

REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday March 26, 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; Laura Magness, Communications Director; Jerimie Thorne, Deputy Public Works Director; Meggie Troili, RDA Project Manager; Cody Hill, Economic Development Director; Wendelin Knobloch, Planning Director; Chief Randy Thomas, UPD; and Juan Rosario, Systems Administrator.

Chair Stevenson called the meeting to order at 10:06 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 March 12, 2024

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 Bonnie Billings **Aye**

Board Member Heidi Robinson Aye
The motion passed unanimously.

IV. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2024-08RDA APPROVING THE TERM SHEET BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND MIDVALE MAIN PARTNERSII, LLC FOR PARTICIPATION ON THE MAINSTREET FAÇADE IMPROVEMENT PROGRAM

Kate Andrus said the 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, lighting 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 are now seeking authorization from the RDA Board to execute the agreement based upon 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.

[03.26.2024 RDA Board PPT.pptx](#)

MOTION: Board Member Dustin Gettel MOVED to approve Resolution No. 2024-08RDA Approving the term sheet between the Redevelopment Agency of Midvale City and Midvale Main Partners II, LLC for participation on the Main Street Façade Improvement Program. The motion was SECONDED by Board Member Bryant Brown. 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.

B. CONSIDER RESOLUTION NO. 2024-09RDA APPROVING THE TERM SHEET BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND RS ST. GEORGE LLC FOR PARTICIPATION ON THE MAINSTREET FAÇADE IMPROVEMENT PROGRAM

Kate Andrus said that the 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 RS St. George 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 \$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 are now seeking authorization from the RDA Board to execute the agreement based upon 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.

Board Member Bryant Brown asked who the tenant will be.

Kate Andrus explained that the owner wants to get the remodel started before he starts looking for a tenant.

Board Member Dustin Gettel asked how much funding was left in the façade fund for the fiscal year.

Kate Andrus said they have depleted the funds for this fiscal year.

MOTION: Board Member Dustin Gettel **MOVED** to approve Resolution No. 2024-09RDA Approving the term sheet between the Redevelopment Agency of Midvale City and RS St. George LLC for participation on the MainStreet Façade Improvement Program. The motion was **SECONDED** by Board Member Bonnie Billings. 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.

MOTION: Board Member Dustin Gettel **MOVED** to recess the RDA meeting to move back into the City Council meeting. 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.

The Board recessed at 10:14 p.m. and reconvened at 11:08 p.m.

C. CONSIDER RESOLUTION NO. 2024-10RDA AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND J. LYNE ROBERTS & SONS FOR THE MIDVALE MAIN PLAZA AND STREETScape PROJECT

Kate Andrus said that the Redevelopment Agency of Midvale City (“Agency”) commissioned blū line designs to develop bid documents for the Midvale City Hall Plaza and streetscape improvements project.

On January 25, 2024, a request for bids was posted on the U3P website with a February 22, 2024, submission deadline. The request reached over 4,000 vendors, and 7 attended the mandatory pre-bid meeting. Agency staff received one qualified bid from J. Lyne Roberts & Sons Inc. (“JLR”).

After reviewing the qualifications, past work, budget and schedule, Agency staff recommend entering into the attached construction agreement with JLR.

JLR, as part of the Construction agreement, will be responsible for providing the following services:

- Shall maintain an overall budget of \$2,984,820.44 for the project. This shall include all labor, materials, equipment and services provided to complete the construction of the Midvale City Hall Plaza and Streetscape Improvements.
- JLR shall have all work related to the sidewalk along the east side of 700 West, the crosswalk at the intersection of Main Street and Holden Street, and the crosswalk across Holden Street, substantially completed and ready for operation by June 1, 2024.
- JLR shall provide regular inspections and quality control checks to ensure the highest standards of workmanship.
- JLR shall have all other work completed prior to August 1, 2024.

Other key terms of the design-build agreement include:

- The Agency will compensate JLR through monthly progress payments based on project completion, not exceeding \$2,984,820.44.
- All work must comply with applicable laws, regulations, and public authority orders.

FISCAL IMPACT:

The total project budget is \$2,984,820.44. The Shelter Mitigation Fund will contribute \$398,074.04 towards the North Holden Street sidewalk improvements. The Bingham Junction Project Area will fund the remaining project costs. Any additional unallocated Shelter Mitigation funds will be directed towards the North Holden improvements.

Board Member Bryant Brown asked when the project would be finished and if that seems reasonable. He said he would like to see the food truck night come back.

Kate Andrus said August 1st, 2024, and the plaza can be used for the food trucks.

