



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
OCTOBER 3, 2023**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **3rd day of October, 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 October 2nd 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 September 19, 2023 [*Rori Andreason, HR Director/City Recorder*]

IV. ACTION ITEM

A. Consider **Resolution No. 2023-15RDA** Approving Amendments to the Main Street Façade Improvement Program [*Kate Andrus, 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 participate in the meeting via electronic communications. Board Members' participation via electronic

Redevelopment Agency Board
Meeting September 19, 2023

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: SEPTEMBER 28, 2023

RORI L. ANDREASON,
MMC



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday October 3, 2023

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Marcus Stevenson

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

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, City Recorder; Garrett Wilcox, City Attorney; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Glen Kennedy, Public Works Director; Kate Andrus, RDA Program Manager; Chief Randy Thomas, UPD; and Juan Rosario, Systems Administrator.

Chair Stevenson called the meeting to order at 7:45 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There were no public comments.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF SEPTEMBER 19, 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	Aye
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. 2023-15RDA APPROVING PROPOSED AMENDMENTS TO THE MAIN STREET FAÇADE IMPROVEMENT PROGRAM

Kate Andrus said on December 6, 2022, the RDA Board approved the Main Street Façade Improvement Program. The goal of the program is to improve the exterior of buildings within the Main Street area as a tool to attract new businesses, maintain existing businesses, and make Main Street a desirable place to work, live, and shop.

Since its adoption, there has been ample interest in the program, but no actual participation. In speaking with those interested, potential applicants stated that the extent of the renovations desired, and the associated higher cost of construction has continued to prohibit many from moving forward with improvements, despite the funding incentives provided by the program. Furthermore, staff has received feedback that the requirement to convey an easement to be held in perpetuity to the RDA has posed as a large deterrent to applicants, especially those hoping to provide more minor yet, costly improvements like that of installing new windows and/or adding exterior paint. In response, staff is requesting the approval of the following amendments to this program. These amendments will help to overcome the higher cost of construction and provide more flexibility for the RDA Board and staff when matching easement terms to the type of improvements being made. One of the key goals of the program is to make meaningful improvements to the street that benefit all owners and tenants of the street and to put available funding to use now.

Façade Eligibility:

Eligibility limited to facades facing public streets or public parking areas.

Maximum Grant Award Amount:

Increase in the maximum grant award amount from \$30,000 to \$50,000 per property for façade projects.

Corner Lot Provision:

Additional \$25,000 award for buildings on corner lots with two prominent facades facing a public road or public parking lot.

Easement Terms:

Easement terms to be determined by the RDA Board.

Recommendations will be provided by the Advisory Board.

FISCAL IMPACT:

Due to the increased grant amount, staff is requesting an increase in the Main Street Façade Program budget, from \$105,000 to \$175,000 for this fiscal year. If the RDA Board approves the recommended program amendments, staff will return to the board with a budget amendment.

Main Street Façade Improvement Program Program Update

- Lots of interest in the program, but no participation.
- Proposed amendments addressing feedback provided by potential applicants include:
 - Increased cost of construction has prohibited many from moving forward on their project.
 - Increase max award amount from \$35,000-\$50,000
 - Provide an additional \$25,000 for buildings with two prominent facades facing a public road or parking lot.
- The easement held in perpetuity is a large deterrent for projects that are less extensive.
 - Easement terms to be determined by the RDA Board and will be based on the type of improvements being made.

FISCAL IMPACT:

Due to the increased grant amount, staff is requesting an increase in the Main Street Façade Program budget, from \$105,000 to \$175,000 for this fiscal year. If the RDA Board approves the recommended program amendments, staff will return to the board with a budget amendment.

Program Terms: What has changed

- Maximum grant award of \$35,000 is permitted per project.
 - Maximum grant award of \$50,000 is permitted per project. Additional \$25,000 award for buildings on corner lots with two prominent facades facing a public road or public parking lot.
- The grant award amount shall not exceed 50% of the total cost of the improvements to the façade(s).
- Grant awards are provided as a reimbursement
- Documentation will need to show proof of prior payments, including the release of any liens held by contractors.
- Awardees agree to maintain and keep in good repair the façade or improvement
- Conveyance of a façade easement to the RDA to be held in perpetuity is required.
 - Easement terms to be determined by the RDA Board. Recommendations will be provided by the Advisory Board and will be based on the type of improvements being made. Easement terms could be anywhere from 5-10 years to being held in perpetuity.
- The City of Midvale and RDA assume no liability for any work that is done pursuant to this program.
- If the building is currently vacant, the applicant has 12 months from the date of project completion to arrange a tenant.

Research

Façade Improvement Programs have resulted in the following economic benefits:

- Attraction of new businesses
- Increased customer base
- Increased sales figures
- Properties are often converted to a perceived better use.
- Nearby businesses often initiated their own storefront improvements.
- Increased property values
- Gains in community pride and civic appreciation

Main Street CDA

- Objectives:
 - Promotion of development that enhances economic and quality of life bases.
 - The stimulation of associated business and economic activity
- Tools to achieve the objective:
 - Support developers and other stakeholders to invest in preserving the Main Street District and create economic development opportunities while utilizing the City's renewable resources.
 - Offer incentives, as may be appropriate to encourage development within the Project Area.

How it works



MOTION: Board Member Dustin Gettel MOVED to adopt Resolution No. 2023-15RDA approving amendments to the Main Street Façade Improvement Program. The motion was SECONDED by Board Member

Heidi Robinson. Chair Stevenson called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

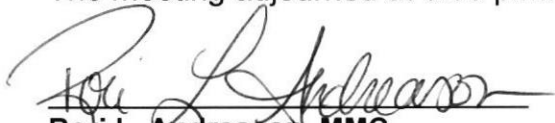
Board Member Bryant Brown	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

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 day of October 17, 2023.

