7505 South Holden Street
Midvale, UT 84047
801- 567-7200
Midvale.Utah.gov

REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
June 18, 2024

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **18th day of June 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 June 17th and will be included in the meeting record.**

The meeting will be broadcast on the following: **You Tube: Midvale.Utah.gov/YouTube**

6:30 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 May 7th and May 21, 2024 - ***[Rori Andreason, HR Director/City Recorder]***

IV. ACTION ITEM
A. Consider **Resolution No. 2024-16RDA** Authorizing the Chief Administrative Officer to Enter into an Agreement between the Redevelopment Agency of Midvale City and Mountain States Lighting LLC for the Design and Construction of Festival Lighting on Midvale Main - ***[Kate Andrus, RDA Program Manager]***

V. 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.

VI. ADJOURN

REDEVELOPMENT AGENCY MEETING
Minutes
Tuesday May 7, 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; Cody Hill, Economic Development Manager; Chief Randy Thomas, UPD; and Juan Rosario, Systems Administrator.

Chair Stevenson called the meeting to order at 10:58 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 April 16, 2024

B. SET DATE AND TIME [MAY 21,2024 AT 7:00 PM] FOR A PUBLC HEARING TO CONSIDER ADOPTION OF THE FY2025 BDGET OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025

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:

PENDING

REDEVELOPMENT AGENCY MEETING
Minutes
Tuesday May 21, 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; Glen Kennedy, Public Works Director; 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 8:42 p.m.

I. GENERAL BUSINESS

A. WELCOME AND 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. PUBLIC HEARING

A. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING THE FY2025 BUDGET OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY BEGINNING JULY1, 2024 AND ENDING JUNE 30, 2025.

Cody Hill said the process of adopting the Fiscal Year 2025 budget requires several steps that you, as Board Members, are required to take.

UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City, including Special Revenue Funds. The budgets must be submitted no later than the first regularly scheduled meeting in May. Staff will update the Board on the revenue estimates and provide a brief overview of the expenditures and highlights

REDEVELOPMENT AGENCY OF MIDVALE CITY

Meeting Date: June 18, 2024

ITEM TYPE: Action

SUBJECT: Consider **Resolution No. 2024-16RDA** authorizing the Chief Administrative Officer to enter into an agreement between the Redevelopment Agency of Midvale City and Mountain States Lighting LLC for the design and construction of festival lighting on Midvale Main.

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

In March 2023, the Redevelopment Agency of Midvale City (RDA) received grant funding for festival lighting along Midvale Main through the Salt Lake County Tourism, Recreation, Culture and Convention (TRCC) Support Program. However, the originally contracted company, Le Monde Studios Inc., breached their agreement and could not complete the project.

The RDA then initiated an RFP process, resulting in the selection of Mountain States Lighting, a qualified firm with experience in both festival and street lighting. Mountain States Lighting not only possesses the expertise to complete the festival lighting project, but can also replace outdated street lights along Midvale Main concurrently.

Key Terms of the Agreement with Mountain States Lighting:

- The design phase will be completed at no cost to the RDA. In exchange, the RDA agrees to purchase materials and products manufactured by Mountain States Lighting at agreed-upon prices.
- Mountain States Lighting will develop a lighting design plan for approval by the RDA. Upon approval, a formal amendment to the agreement outlining the project details will be executed.
- A fixed contract sum will be established before finalizing the design-build amendment. Mountain States Lighting cannot exceed this agreed-upon cost, which includes all materials, labor, and services for both the festival and street lighting.
- Mountain States Lighting will be solely responsible for construction methods, schedules, and quality control checks throughout the project.
- All work must be completed and all project funds expended by December 31, 2024.
- Mountain States Lighting will receive progress payments based on project completion, not exceeding the agreed-upon contract sum.
- All work will comply with applicable laws and regulations.
- Mountain States Lighting warrants the quality of all materials and equipment used in the project.

FISCAL IMPACT:

The Design Build amendment will outline the final project cost, which will be presented to the RDA board for approval. The TRCC Support Program is contributing $200,000 as a reimbursement grant towards this project. To date, the Redevelopment Agency of Midvale City has set aside $187,700 within the Main Street CDA budget to fund this project. If required, additional funding for the festival and street lights will come from the RDA Budget and the Street Lights Fund.

RECOMMENDED MOTION:

"I move that we suspend* the rules and pass Resolution No. 2024-16RDA authorizing the Chief Administrative Officer to enter into an Agreement between the Redevelopment Agency of Midvale City and Mountain States Lighting LLC for the design and construction of festival lighting on Midvale Main"

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* It is necessary to suspend the rules because the project is already behind schedule due to needing to find a new contractor, and the project is tied to grant funding that must be spent by September 2024. RDA staff is currently in the process of getting the grant deadline extended.

