



**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
MARCH 12, 2024**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **12th day of March 2024** 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 March 11th and will be included in the meeting record.**

The meeting will be broadcast on the following: **You Tube: Midvale.Utah.gov/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 February 20, 2024 ***[Rori Andreason, HR Director/City Recorder]***

IV. ACTION ITEM

- A. Consider **Resolution No. 2024-07RDA** Approving the Term Sheet for a Business Loan Agreement between the Redevelopment Agency of Midvale City and The Bambino, LLC ***[Kate Andrus, RDA Program Manager]***

V. DISCUSSION ITEMS

- A. Discussion Regarding a Façade Grant Proposal for 7584 S. Main Street ***[Kate Andrus, RDA Program Manager]***
- B. Discussion Regarding a Façade Grant Proposal for 7696 S. Main Street ***[Kate Andrus, RDA Program Manager]***

VI. POSSIBLE CLOSED SESSION

The Board may, by motion, enter into a Closed Session for:

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Investigative proceedings regarding allegations of criminal misconduct.

VII. 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 workdays' advance notice of the meeting. TTY 711

A copy of the foregoing agenda was posted in the City Hall Lobby, the City's website aa Midvale.Utah.gov and the State Public Notice Website at <http://pmn.utah.gov>. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

DATE POSTED: March 7, 2024

**RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER**

REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday February 20, 2024



Council Chambers
7505 S Holden Street
Midvale, Utah 84047

CHAIR: Marcus Stevenson

BOARD MEMBERS: Board Member Paul Glover
Board Member Bonnie Billings
Board Member Dustin Gettel
Board Member Bryant Brown
Board Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Mariah Hill, Administrative Services Director; Erinn Summers, Project and Policy Manager; Kate Andrus, RDA Program Manager; Wendelin Knobloch, Planning Director; Christian Larsen, Assistant Finance Director; Jonathan Anderson, Planner II; Adam Olsen, Community Development Director; Randy Thomas, UPD; Chief Brad Larson, UFA; and Juan Rosario, Systems Administrator.

Chair Stevenson called the meeting to order at 8:39 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF FEBRUARY 6, 2024

MOTION: Board Member Paul Glover **MOVED** to approve the consent agenda. 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 Bonnie Billings **Aye**

Board Member Heidi Robinson Aye
The motion passed unanimously.

IV. ACTION ITEM

A. DISCUSSION AND CONSIDERATION OF RESOLUTION NO. 2024-06RDA WAIVING THE ART HOUSE USAGE FEE FOR CRAFT LAKE CITY FROM MARCH 1, 2024 TO MARCH 2, 2024 FOR THE LETTERWEST CONFERENCE

Kate Andrus said the Redevelopment Agency has commissioned Craft Lake City to organize the annual LetterWest conference, scheduled for March 2, 2024, on Midvale Main, as established by an agreement executed on November 15, 2023. This one-day event is designed to attract design professionals, artists, muralists, small businesses, entrepreneurs, and diverse creative minds, showcasing Midvale's cultural vibrancy and supporting the local creative economy. To enhance the conference experience, Craft Lake City plans to activate the Art House and conduct a workshop for attendees, requiring access and use of the Art House from March 1, 2024, to March 2, 2024. The associated rental fee for these dates is \$480. Agency staff recommends waiving this fee, deeming it in the Agency's best interest, as the event's inclusion on Midvale Main aligns with the area's overarching goals.

Fiscal Impact: No fiscal impact is anticipated. The Agency's substantial funding contribution to the LetterWest conference ensures its successful execution. Imposing a usage fee would only curtail the event's potential.

Board Member Bryant Brown said that it's silly that the Board is deciding on a matter of such low cost. Future approvals of under \$500 should be allowed to be approved by the city manager.

MOTION: Board Member Bryant Brown **MOVED** to suspend the rules and adopt Resolution No. 2024-06RDA, Waiving the Art House Usage Fee for Craft Lake City for their production of the LetterWest Conference. 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 Bonnie Billings **Aye**
Board Member Heidi Robinson **Aye**

The motion passed unanimously.

V. DISCUSSION ITEM

A. DISCUSSION REGARDING THE BAMBINO MIDVALE MAIN BUSINESS LOAN

Kate Andrus said Agency staff received a loan request from The Bambino, a proposed local pizzeria, for \$250,000. Staff has reviewed and evaluated the loan application based on program guidelines and criteria. It has been determined that the applicant meets the required threshold for consideration. As the loan request exceeds \$25,000, the terms of the loan agreement are being presented to the RDA Board for discussion and eventual final approval.

With most of the building restoration being handled by the property owners, The Bambino is requesting funding to implement the additional tenant improvements crucial to creating a unique restaurant experience with both indoor, patio and rooftop dining. The establishment aims to offer Neapolitan pizzas on one side and decadent artisan desserts on the other. The proposed tenant improvement plan covers various aspects, including the installation of flooring, décor, paint, signage, plumbing, electrical work, and finishes for the garden and rooftop patio. In addition, funding will also be used for inventory, marketing and working capital.

As part of staff's review, it has been determined that the application exceeds the minimum required threshold. The scores on key criteria demonstrates that the funds provided will contribute to attracting and promoting the growth of businesses and activation within the Main Street Area.

Furthermore, the loan proposal from The Bambino received strong scores under the Public Benefit Criteria, attaining full points in the areas of 1) Economic Impact, 2) Historic Character, 3) Beautification, and 4) Street Activation, making it a qualified applicant for the 0% loan incentive.

