



7505 South Holden Street
Midvale, UT 84047
(801) 567-7200
www.midvalecity.org

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
AUGUST 8, 2023**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **8th day of August, 2023** as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. **Public comments may be submitted electronically to the Board consideration at www.Midvalecity.org/government/contact-us by 5:00pm on August 7th and will be included in the meeting record.**

The meeting will be broadcast on the following: **You Tube: www.MidvaleCity.org/YouTube**

7:00 PM OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

I. GENERAL BUSINESS

A. WELCOME AND ROLL CALL

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the Redevelopment Agency of Midvale City Board at this point by stepping to the microphone and giving his or her name for the record. Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Redevelopment Agency of Midvale City Board. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing items. Items brought forward to the attention of the Redevelopment Agency of Midvale City will be turned over to staff to provide a response outside of the Redevelopment Agency meeting.

III. CONSENT AGENDA

A. Consider Minutes of June 20, 2023 *[Rori Andreason, HR Director/City Recorder]*

IV. ACTION ITEM

A. Consider **Resolution No. 2023-10RDA** Approving a Service Agreement between the Redevelopment Agency of Midvale City and NeighborWorks Salt Lake to Administer Housing Programs *[Meggie Troili, RDA Project Manager]*

V. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days' notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax. The agenda was also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at <http://pmn.utah.gov>. Board Members may

Redevelopment Agency Board
Meeting August 8, 2023

participate in the meeting via electronic communications. Board Members' participation via electronic communication will be broadcast and amplified so other Board Members and all other persons present in the Council Chambers will be able to hear or see the communication.

DATE POSTED: AUGUST 3, 2023

RORI L. ANDREASON, MMC



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday August 8, 2023

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Marcus Stevenson

BOARD MEMBERS: Board Member Bryant Brown - Excused
Board Member Heidi Robinson
Board Member Paul Glover
Board Member Dustin Gettel
Board Member Quinn Sperry

STAFF: Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Jerimie Thorne, Deputy Public Works Director; Manager; Adam Olsen, Community Development Director; Mariah Hill, Administrative Services Director; Wendelin Knobloch, Planning Director; Cody Hill, Economic Development Manager; Meggie Troili, RDA Project Manager; Chief Randy Thomas, UPD; and Matt Pierce, IT Director.

Chair Stevenson called the meeting to order at 7:44 p.m.

I. GENERAL BUSINESS

A. Roll Call - Board Members Dustin Gettel, Quinn Sperry, Heidi Robinson, and Paul Glover were present at roll call. Board Member Bryant Brown was excused

II. PUBLIC COMMENTS

Jack Frost, said he lives at 6790 South 126 East, is resident of Midvale and has a hardwood flooring business. He feels there is a homeless problem in the City. He said his truck has been stolen and broken into several times. He's had a homeless man sleeping by a tree by his house and another man who dropped his wallet and burglary tools in his backyard. He said the Unified Police will not do anything about it.

Board Member Quinn Sperry said some residents feel too much is being done and others feel there's not enough. It's a challenging situation.

Mr. Frost was asked to speak to the Police Chief.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF JUNE 20, 2023

MOTION: Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Dustin Gettel. Chair Stevenson called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

Board Member Bryant Brown	Aye
Board Member Dustin Gettel	Absent
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

IV. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2023-10RDA APPROVING A SERVICE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND NEIGHBOR WORKS SALT LAKE TO ADMINISTER HOUSING PROGRAM

Meggie Troili said on December 6, 2022, the Redevelopment Agency (RDA) Board passed **Resolution No. 2022-16RDA** approving two new housing programs as part of the Moderate-Income Housing Plan (2019): Down Payment Assistance (DPA) and the Home Repair Loan Program (HRLP).

On April 27, 2022, the RDA released a Request for Proposals (RFP) seeking qualified candidates to administer both the DPA and HRLP programs. A selection committee comprised of RDA and Community Development staff was formed to review the proposals and select a qualified candidate. The committee unanimously selected NeighborWorks Salt Lake (NWSL) to administer the programs.

NeighborWorks Salt Lake has been rebuilding neighborhoods since 1977, and their mission is:

"NeighborWorks Salt Lake builds on the strengths of neighborhoods, creating opportunities through housing, resident leadership, and youth and economic development. We work in partnership with residents, government, and businesses to build and sustain neighborhoods of choice."

