-based code allows for education and training facilities. He said Murray City needs well-trained firefighters. He supports the development of the property as a training facility. He feels that location is ideal so that firefighters are quickly able to respond to calls.

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 presented this agenda item requesting the Redevelopment Agency (RDA) 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. He said this is different than closing the project area. He provided some background and objectives for the project area plan. He said the primary objectives have been accomplished. Mr. Farrell said there is approximately \$140,000 left in the project area fund. Brenda Moore, Murray City finance director, suggested ending the collection period, so as not to accumulate any more funds without an identifiable need. The project area was scheduled to continue receiving funds until 2028. Sending an official letter to Salt Lake County will end the tax collection. This process does not dissolve the project area. If no use is found for the accumulated funds, staff will come before the board to close and dissolve the project area.

Board Member Hock asked what would happen if the board voted not to consider this request. Mr. Farrell said the funds aren't eligible for other uses and would have to be returned to the taxing entities.

Board Member Bullen asked if the funds could be transferred to other project areas. Mr. Farrell said no.

Board Member Hock made a motion to adopt the resolution approving a letter to Salt Lake County, terminating the property tax increment funds collection period for the East Vine Street Redevelopment Project area.

Seconded by Board Member Bullen.

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 introduced this agenda item. He provided a recap of this discussion item. He said this is a continuation of the discussion from the last meeting that was not finished, due to lack of time.

Mayor Hales addressed the Board regarding a proposed fire training tower adjacent to Fire Station 81. He requested the board's support for the project. He stated that the project would require a zoning change, which would be brought before the City Council at a future meeting. Mayor Hales stated the tower would allow firefighters to practice realistic emergency scenarios. He noted this preparation was critical to the safety of both firefighters and the public. He said the location next to the station would allow crews to train with their own equipment while remaining close to the community they serve. Mayor Hales stated the site was better suited to a public safety use than to residential development. He explained the fire station and surrounding industrial uses generated noise and activity at all hours, which could lead to complaints if homes were built nearby. He added that the site's history of soil contamination from the former refinery made a non-residential use more appropriate. Mayor Hales expressed his support for the project and asked for the board's support.

Chief Mittelman addressed the board regarding the proposed fire training tower. He said the facility could be designed to fit the character of downtown. He explained that training props would use propane with exhaust systems, and only non-hazardous training smoke would be used inside the structure. Chief Mittelman said he had met with the Mayor's Office, Community and Economic Development, Public Works, and Power to evaluate alternative sites. These included the Bullion Station, the Public Works site, and church properties. He stated that Power and Public Works needed additional land to support future growth in city services and could not give up those properties. He noted that the RDA site was approximately 0.74 acres, while other locations would require approximately two acres to accommodate the necessary supporting infrastructure. He explained that the site's access to 300 West and Vine Street, two major thoroughfares, allowed crews to reach the areas served by the City's other stations. He said the Bullion Station site would create response delays due to nearby schools and railroad tracks. He explained that without a local training facility, crews would need to be taken out of service to train elsewhere, leaving gaps in response coverage. He estimated the cost of maintaining coverage at approximately \$1.5 million annually for an additional crew, or at least \$500,000 annually in overtime. He also said the facility would serve as a noise buffer between the adjacent rail yard and downtown. He reported noise levels of approximately 110 decibels at the rail yard and 85 decibels at the edge of the property. He added that residential or business uses would be unlikely to tolerate those conditions, and the facility could become a positive attraction for downtown visitors. Chief Mittelman acknowledged the competing priorities before the board and requested its support for the project.

Board Member Bullen asked what addition infrastructure would be needed if another site was chosen. Chief Mittelman said they would need to have bathrooms, showers and space for logistical setup (bays and garages) that are already in place at Station 81.

Vice Chair Pickett said he is in favor of a training facility. He wonders if this property is the right choice. He believes the RDA is in full support of the chief having a training facility. He asks for clarification on the noise created by the training facility. Chief Mittleman said the training would typically be during business hours. If anything were planned after hours, he would communicate with neighbors. The noise level would be between 65 to 85 decibels.

Vice Chair Pickett expressed concern about noise exposure for the future high-density housing, located at the soccer field, south of the proposed facility property. Chief Mittleman said he doesn't believe the noise will increase for that housing. He said they can work on the design that will minimize the noise exposure.

The board and staff discussed the potential noise level and the impact it might have on housing. Mayor Hales said the current fire station already produces noise. He believes building the training facility at this property won't produce any more noise than there is already. Chief Mittleman said they try to work with neighbors near fire stations where they've held training and are willing to adapt to their requests for noise reduction. Vice Chair Pickett reiterated that he does support a training facility for firefighters, he wants to ensure the viewpoints of all citizens are represented before a decision is made.

Board Member Cotter said developers have not shown an interest in that property over the years, or the adjacent soccer field property, because of its environmental contamination. She doesn't believe developers want to deal with the clean-up needed in order to build housing. She said the training facility is needed for Murray and other cities' fire departments.

Chief Mittleman noted the other proposed sites for the training facility are adjacent to residential zoning, so the consideration is the same regardless of the site.

Board Member Bullen asked about the cost to build a training facility and if there are grants available to offset costs. Chief Mittleman has applied for the Assistance to Fire Fighters' Grant (AFG) of \$500,000. If other cities participate in using the facility, the grant could potentially increase to \$800,000. There is the requirement that the training tower be portable. He said costs without the grant range from \$500,000 to \$1.4 million. He said obtaining donations may be an option to lower costs.

Board Member Bullen asked if additional staff will be needed to lead the trainings. Chief Mittleman said it would be ideal to have additional staff, but they will do what's needed if that's not approved in future budgeting.

Mr. Wilkinson said the next steps include initiating a zone change request, to be presented to the City Council, after the request goes to the Planning Commission for approval. He said the board will also need to adopt a resolution changing the previous direction given to staff in 2023 to actively marketing the property.

UPDATE ITEM(S)

Update on the Old City Hall site

Mr. Farrell said the proposals for the old city hall site are due by September 24th. He said several developers have expressed an interest in submitting proposals. He said the committee will review

proposals to narrow down the selection to be submitted to the board. Jones Lang LaSalle (JLL) will be assisting with the analysis of proposals. Staff will present the findings to the board before proceeding with negotiations.

Update on future RDA project areas

Mr. Wilkinson said there isn't an update for this agenda item at this time.

Update on the Murray Chapel property renovation

Mr. Wilkinson said staff have reviewed building plans and are waiting for resubmittal by the property owner.

Board Member Bullen asked if the project is still on schedule. Mr. Wilkinson said it's becoming imperative for the property owner to provide the resubmittal of architectural plans. This would be the third review. They are still in the concept review stage. They need to have more action from the property owner to make the proposed deadlines.

BOARD MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

Chad Wilkinson said staff will bring a resolution for the board's consideration for the property at 4868 South Box Elder Street to consider changing the direction given in 2023.

Board Member Cotter asked to provide updates on the Old City Hall site, future RDA project areas, and the Murray Chapel property renovation.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on October 20, 2026 in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner adjourned the meeting at 6:26 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