Considering these findings, Agency staff recommends approving a loan of \$250,000 to The Bambino LLC, with the terms outlined in the attached Term Sheet. This recommendation is based on a review of the applicant's proposal and supporting financial documents by Agency staff.

Fiscal Impact: The current program budget is \$750,000 to be utilized for individual loans. If approved, the RDA will provide a \$250,000 loan to The Bambino. This will bring the current overall budget for the revolving loan programs to \$500,000 to be loaned to additional projects.

David Gardner, owner of The Bambino, spoke about their new restaurant which will have pizza on one side and desserts on the other side.

The Board expressed their excitement for this new restaurant and the concept.

Caitlin Beck explained why they chose The Bambino to occupy the space.

VI. ADJOURN

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

The meeting adjourned at 9:05 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 12th day of March, 2023.



REDEVELOPMENT AGENCY OF MIDVALE

Meeting Date: March 12, 2024

ITEM TYPE: Action

SUBJECT: Consider **Resolution No. 2024-07RDA** approving the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and The Bambino, LLC.

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

Agency staff received a \$250,000 loan proposal from The Bambino, LLC. Agency staff has reviewed and evaluated the loan application against the program guidelines and criteria, confirming that the applicant successfully met the required threshold for consideration. In addition, staff concluded that the application went above and beyond the minimum required threshold, demonstrating that the funds provided will contribute to the attraction and promotion of growth and improvement of businesses within the Main Street Area. Agency staff, therefore, concluded that this proposal is eligible for the 0% interest loan incentive. A term sheet has been compiled to demonstrate the proposed terms of the agreement, and this was brought before the Board for discussion on February 20, 2024. These same terms are now being brought before the Board for approval.

FISCAL IMPACT:

The current program budget is \$750,000 to be utilized for individual loans. If approved, the RDA will provide a \$250,000 loan to The Bambino. This will bring the current overall budget for the revolving loan programs to \$500,000 to be loaned to additional projects.

RECOMMENDED MOTION:

"I move that we pass Resolution No. 2024-07RDA approving the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and The Bambino LLC."

ATTACHMENTS:

Resolution No. 2024-07RDA
Term Sheet
Amortization Schedule
Public Benefit Impact

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION NO. 2024-07RDA**

**A RESOLUTION APPROVING THE TERM SHEET FOR A LOAN AGREEMENT
BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND THE
BAMBINO LLC.**

WHEREAS, the Redevelopment Agency of Midvale City (“Agency”) was created to transact the business and exercise the powers provided for in the Utah Redevelopment Agencies Act; and

WHEREAS, on November 17, 2015, the Agency adopted Resolution 2015-13RDA approving the CDA Project Area Plan for the Midvale Main Street CDA Project Area; and

WHEREAS, on October 6, 2020, the Agency adopted Resolution 2020-11RDA, adopting the Main Street Community Development Area Budget; and

WHEREAS, on September 7, 2021, the Agency adopted Resolution 2022-17RDA, approving the Midvale Main Business Loan Program (the “Program”); and

WHEREAS, on January 16, 2024, the Agency adopted Resolution 2024-RDA, approving Amendments to the Midvale Main Business Loan Program; and

WHEREAS, the Program seeks to incentivize desired businesses and business improvements through low-interest loans to activate and revitalize Midvale’s Main Street Area; and

WHEREAS, funds available in the amount of \$1.5 million were loaned from the Bingham Junction Project Area to the Main Street Project Area to be utilized as loans for eligible businesses and upon completion of the program, will be repaid to the Bingham Junction Project Area; and

WHEREAS, The Bambino LLC, applied for a loan through the Program in the amount of \$250,000 for planned renovations, which include various tenant improvements, such as flooring, décor, paint, signage, plumbing, electrical work, and finishes for the garden and rooftop patio. In addition, funding will also be used for inventory, marketing, and working capital.

WHEREAS, the Agency reviewed the application and supporting documents and believes that the funds loaned to The Bambino LLC, will contribute to the revitalization of the Midvale Main Street CDA Project Area.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, that the Board of Directors does hereby approve the term sheet for a Loan Agreement with The Bambino LLC, and authorizes the Chief Administrative Officer and Executive Director to execute a loan agreement based on the term sheet, subject to such other terms and conditions as recommended by Agency’s legal counsel.

Passed and Adopted by the Board of Directors of the Redevelopment Agency of Midvale City, State of Utah, this _____ day of _____, 2024.

Marcus Stevenson,
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the Council:	"Aye"	"Nay"
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

Midvale City Redevelopment Agency
Term Sheet for Loan Agreement
(The Bambino, LLC.)