FISCAL IMPACT: Up to \$54,875 annually

STAFF RECOMMENDATION:

RDA staff recommended passing Resolution No. 2023-10RDA Approving a Service Agreement Between the Redevelopment Agency of Midvale City and NeighborWorks Salt Lake to administer housing programs.

Ms. Troili reviewed the following presentation:

Redevelopment Agency of Midvale City NeighborWorks Salt Lake RFP/Service Agreement

HISTORY

December 6, 2022 – The RDA Board passed Resolution No. 2022-16RDA: Down Payment Assistance (DPA) and Home Repair Loan Program (HRLP)

April 27, 2022 - RDA released a Request for Proposals (RFP) seeking qualified candidates to refine and administer the DPA and HRLP programs.

June 27, 2023 - A selection committee comprised of RDA and Community Development selected NeighborWorks Salt Lake (NWSL) to administer the programs.

LOOKING AHEAD

September 12, 2023 – NeighborWorks will refine and finalize the DPA and HRLP programs for RDA Board approval on September 19, 2023.

October 2, 2023 – Both HRLP and DPA will launch.

NeighborWorks Salt Lake has been rebuilding neighborhoods since 1977.

Vision: Strengthening communities through Neighborhood Empowerment and Collaboration:

Mission: We work in Partnership with residents, government, and businesses to create neighborhoods of Choice by providing opportunity for housing, resident and youth leadership, financial education, and economic development.

NeighborWorks Salt Lake

Areas of Expertise

LEARNING

Financial Empowerment
Homebuyer Education
Westside Leadership Institute

LENDING

Mortgages
Home Improvement Loans/Grants
Down Payment Assistance
Mortgage Payment Assistance
Affordable Housing Mission Investment Fund
NeighborWorks Land Trust

COMMUNITY

Rake Your Heart Out
Paint Your Heart Out
YouthWorks
NeighborWorks Week
Community Resources

TRANSLATION SERVICES OFFERED BY NWSL

As part of NWSL mission of neighborhood revitalization, we are intentional about reaching out to underserved populations and working with non-English speaking residents for nearly three decades. Several staff at NWSL are bilingual in Spanish and we have access to volunteers who serve as translators for Tongan, Samoan, Vietnamese, and other languages.

LENDING PARTNERSHIPS ACROSS SALT LAKE COUNTY

DOWN PAYMENT ASSISTANCE

Sandy City
Murray City
Salt Lake City

HOME IMPROVEMENT PROGRAM

Murray City
Salt Lake City

LOAN AND ADMINISTRATIVE COST

ITEM	COST	UNIT
DPA and HRLP Program Administration & Refinement	\$12,500	Annually
Loan Servicing Fee (60 Months)	\$810.00	Per Loan
Loan Set-up Fee	\$45.00	Per Loan
Loan Tax Service Fee	\$77.00	Per Loan
Loan Processing Fee	\$763.00	Per Loan
Grant Processing Fee	\$500	Per Loan

MAXIMUM ANNUAL COST = \$54, 875

AWARDED CDBG Grant Funding FY24 = \$100,000

Board Member Paul Glover asked what the responsibility of staff would be with this partnership.

Ms. Troili said staff is responsible for monitoring the agreement. The partnership will send out quarterly reports for review. Staff will review the processing of invoices as loans are coming in. Staff will also be responsible for outreach and getting the word out to the public.

Board Member Dustin Gettel asked how staff would know if the money were being contributed fairly and properly.

Ms. Troili said the CDBG funds have financial requirements and strict qualifications that the partnership is required to follow. They will send quarterly reports for staff review to show that they have met all requirements and qualifications.

MOTION: Board Member Heidi Robinson **MOVED** to Adopt Resolution No. 2023-10RDA Approving a Service Agreement between the Redevelopment Agency of Midvale City and NeighborWorks Salt Lake to Administer Housing Programs. The motion was **SECONDED** by Board Member Dustin Gettel. Chair Stevenson called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

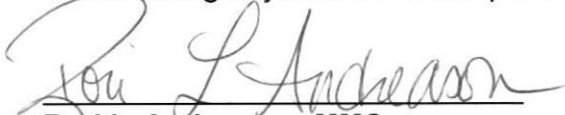
Board Member Bryant Brown	Absent
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Paul Glover **MOVED** to adjourn the meeting. Board Member Dustin Gettel **SECONDED** the motion. Chair Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:00 p.m.


Rori L. Andreason, MMC
City Recorder

Approved this 19th day of September 2023.



