

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.