Borrower:	The Bambino LLC. (Borrower)
Lender:	Redevelopment Agency of Midvale City (Lender)
Loan Amount:	\$250,000.00
Interest Rate:	0% Interest
Term:	7 Years
Payments:	1. Borrower shall pay to RDA equal monthly payments of principal and interest based on the outstanding Loan Amount.
First Payment	2. The first payment shall be the sooner of: a) The first day of the first full month following the opening of the business or b) October 1, 2024.
Security:	3. Borrower pledges 80% equity from real estate property. A deed of trust will be recorded against the Real Property concurrent with the agreement. The Lender will be in second position.
Late Fee:	4. Borrower agrees to pay a late payment fee equal to five percent (5%) of the late amount, if payment is received after the 15 th day on which the payment is due. All sums in default will accrue interest at the rate of 18% per annum, compounded monthly, before and after judgment, until paid in full.
Prepayment:	5. Prepayment of the outstanding balance of the Loan, in whole or in part, may be made prior to the Maturity Date without a prepayment penalty.
Personal Guarantee	6. The loan must have a personal guarantee from all owners with over 20% equity in the property or project.
Use of Proceeds	7. Borrower shall use the proceeds of the Loan for the permitted uses which includes the tenant improvements, inventory, equipment, marketing, and working capital. Improvements will include flooring, décor, paint, signage, seating and tables, menu printing and displays, counter construction, unique plumbing and electrical needs, garden and rooftop patio finishes. Inventory will include a pizza oven, oven wood, point of sale system and computers, refrigeration, dishwasher, food processor, flatware, shelving, knives, prep tables, ingredients, etc.

Default Miscellaneous	8. Borrower agrees to submit receipts, invoices, or other reasonable evidence as requested by the RDA to verify that the Loan is being used for the permitted uses. 9. Defaulting on the loan will result in the loss of collateral. 10. Borrower shall have executed and delivered to Lender the Loan Documents in a form satisfactory to Lender. Guarantor shall have executed and delivered to Lender the Guaranty in a form satisfactory to Lender. 11. Personal guarantors are liable to pay back the outstanding balance of the loan after the liquidation of collateral to the RDA, even if the business fails. 12. Borrower shall comply with all other terms outlined in the Midvale Main Business Loan Program guidelines.
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Proposed Loan

Debt Assumptions		
Loan Amount	250,000	
Interest Rate	0.00%	0.00%

Proposed Loan	Amount	Interest	Project Proceeds
Loan #1	\$250,000	\$ -	\$ (250,000)

Loan Amount Issued	\$ 250,000
Costs of Issuance	\$0
Total Amount	\$ 250,000
Total	\$ 250,000

Month	Principal	Interest Rate	Interest	Total P+I
1	\$2,976	0.00%	\$0	\$2,976
2	\$2,976	0.00%	\$0	\$2,976
3	\$2,976	0.00%	\$0	\$2,976
4	\$2,976	0.00%	\$0	\$2,976
5	\$2,976	0.00%	\$0	\$2,976
6	\$2,976	0.00%	\$0	\$2,976
7	\$2,976	0.00%	\$0	\$2,976
8	\$2,976	0.00%	\$0	\$2,976
9	\$2,976	0.00%	\$0	\$2,976
10	\$2,976	0.00%	\$0	\$2,976
11	\$2,976	0.00%	\$0	\$2,976
12	\$2,976	0.00%	\$0	\$2,976
13	\$2,976	0.00%	\$0	\$2,976
14	\$2,976	0.00%	\$0	\$2,976
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74	\$2,976	0.00%	\$0	\$2,976
75	\$2,976	0.00%	\$0	\$2,976
76	\$2,976	0.00%	\$0	\$2,976
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78	\$2,976	0.00%	\$0	\$2,976
79	\$2,976	0.00%	\$0	\$2,976
80	\$2,976	0.00%	\$0	\$2,976
81	\$2,976	0.00%	\$0	\$2,976
82	\$2,976	0.00%	\$0	\$2,976

83	\$2,976	0.00%	\$0	\$2,976
84	\$2,976	0.00%	\$0	\$2,976
\$ 250,000			\$ -	\$ 250,000

The Bambino Economic & Community Impact

Economic Impact – We anticipate that in year one, the Bambino will generate about \$250,000 in revenue with long term projections of \$800,000-1,000,000 (5 years). Other restaurants with a similar vibe such as Nono in the 9th and 9th area of Salt Lake City and Nomad East in the Foothill/Harvard and Yale area have been very successful and with similar estimated revenues.

Public Amenities – The Bambino will provide a unique restaurant-pizzeria experience by offering cozy in house seating that is spacious and inviting, garden patio seating adjacent to Cactus and Tropicals that will be landscaped with a Cactus and Tropicals vibe as well as roof top seating similarly decorated with a Cactus and Tropicals roof top garden vibe. Both the patio and roof top spaces will have open sight lines to the Cactus and Tropic nursery/gardens and greenhouse. The intent is for The Bambino to be the place to go for great pizza, amazing desserts and the favorite locale for meeting up with friends and family to enjoy good food and discussion in an amazing atmosphere. There is literally no other similar pizzeria in all of Midvale. The closest pizza we could find is Domino's in the Riverwalk commercial area on 7200 south and we will be offering a totally different product and experience.

Adaptive Reuse – The Bambino will be housed in the Vincent Park development, next to the old Vincent Drug store slated to be occupied by Cactus and Tropicals. While legally operating as one business (The Bambino LLC), we will offer two services subtly delineated interiorly—neopolitan style wood fired artisan pizza and sides (“The Bambino”) and decadent, select artisan desserts (“Settie’s”- macaron ice cream sandwiches, paletas, coffee and espresso bar) [see below for more on the two services concept]. The indoor space will be renovated to be inviting and relaxing and the outdoor seating areas landscaped to be invigorating and peaceful. The restaurant is named The Bambino to indicate the Italian influence in the pizza menu but also to pay homage to the classic movie-- *The Sandlot* and the scene where Smalls learns who Babe Ruth actually is.....”*The Colossus of Clout? The Sultan of Swat? The King of Crash? THE GREAT BAMBINO!!!???*” Select menu items will be named after characters or other elements in *The SandLot*.