MOTION: Board Member Dustin Gettel **MOVED** to suspend the rules and approve Resolution No. 2024-10RDA Authorizing the Chief Administrative Officer to enter into an agreement between the Redevelopment Agency of Midvale City and J. Lyne Roberts & Sons for the Midvale Main Plaza and Streetscape Project. 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.

D. CONSIDER RESOLUTION NO. 2024-11RDA AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO EXECUTE THE FESTIVAL OF LIGHTING AND CITY HALL IMPROVEMENT CONSTRUCTION ACCESS AND TRANSFER AGREEMENT WITH MIDVALE CITY

Kate Andrus said that this spring, the Redevelopment Agency of Midvale City (“Agency”) is initiating two significant construction projects within the Main Street Community Development Area (CDA): the City Hall Plaza and the Festival Lighting Project. Although funding for both projects come from the Agency's budget, they provide improvements to property owned and maintained by Midvale City. Therefore, Agency staff are requesting RDA Board approval to enter into the attached agreement with Midvale City. This agreement will grant the Agency access to improve the designated City-owned properties. Furthermore, it outlines the transfer of ownership and maintenance responsibility for the improvements back to the City upon completion of construction and the warranty period.

MOTION: **Board Member Dustin Gettel MOVED to suspend the rules and approve Resolution No. 2024-11RDA Authorizing the Chief Administrative Officer to Execute The Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement with Midvale City. 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.

E. CONSIDER RESOLUTION NO. 2024-12RDA APPROVING AN AFFORDABLE HOUSING GRANT TERM SHEET WITH THE ROAD HOME

Cody Hill said that The Road Home (grantee), a non-profit homeless service provider which operates the Midvale Family Resource Center (MFRC), has requested a \$35,200

grant from the Redevelopment Agency of Midvale City (Agency) to partially finance facility improvements of MFRC. The shelter is located at 529 9th Ave, Midvale, UT 84047.

On January 16, the Midvale City Council authorized Midvale City to disburse \$205,000 of the City's Homeless Shelter Cities Mitigation (HSCM) funds to pursue property improvements at MFRC. These property improvements had the goals of increasing the functionality and safety of the shelter for its residents, reducing the need for shelter residents to look for basic needs outside of the shelter, and support The Road Home in getting families into stable housing faster. These projects included: kitchen improvements, security cameras and power, parking lot resurfacing, landscaping, fence improvements, new washers and dryers, ice machines and flexible housing funds.

In March, Midvale City became aware of The Road Home's urgent need to find temporary housing solutions for families at the MFRC. Due to federal restrictions limiting the use of certain funds, The Road Home requested authorization to utilize HSCM funds, which according to Utah State Code 35A16-401(4), can cover the costs of temporary housing for these families. On March 26, the Midvale City Council approved Resolution 2024-R-18 authorizing The Road Home to use up to \$100,000 of Midvale's HSCM funds toward temporary housing needs.

Although the need to partially divert HSCM funds is urgent, the initial property improvements would benefit the shelter residents, current and future, and the surrounding community. The Road Home is committed to completing as many of the property improvements as possible. The grantee's request for \$35,200 in assistance from the Agency is intended to fill the funding gap in the HSCM funding, allowing them to achieve the planned improvements.

Under Utah State Code 17C-1-411(3), The Agency is granted the authority to lend, grant, or contribute housing funds to a person, public entity, housing authority, private entity or business, or nonprofit corporation for homeless assistance. This authority makes the property improvements at MFRC eligible for the City-Wide Housing Funds allocated by the Agency. The Agency does not have a history of attributing City-Wide Housing Funds to homeless assistance. The approval of this grant should be looked at as a solitary decision and not as the creation of a new program. Any future requests for funding that are submitted prior to the creation of new policies or programs will be evaluated on an individual basis considering the RDA Boards then current objectives and available funds. Agency staff recommends providing the proposed grant to The Road Home for the Midvale Family Resource Center. A term sheet has been compiled to demonstrate the proposed terms of the agreement.

FISCAL IMPACT:

The Midvale Family Resource Center Improvements Grant Agreement will be funded out of the Affordable Housing Incentives budget within the restricted City-wide Housing Fund. The \$35,200 requested would utilize approximately 5% of the unallotted Affordable Housing Incentive budget for the 2024 fiscal year.

Board Member Bryant Brown asked why the State of Utah isn't paying for these improvements.

Cody Hill said the State and County should be paying for it.

