

REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday March 12, 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, 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; Cody Hill, Economic Development Director; Wendelin Knobloch, Planning Director; Chief Randy Thomas, UPD; and Josh Short, Junior Network Administrator.

Chair Stevenson called the meeting to order at 7:53 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 20, 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. 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 said 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.

MOTION: Board Member Bryant Brown MOVED to Approve Resolution No. 2024-07RDA Approving the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and The Bambino LLC. 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 Bonnie Billings	Aye
Board Member Paul Glover	Aye
Board Member Heidi Robinson	Aye
Board Member Bryant Brown	Aye
Board Member Dustin Gettel	Aye

The motion passed unanimously.

V. DISCUSSION ITEMS

A. DISCUSSION REGARDING A FAÇADE GRANT PROPOSAL FOR 7584 S. MAIN STREET

Kate Andrus said 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 recommended 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.

Chair Stevenson asked Rick Service how long he anticipates the project to take. Mr. Service explained that once the window openings are cut (9 weeks) then everything else will quickly follow; so about 12 weeks after the window openings are cut.

Board member Gettel inquired about a name for the establishment.

Rick Service explained that he would allow the tenant to choose a name.

B. DISCUSSION REGARDING A FAÇADE GRANT PROPOSAL FOR 7696 S. MAIN STREET

Kate Andrus said 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.

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Board member Brown stated that he likes the look of the façade going all the way across all three business as well as the paint colors that were chosen.

Board member Gettel asked for an explanation of the Cactus and Tropicals windows.

Caitlin Beck said they are going to try to build the windows out onto the sidewalk to draw traffic into the building. If they are not able to do that, they will leave the windows the way they currently are.

VI. CLOSED SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY

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; Rori Andreason, City Recorder; Garrett Wilcox, City Attorney; Adam Olsen, Community Development Director; and Cody Hill, Economic Development Director.

MOTION: Board Member Dustin Gettel **MOVED** to go into a closed session to discuss the purchase, exchange, or lease of real property. 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 Bonnie Billings	Aye
Board Member Paul Glover	Aye

Board Member Heidi Robinson	Aye
Board Member Bryant Brown	Aye
Board Member Dustin Gettel	Aye

The motion passed unanimously.

The Board went into closed session at 8:13 P.M.

MOTION: Board Member Paul Glover MOVED to go to reconvene into open session. The motion was SECONDED by Board Member Bryant Brown. Chair Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The Board reconvened at 8:38 p.m.

VII. 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 8:38 p.m.



Rori L. Andreason, MMC
City Recorder



Approved this 26th day of March, 2024.

[illegible]

Abstract