Beautification – Façade updates will maintain the original character of the street. From the outside, the facade will appear as the space houses two businesses each with their own entry—Settie’s (desserts as described above) and The Bambino (pizza) but inside it will be one combined space and operation. The split façade design will give the street greater charm and appeal. Interior space design and decorating is being led by Caitlin Beck and Morgan Gardiner and restaurant lay out and build out by Isaak Francis. Mr Francis helped set up and start Nono Pizzeria and Nona restaurant, both successful restaurants in Salt Lake City. The intent is to maintain the charm of main street and nostalgia of the Vincent. Roof top garden space and patio will be landscaped as mentioned above with clear ties to the adjacent Cactus and Tropical garden store and greenhouse.

Education Based – we do not intend to offer education based courses like pizza making but we do intend to offer the space for use for large parties, private events independent of or combined with Cactus and Tropicals events and host our own community events (for instance a yearly showing of the SandLot in the garden—bring your kids and watch The SandLot while eating great pizza).

Street Activation – We intend to open initially 6 days a week for lunch and dinner with either Monday or Sunday closed. As we grow and establish ourselves we plan to be open Monday-Sunday 11-9 pm. This will increase visits to the main street corridor and visits to other existing and forthcoming main street businesses. Nothing draws folks to a place like good food.

Permanent Job Creation and Retention - Initially we will likely have 5-6 full time employees and as we grow that number is likely to exceed 10-12 full time and several (6-8) part time employees.

Sustainability -- we source many of our ingredients locally. Our single most used ingredient is flour. We source our flour from Central Milling in Logan, UT which obtains their wheat from the greater Utah and Idaho region. We have already established plans with Cactus and Tropicals to grow our own fresh herbs (primarily fresh basil and flat leaf parsley) in their greenhouse and patio planters as well as tomatoes for fresh tomato use in our menu (salads and pizza topping). Some of our meats will be sourced from Caputo's Market and Deli a local purveyor of artisan cured meats very dedicated to sustainability and support of local and national artisans. We have already identified and saved lumber from demolition and remodeling of other main street buildings under Beck Partners ownership for repurposing for making our restaurant tables and brick for use in the garden patio seating area.



REDEVELOPMENT AGENCY OF MIDVALE CITY

Meeting Date: March 12, 2024

ITEM TYPE: Discussion

SUBJECT: Discussion regarding a Façade Improvement Grant for the building located at 7584 S. Main Street.

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

Agency staff received an application for funding through the Façade Improvement Grant Program from RS St. George LLC for the building located at 7584 Main Street. Agency staff assessed the application for completion and presented it to the Main Street Façade Improvement Advisory Board ("Advisory Board") for review and recommendations. The Advisory Board's recommendations are now presented to the RDA Board for approval.

The Advisory Board's review of 7584 Main Street LLC's proposal determined that the project meets the basic eligibility requirements of the program. Given the impact of the improvements and the budget required, the Advisory Board recommends funding the maximum award amount of \$75,000, not to exceed 50% of the total project cost. Additionally, the Advisory Board recommends conveying an easement to the Redevelopment Agency of Midvale City for a term of 10 years.

Agency staff recommends providing a façade improvement grant of up to \$75,000 to RS St. George LLC with the terms outlined in the attached term sheet.



FISCAL IMPACT:

The current program budget is \$100,000. If approved, the RDA will provide funds up to \$75,000 as a reimbursement to RS St. George LLC. This will bring the overall budget for the Main Street Façade Improvement Program to \$25,000 for FY 2024.

STAFF RECOMMENDATIONS:

N/A

ATTACHMENTS:

7584 S. Main Street Term Sheet

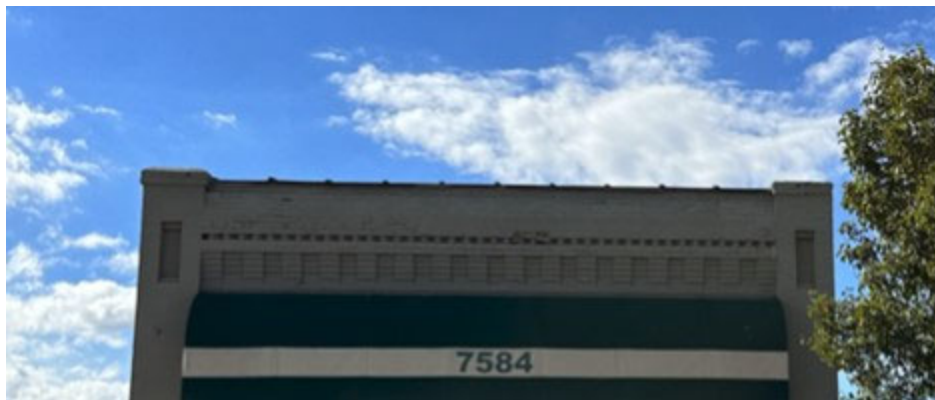
7584 S. Main Street Application

RDA Assessment of 7584 S. Main Street Application

Redevelopment Agency of Midvale City
Term Sheet for Main Street Façade Improvement Grant