MOTION: Board Member Dustin Gettel **MOVED** to suspend the rules and approve Resolution No. 2024-12RDA Approving an Affordable Housing Grant Term Sheet with The Road Home. 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:

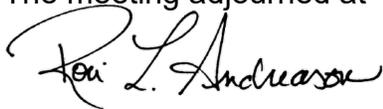
Board Member Bryant Brown Aye
Board Member Dustin Gettel Aye
Board Member Paul Glover Aye
Board Member Bonnie Billings Aye
Board Member Heidi Robinson Aye

The motion passed unanimously.

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 11:17 p.m.



Rori L. Andreason, MMC
City Recorder



Approved this 16th day of April, 2024.



Redevelopment Agency of Midvale City

7696 S Main Street
Façade Grant Term
Sheet

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. Refurbishing of “Vincent Park” sign
- G. Lighting
- H. Hardware

Recommended Motion

“I move that we adopt Resolution No. 2024-08RDA Approving the term sheet between the Redevelopment Agency of Midvale City and Midvale Main Partners II, LLC for participation in the Main Street Façade Improvement Program.”



Redevelopment Agency of Midvale City

7584 S Main Street
Façade Grant Term
Sheet

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
- g. The above improvements shall be made while preserving the architectural details that currently exist along the top of the building

Terms

- **Award:**
 - The maximum award amount is \$75,000
- **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.
- **Use of Proceeds:**
 - Grant funding shall only be used to fund those improvements included in the scope of work.
- **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.
- **Maintenance:**
 - Grantee agrees to maintain and keep in good repair the façade or improvements. This will ensure that any improvements funded by the RDA will remain in good condition and repair regardless of change in ownership.
- **Miscellaneous:**
 - If the building is currently vacant, the applicant 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.
 - Construction on the project must begin within 90 days of final approval.

Recommended Motion

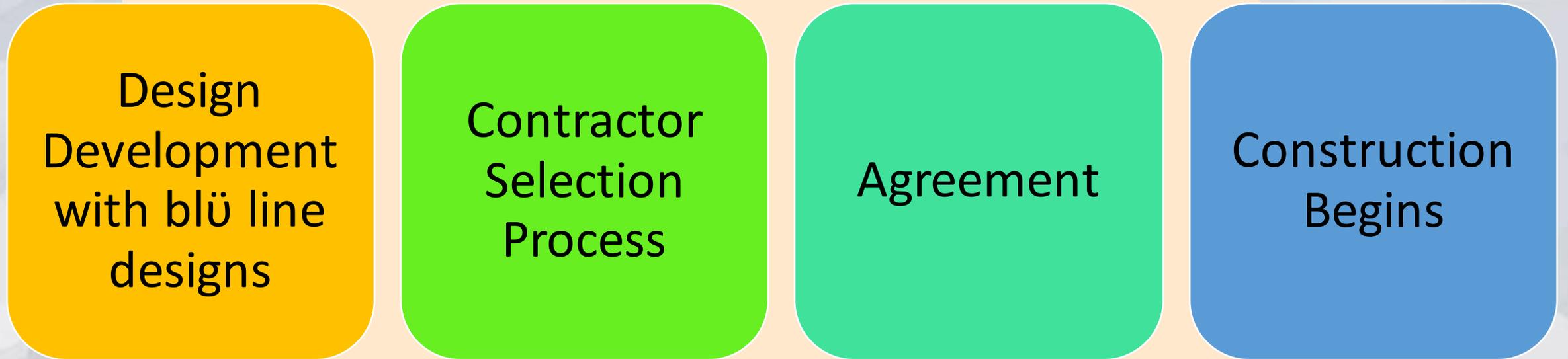
“I move that we adopt Resolution No. 2024-09RDA approving the term sheet between the Redevelopment Agency of Midvale City and RS St. George LLC for participation in the Main Street Façade Improvement Program.”