Grantee:	RS St. George LLC, a Utah limited liability company
Grantor:	Redevelopment Agency of Midvale City (Agency)
Project Location	7584 Main St. Midvale, UT 84047
Maximum Grant Amount:	\$75,000.00
Payment:	The grant award amount shall not exceed 50% of the total cost of the improvements to the façade(s) and shall be provided as a reimbursement after all associated work listed on the approved scope of work has been completed.
Reimbursement Payment Conditions:	1. Upon completion of the project, the Grantee shall request a final walk-through with Agency staff to confirm construction was completed in the manner approved by the Main Street Advisory Board. 2. To obtain reimbursement, the Grantee shall: a. Submit a Façade Program Reimbursement Request Form and IRS Form W-9. The request shall be accompanied by billing documentation including, but not limited to, invoices, receipts, release of liens, photos of the finished work, and affidavits. b. Execute an easement with the Grantor based on the terms approved by the RDA Board.
Liability	Midvale City and the Grantor assume no liability for any work that is done pursuant to this program. The Grantee agrees to hold both the Midvale City and the Grantor harmless from all liability claims.
Easement	Upon completion of the project and prior to receiving a reimbursement the Property owner shall convey an easement on the façade to the Grantor for a term of 10 years on all improvements.
Use of Proceeds	Grant funding shall only be used for the following improvements: 1. New opening for entry, including structural updates needed 2. Brick Repair 3. New entry door 4. New windows 5. New exterior patio including the installation of the pergola, fire pit and railings. 6. New exterior lighting 7. The above improvements shall be made while preserving the architectural details at the top of the building as depicted in the photo attached hereto as Exhibit "A."
Maintenance	Grantee agrees to maintain and keep in good repair the façade or improvements. This will ensure that any improvements funded by the Grantor will remain in good condition and repair regardless of change in ownership.
Indemnification	The Grantee shall indemnify the Grantor and Midvale City from any action or claim caused by the acts of the property owner.
Miscellaneous:	1. If the building is currently vacant, the Grantee must demonstrate a plan for achieving occupancy and secure a tenant within 12 months of the project completion date with a lease of at least three years. Failure to do so by the Grantee will result in the requirement to repay the grant back to the Grantor. 2. Construction on the project must begin within 90 days of final approval.

EXHIBIT "A"
PHOTO OF ARCHITECTURAL DETAILS



Main Street Façade Improvement Program Application



1. APPLICANT INFORMATION

Applicant Name: Rick Service
Mailing Address: P.O. Box 71899
City/State/Zip: Salt Lake City, Utah 84171
Phone Number: (H) _____ (C) 801-680-6735
Property Address: 7584 So. Main St.
City/State/Zip: Midvale, Utah 84047

2. SITE INFORMATION

Current Zoning: Main Street Form Based Code MS-FBC
Property Address: 7584 So. Main St.
City/State/Zip: Midvale, Utah 84047
Legal Description: Provided on Warranty Deed
Property Owner: RS St. George LLC
Current Use: Vacant
(i.e. Retail, Restaurant, Vacant)

3. PROJECT INFORMATION

Estimated Cost of total project: \$ 167,210.00
Grant Funds Requested: \$ 75,000.00
Briefly describe the proposed façade improvement and timeframe: _____

Response #1

Briefly describe how the proposed improvements will contribute to the overall revitalization of Midvale's Main Street: Response #2

4. REQUIRED DOCUMENTATION

Response #3

- Provide detailed description of exterior changes including materials, colors and dimensions
- Proposed rehabilitation renderings and elevations
- Current and historic photos of the building, if applicable
- Detailed project budget
 - Two written cost estimates describing the cost of the scope of work by licensed construction contractors or contractors appropriate to work being performed.
- General information on project financing or other such information showing feasibility of project
- Copy of Business License, if applicable
- Plan to obtain tenants if building is currently vacant

5. ACKNOWLEDGEMENT

I have read and understand the Application form and accompanying Program Overview.

The Redevelopment Agency of Midvale City's acceptance of this application does not obligate the Agency to enter into a grant agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiation, or to contract for any services or materials purchased pertaining to the project

I certify that all the information contained in this application and any attachments is true, correct, and complete to the best of my knowledge

Applicant's signature



Date Submitted 2/22/24

Owner's Signature:



Date Submitted 2/22/24

7584 South Main Street Midvale, Utah 84047

Response #1

I plan to completely transform the building. At the present timothy building looks like a 125 year old box. But the good thing about that is it is a "blank canvas." My plan is to make the building inviting from the sidewalk as well as the street. The front of the building will have glass windows as well as door. It will look inviting from the street as well as the sidewalk. There will be an appeal to it that will draw people in. My hope is that the sidewalk will almost become part of the building. On the north side of the building there will again be glass windows and door going to the patio for outdoor seating. There will be a shade content to the patio structure built uniquely out of steel. The structure will be painted the same color as the frame work of the windows and door. This will create a flow in and out of the building to give it an original component of the building. There will be a fire pit on the patio to bring warmth and comfort to the patio area. The patio will be lighted for use after dark. There will be ceiling mounted space heaters to help with customer comfort on a cooler night time experience. There will be a plant life buffer from the patio as well as a rail system around the entire patio. The plant life will serve as a buffer from the street to improve customer comfort. On the south wall of the building we plan on working with Midvale City to make it available for a full size mural. My hope is the mural will cover the entire wall. The paint on the building will be a dark red almost black. To create a warm and inviting look. All of the workmanship will be performed to the highest industry standards. The plan is for the building to last the test of time. In 50 years the building will still look in style, inviting and the highest quality. The estimated construction time frame is 8 weeks from the time of the arrival of the doors and windows.

7584 South Main Street Midvale, Utah 84047

Response#2

The proposed building improvements will have a modern look to it with the steel work to make the patio cover as well as the perimeter rail system. Main Street is mostly buildings that were built in the early 1900's. Even though there are beautiful buildings they need a facade improvement. With this facade improvement people will instantly be drawn too and invited in. As it draws people to the building customers will naturally look at and patronize other businesses on Main Street. This building will be an attraction on Main Street.

**7584 South Main Street
Midvale, Utah 84047**

Response #3

Currently the building is listed For Lease through one of Utah's premier real estate companies "Legend Partners." They have several potential clients that are anxiously awaiting the completion of the facade improvements.

I have the cash on hand to complete the entire job. Facade Improvements as well as the Interior Improvements. So there will be no need to borrow any money.

Concrete and Earth Solutions

PH # 801.550.5286
329 E. Sandy Cir.
Sandy, UT 84070

Estimate

Date	Estimate #
2/22/2024	222

Name / Address
Rick Service P.O. Box 71899 Salt Lake City, Utah 84171

[illegible]



**Western Construction LLC
2725 E Blackburn Circle
Holladay, Utah 84117
801.573.7620
Utah License Number # 10187780-5501**

February 21, 2024

**Prepared for:
RS Midvale
7584 S Main Street
Midvale, Utah 84047**

Architectural Drawings Date: 02/21/2024

Project Description: Modifications to existing building that was previously used as a church.

Windows:

- Saw cutting and removal of brick wall as needed for new storefront system.
- Provide temporary shoring as needed while the wall is removed.
- Installing structural steel channel, posts, and headers per structural drawings.
- Provide and install a new storefront system per drawings on the east and north side.
- Storefront system to be field measured once openings are cut and structural steel is installed.

New Patio:

- Removal of asphalt parking lot as need to prep area for new patio per drawings.
- Disposal.
- Install 4" thick patio with 6" tall curb for planter around perimeter of new patio.
- Install irrigation lines for landscape planters.
- Provide and install new pergola per drawings.
- Provide and install new 36" railing around perimeter of patio.
- Provide and install new brick firepit per drawings. Gas line as needed.

Electrical:

- Install new exterior lighting along the front side of the building per drawings.
- Installation of patio heaters under pergola.

Permits:

- Includes necessary permits for construction.

Bid Total: \$167,210.00

RDA Program Manager Assessment

Property Address: 7584 Main St., Midvale, UT 84047

Applicant: Rick Service



I. Completeness of Grant Application

I have assessed the completeness of the application and supporting documentation. Overall, the application is complete based on the following considerations:

1. A completed application, which includes a written scope of work:
 - a. New opening for entry, including structural updates needed
 - b. Brick Repair
 - c. New entry door
 - d. New windows
 - e. New exterior patio including the installation of the pergola, fire pit and railings.
 - f. New exterior lighting
2. Current photos of the property to be improved.
3. Schematics.
4. Two written cost estimates:

II. Fulfillment of Program Objectives

The grant application was evaluated based on the program objectives outlined, which are as follows:

1. Provide a Noticeable Contribution to Main Street's Revitalization Efforts:

These facade improvements will take place on a building that was constructed in 1903. Situated on the corner of Depot St and Main, it will serve as a visual landmark for both current and new tenants on the north side of Main Street. The proposed improvements

aim to attract much-needed tenants to this street, transforming a currently vacant and blighted building. The property owner's objective for these improvements is to attract a bar as a tenant, playing a key role in activating the street.

2. Be Consistent with the Aspirational Character of and Vision for Main Street:

The addition of the outdoor patio space, along with the updated front facade, will provide the street with an additional visual element that contributes to its overall character and sense of place. Additionally, the exterior patio space will play a key role in attracting desired retail and restaurant businesses to the area, as the street begins to offer a much-needed supply of added space, including outdoor dining options.

3. Support and Enhance Pedestrian Accessibility and Be Pedestrian-Oriented:

The proposed improvements will contribute to increased pedestrian and consumer traffic, as the visibility of people along the streets will be boosted. Consequently, this will establish the area as a place of interest that passersby will want to visit.

III. Compliance with Eligibility Requirements

The eligibility requirements outlined in the grant guidelines were carefully reviewed for adherence. This project is in compliance with the following eligibility requirements:

- Applicants must be owners or tenants of real property located within the Main Street CDA.
- Property tax payments must be current.
- Business owners must hold a valid business license, if applicable.
- Applicants must possess and provide proof of ownership. If a tenant, proof of ownership must be verified by the building owner, and a copy of the lease agreement provided to the RDA.
- All building materials used in the improvements to the façade must have a minimum certified life of 30 years.
- All buildings must have commercial activity as their primary purpose, including, but not limited to, traditional retail, specialty shops, services, restaurants and bars, live entertainment, cultural venues, and galleries. Mixed-use buildings will be considered in commercial buildings, provided the commercial use is located on the ground level.
- All improvements must comply with current City zoning and building codes.

IV. Recommendations

Based on the assessment, I recommend approval of the grant application for the East and North Facing Facades on the property located at 7584 Main Street. With this approval, I recommend

that the committee require the preservation of the original architectural detail located at the top of the east facing façade. Based on the project budget, the recommended funding for this project is \$75,000, which is the maximum available for buildings located with two prominent façades facing public right of way or parking lots. Based on the funds provided and the improvements made, I recommend an easement for a term of 10 years.



REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

Meeting Date: March 12, 2024

ITEM TYPE: Discussion

SUBJECT: Discussion Regarding a Façade Grant Proposal for 7696 Main Street.