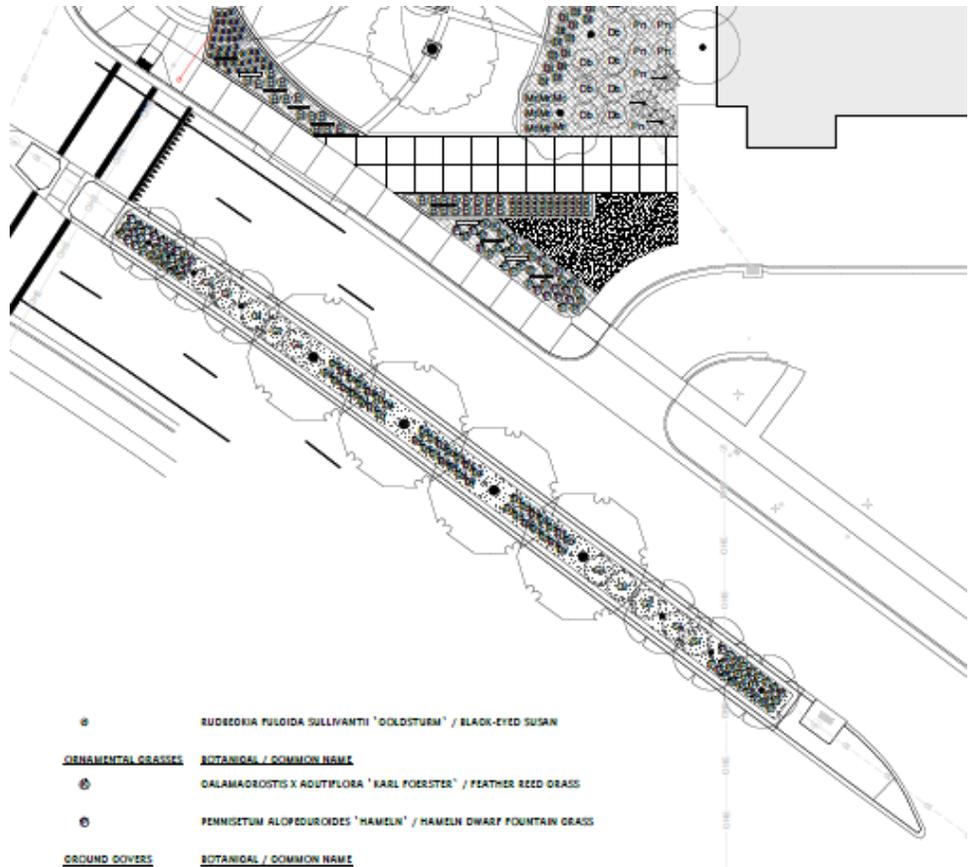
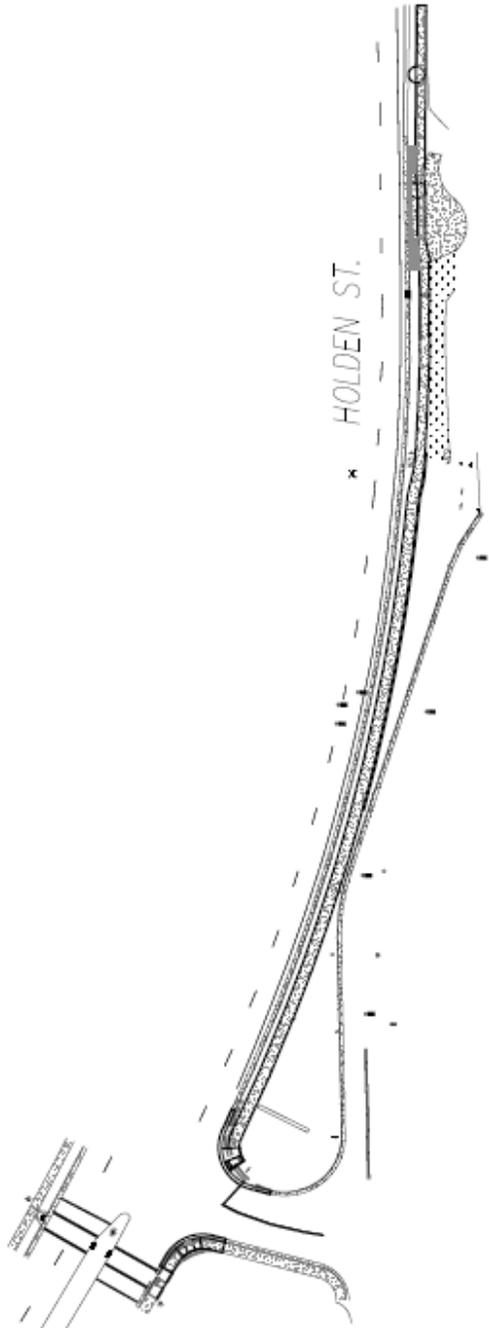
Redevelopment Agency of Midvale City

Agreement with J.
Lyne Roberts and
Sons Re the Midvale
Main Plaza and
Streetscape Study

Timeline

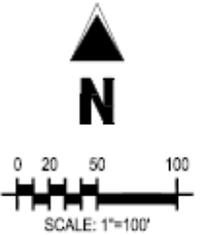


Scope of Work



- RUDBECKIA FULVIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN
- ORNAMENTAL GRASSES BOTANICAL / COMMON NAME
- ⊗ DALAMADROSTIS X ADUTIFLOEA 'KARL FOERSTER' / FEATHER REED GRASS
- ⊙ PENNISTEMUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS
- GROUND COVERS BOTANICAL / COMMON NAME