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

Agency staff received an application from Midvale Main Partners II LLC for funding through the Façade Improvement Program for the building located at 7696 Main Street. The proposed improvements include the installation of a new sign, brick repair, painting, new entry ways, new windows, and finishing work. Agency staff assessed the application for completion and presented it to the Main Street Façade Improvement Advisory Board ("Advisory Board") for review and recommendations. The Advisory Board's recommendations are now presented to the RDA Board for approval.

The Advisory Board's review of the Midvale Main Partners II LLC proposal determined that the project meets the basic eligibility requirements of the Program. Given the impact of the improvements and the budget required, the Advisory Board recommends funding the maximum award amount of \$50,000, not to exceed 50% of the total project cost. Additionally, the Advisory Board recommends conveying an easement to the Redevelopment Agency of Midvale City for a term of 10 years for the façade improvements, except for the "Vincent Park" sign. Due to the historical significance of the sign, the Advisory Board recommends an easement term of 30 years for the sign.

Agency staff recommend providing a façade improvement grant of up to \$50,000 to Midvale Main Partners II LLC with the terms outlined in the attached term sheet.

FISCAL IMPACT:

The overall program budget allocated for funding grants under the Main Street Façade Improvement Grant Program stands at \$100,000. If approved, the RDA will provide funds up to \$50,000 as reimbursement to Midvale Main Partners II LLC. If this grant and the façade grant for RS St. George LLC are approved, the program budget will need to be increased by \$25,000. This is due to the success of the project and the number of applications with corner lots. This adjustment can be done administratively, as the current Main Street CDA budget can accommodate this increase without going over budget.

STAFF RECOMMENDATIONS:

N/A

ATTACHMENTS:

7718 Main Street LLC Term Sheet

7718 Main Street LLC Application

RDA Assessment of 7718 Main Street LLC Application

Redevelopment Agency of Midvale City
Term Sheet for Main Street Façade Improvement Grant

Grantee:	Midvale Main Partners LLC, a Utah limited liability company
Grantor:	Redevelopment Agency of Midvale City (Agency)
Project Location	7696 Main St. Midvale, UT 84047
Maximum Grant Amount:	\$50,000.00
Payment:	The grant award amount shall not exceed 50% of the total cost of the improvements to the façade(s) and shall be provided as a reimbursement after all associated work listed on the approved scope of work has been completed.
Reimbursement Payment Conditions:	1. Upon completion of the project, the Grantee shall request a final walk-through with Agency staff to confirm construction was completed in the manner approved by the Main Street Advisory Board. 2. To obtain reimbursement, the Grantee shall: a. Submit a Façade Program Reimbursement Request Form and IRS Form W-9. The request shall be accompanied by billing documentation including, but not limited to, invoices, receipts, releases of liens, photos of the finished work, and contractor's final affidavits. b. Execute an easement with the Grantor based on the terms approved by the RDA Board.
Liability	Midvale City and the Grantor assume no liability for any work that is done pursuant to this program. The Grantee agrees to hold both the Midvale City and the Grantor harmless from all liability claims.
Easement	Upon completion of the project and prior to receiving a reimbursement the Property owner shall convey an easement on the façade to the Grantor for a term of 10 years on all improvements excluding the "Vincent Park" sign. Such easement will be secured by a Deed of Trust. The property owner shall convey a separate easement on the "Vincent Park" sign to the Grantor for a term of 30 years.
Use of Proceeds	Grant funding shall only be used for the following improvements: 1. New opening for entry, including structural updates needed 2. Brick repair and painting 3. New architectural elements that would have appeared on buildings from the same period. 4. New entry door 5. New windows 6. New "Vincent Park" Sign
Maintenance	Grantee agrees to maintain and keep in good repair the façade or improvements for the 50-year period. This will ensure that any improvements funded by the Grantor will remain in good condition and repair regardless of change in ownership.
Indemnification	The Grantee shall indemnify the Grantor and Midvale City from any action or claim caused by the acts of the property owner.
Miscellaneous:	1. If the building is currently vacant, the Grantee must demonstrate a plan for achieving occupancy and secure a tenant within 12 months of the project completion date with a lease of at least three years. Failure to do so by the Grantee will result in the requirement to repay the grant back to the Grantor. 2. Construction on the project must begin within 90 days of final approval.

Main Street Façade Improvement Program Application



1. APPLICANT INFORMATION

Applicant Name: Midvale Main Partners II LLC
Mailing Address: 4543 S. Holladay Blvd.
City/State/Zip: Holladay, UT 84117
Phone Number: (H) 801-664-8369 Caitlin (C) 801-550-8136 Jeff
Property Address: 7696 S Main Street
City/State/Zip: Midvale, UT 84047

2. SITE INFORMATION

Current Zoning: Main Street FBC
Property Address: 7696 S Main Street
City/State/Zip: Midvale, UT 84047
Legal Description: _____
Property Owner: Midvale Main Partners II LLC
Current Use: Vacant
(i.e. Retail, Restaurant, Vacant)

3. PROJECT INFORMATION

Estimated Cost of total project: \$ \$162,788.11
Grant Funds Requested: \$ \$50,000
Briefly describe the proposed façade improvement and timeframe: _____
Installing new windows, installing new opening which includes structural
upgrades, repairing brick, installing new architectural elements and crown,
install new front door, paint brick. Construction has started with a completion
first part of 2024.

Briefly describe how the proposed improvements will contribute to the overall revitalization of Midvale's Main Street: _____

We plan to restore the Vincent facade, restoring some of the fun
attributes that make the building unique, while also updating the
facade to feel charming and current. The other two spaces will each be
redone to have their own unique store fronts. These three units will
add a lot of charm to this section of Main Street and with the planned
tenants activate the street in a big way!

4. REQUIRED DOCUMENTATION

- Provide detailed description of exterior changes including materials, colors and dimensions
- Proposed rehabilitation renderings and elevations
- Current and historic photos of the building, if applicable
- Detailed project budget
 - Two written cost estimates describing the cost of the scope of work by licensed construction contractors or contractors appropriate to work being performed.
- General information on project financing or other such information showing feasibility of project
- Copy of Business License, if applicable
- Plan to obtain tenants if building is currently vacant

5. ACKNOWLEDGEMENT

I have read and understand the Application form and accompanying Program Overview.

The Redevelopment Agency of Midvale City's acceptance of this application does not obligate the Agency to enter into a grant agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiation, or to contract for any services or materials purchased pertaining to the project

I certify that all the information contained in this application and any attachments is true, correct, and complete to the best of my knowledge

Applicant's signature  _____ Date Submitted 02/06/24

Owner's Signature:  _____ Date Submitted 02/06/24



Scope	Bid 1	Contractor	Bid 2	Contractor
Tile front of Vincent(labor)	\$1,212.00	Sapphires Contractor LLC	\$3,465.00	The West End
Paint	\$5,400.00	Advnaced Pro Painting	\$3,286.30	Five Star Painting
Framing + Demo	\$7,680.00	R Kings Contruction	\$4,200.00	The West End
Finish	\$30,900.00	Advanced Exteriors	\$19,040.00	The West End
Windows and Doors	\$91,206.11	Epic Windows (Windsor and Western	\$52,592.63	Epic (Windsor)
Window Installation	\$12,456.00	Three Sigma Construction	\$15,200.00	Epic Windows and Doors
Miscellaneous	\$10,000.00	(Lighting, Signage, Door hardware, etc.)	\$10,000.00	(Lighting, Signage, Door hardware, etc.)
Builder fee (10%)	\$15,892.00		\$11,369.00	
	\$174,746.11		\$119,152.93	

RDA Program Manager Assessment

Property Address: 7696 Main St., Midvale, UT 84047

Applicant: Jeff & Caitlin Beck (Midvale Main Partners II LLC)

I. Completeness of Grant Application

I have assessed the completeness of the application and supporting documentation. Overall, the application is complete based on the following considerations:

1. A completed application, which includes a written scope of work:
 - a. New opening for entry, including structural updates needed
 - b. Brick repair and painting
 - c. New architectural elements that would have appeared on buildings from the same period.
 - d. New entry door
 - e. New windows
 - f. New “Vincent Park” sign
2. Current photos of the property to be improved.
3. Schematics.
4. Two written cost estimates:

II. Fulfillment of Program Objectives

The grant application was evaluated based on the program objectives outlined, which are as follows:

1. Provide a Noticeable Contribution to Main Street’s Revitalization Efforts:

These improvements will restore one of the most well-known buildings on Main Street. Known by many as the Vincent Drug Store, this building has been a landmark along Main Street since the early ‘30s. These improvements will attract much-needed tenants on this street, activating what is currently a vacant and blighted building. The property owner’s objective for these improvements is to solidify both Cactus & Tropicals and a pizzeria as tenants, playing a key role in activating the street.

2. Be Consistent with the Aspirational Character of and Vision for Main Street:

The restoration of the brick and the preservation of the iconic and unique architectural elements that exist on the Vincent Drug Building will directly contribute to the look and feel we hope to have on Main Street. In addition, the installation of a sign will reimagine both what was and what it will become, by maintaining the well-known font utilized for “Vincent Drugs” in the past but with a modern flare to match the aesthetic of the future tenants. As a result, these façade improvements are nostalgic, charming, and consistent with the character and vision for Main Street.

3. Support and Enhance Pedestrian Accessibility and Be Pedestrian-Oriented:

With the intended use of the building being a retail, event space and restaurant, the improvements to this building will contribute to the activation and stimulation of foot traffic along Main Street.

III. Compliance with Eligibility Requirements

The eligibility requirements outlined in the grant guidelines were carefully reviewed for adherence. This project is in compliance with the following eligibility requirements:

- Applicants must be owners or tenants of real property located within the Main Street CDA.
- Property tax payments must be current.
- Business owners must hold a valid business license, if applicable.
- Applicants must possess and provide proof of ownership. If a tenant, proof of ownership must be verified by the building owner, and a copy of the lease agreement provided to the RDA.
- All building materials used in the improvements to the façade must have a minimum certified life of 30 years.
- All buildings must have commercial activity as their primary purpose, including, but not limited to, traditional retail, specialty shops, services, restaurants and bars, live entertainment, cultural venues, and galleries. Mixed-use buildings will be considered in commercial buildings, provided the commercial use is located on the ground level.
- All improvements must comply with current City zoning and building codes.

IV. Recommendations

Based on the assessment, I recommend approval of the grant application for the facade on the property located at 7696 Main Street. The recommended funding for this project is \$50,000, which is the maximum available for this project, not to exceed 50% of the total cost of the project. Based on the funds provided and the historical significance of the building, I recommend an easement for a term of 30 years for the “Vincent Park” sign and an easement of 10 years on all other improvements.