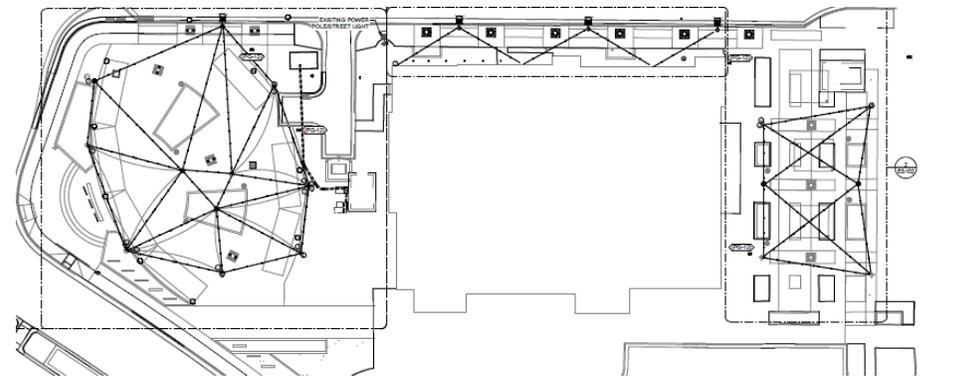
Holden Street Median



Scope of Work



South Plaza



Main Street Sidewalk



North Plaza

Schedule

North Holden
Improvement

- Starts ASAP → Completion 05/29

North Plaza

- Starts 04/02 → Completion 06/27

South Plaza

- Starts 05/02 → Completion 07/29

Main Street
Improvements

- Starts 05/02 → Completion 06/03

Holden Street
Median

- Starts 06/18 → Completion 07/31

Key Terms

- JLR Shall maintain an overall budget of \$2,984,820.44 for the project. This shall include all labor, materials, equipment and services provided to complete the construction of the Midvale City Hall Plaza and Streetscape Improvements.
- JLR shall have all work related to the sidewalk along the east side of 700 West, the crosswalk at the intersection of Main Street and Holden Street, and the crosswalk across Holden Street, substantially completed and ready for operation by June 1, 2024.
- JLR shall provide regular inspections and quality control checks to ensure the highest standards of workmanship.
- JLR shall have all other work completed prior to August 1, 2024.
- The Agency will compensate JLR through monthly progress payments based on project completion, not exceeding \$2,984,820.44.
- All work must comply with applicable laws, regulations, and public authority orders.

Fiscal Impact

- The total project budget: \$2,984,820.44.
- The Shelter Mitigation Fund will contribute \$398,074.04 towards the North Holden Street sidewalk improvements.
- The Bingham Junction Project Area will fund the remaining project costs.
- Any additional unallocated Shelter Mitigation funds will be directed towards the North Holden improvements.

Recommended Motion

“I move that we suspend the rules and pass Resolution No. 2024-10RDA authorizing the Chief Administrative Officer to enter into an Agreement between the Redevelopment Agency of Midvale City and J. Lyne Roberts & Sons for the construction of the Midvale Plaza and Streetscape project”



Redevelopment Agency of Midvale City

Festival Lighting and City
Hall Improvement
Construction Access and
Transfer
Agreement with Midvale
City.

Recommended Motion

“I move that we suspend the rules and adopt Resolution No. 2024–11 RDA authorizing the Chief Administrative Officer to execute the Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement with Midvale City.”



Redevelopment Agency of Midvale City

Affordable Housing Grant
Term Sheet w/ The Road
Home

Background

The Road Home operates the Midvale Family Resource Center (MFRC). They currently struggle with an urgent need to find temporary housing solutions for families that, due to federal restrictions, they cannot receive funding to house.

To support the Road Home's long-term mission while enabling them to focus on the current housing demands, the RDA proposes granting them funds to increase the functionality and safety of the shelter.

Terms

Award:

- The award amount is \$35,200

Use of Proceeds:

- Grant funding shall only be used to fund kitchen improvements, security cameras and power, parking lot resurfacing, landscaping, fence improvements, new washers and dryers, ice machines and flexible housing funds.



Recommended Motion

““I move that we suspend the rules and adopt Resolution No. 2024-12RDA approving the term sheet for the Midvale Family Resource Center Improvements Grant Agreement between the Redevelopment Agency of Midvale City and The Road Home.”