Attachments:
Resolution No. 2024-16RDA
Mountain States Lighting Proposal
Festival Lighting Design-Build Agreement

THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH
RESOLUTION 2024-16RDA

A RESOLUTION AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND MOUNTAIN STATE LIGHTING LLC FOR THE DESIGN AND CONSTRUCTION OF FESTIVAL LIGHTING ON MIDVALE MAIN.

WHEREAS, the Redevelopment Agency of Midvale City (the "Agency") was created by the Midvale City Council to conduct business and exercise powers under 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 May 16, 2023, the Redevelopment Agency entered into a grant agreement for funding through the Salt Lake County Tourism, Recreation, Culture and Convention (TRCC) Support Program for the installation of festival lighting along Midvale Main;

WHEREAS, on October 17, 2023, the Agency adopted Resolution 2023-16RDA adopting the Midvale Main Street Concept Plan, which provided key strategies of urban design and lighting; and

WHEREAS, the Redevelopment Agency believes that the design and installation of festival lighting along Midvale Main will transform the street into a much-needed public space that plays a vital role in the economic and social lives of the surrounding community; and

WHEREAS, the Agency went through the proper procurement process, selecting Mountain States Lighting LLC as the qualified vendor due to their demonstrated expertise and ability to complete the project; and

WHEREAS, the Agency and the proposed vendor, Mountain States Lighting LLC, are prepared to enter into an agreement for the design and construction of festival lighting on Midvale Main.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, that the Board of Directors does hereby authorize the chief administrative officer to execute an agreement with Mountain States Lighting LLC for the design and construction of festival lighting on Midvale Main.

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

_____
Marcus Stevenson
Chief Administrative Officer

_____
Matt Dahl
Executive Director

ATTEST:

_____

Rori L. Andreason, MMC
Secretary

Voting by the RDA Board	"Aye"	"Nay"
Bonnie Billings	____	_____
Paul Glover	____	_____
Heidi Robinson	____	_____
Bryant Brown	____	_____
Dustin Gettel	____	_____

Mountain States Lighting

609 West Krista Court

Murray, Utah 84123

REQUEST FOR PROPOSALS (RFP) MID#24-132 MIDVALE MAIN STREET FESTIVAL LIGHTING DESIGN, INSTALLATION, AND MAINTENANCE for THE REDEVELOPMENT AGENCY OF MIDVALE CITY 7505 SOUTH HOLDEN STREET MIDVALE, UT 84047 801-567-7237

PROPOSER'S EXPERIENCE QUALIFICATIONS

Mountain States Lighting was founded in 1984 as an LLC and is authorized to do business under Murray City business license #0008808. Our focus and expertise are on outdoor lighting and streetscape applications, where we specialize in outdoor lighting, decorative and roadway pole accessories, traffic signal poles, high-mast lighting, and exterior lighting applications. Mountain States Lighting serves seven states including Utah, Colorado, Nevada, Idaho, Wyoming, Montana, and Minnesota with offices in Ogden, Murray, West Jordan, Harrisburg PA, and Denver CO. We currently work with hundreds of cities and many utilities in the seven states covered. We manufacture poles, decorative bases, brackets, and other parts out of our own facility in West Jordan, Utah. We represent manufacturers of the highest quality products available for these market segments today.

We provide design services which include outdoor lighting master planning, lighting layouts, design drawings, specifications, and construction coordination**.** We also include ongoing project specific design assistance for lighting and roadway projects, which include, layout and verification of proper illumination using the latest programs; AGI32 Lighting Programs and AutoCAD. We maintain an inventory of delivery dates and/or replacement dates for warranty purposes.

We will also provide evaluation and design services to quantify the use of various LED street light fixture replacements throughout this project. Once the street lighting fixtures are selected, we will provide "as built" construction plans and coordination along with hands-on instructions to our selected installation crew.

Mountain States Lighting will provide all construction and coordination between the community and Rocky Mountain Power for all points of service which will be of the shortest distance to limit underground feed costs.

All services are provided at no additional cost of the product and will continue beyond the purchase and warranty of any of our products within a Midvale City Contract timeline.

Mountain States Lighting will provide products which meet or exceed the specifications outlined in the Request for Proposal.

Mountain States Lighting Personnel on this project:

Xavier Maestas, Lighting Designer – Mountain States Lighting – Utah, (801-971-9643)
Xavier has over (12) years of experience in Technical Lighting Design for the outdoor lighting industry. He oversees all city, municipality, township, and utility markets all sales within Utah, Idaho, Montana and Nevada, creating street light standards with input from the communities of the various cities and counties and utilities. Xavier is currently in charge of the Rocky Mountain Street Lighting Contract along with many cities in Utah, Idaho, and Montana.

Ted Maestas, Project Manager – Mountain States Lighting - Utah, (801-673-5289). Ted has over (45) forty-five years of experience in electrical and lighting applications. Ted was the supervisor and designer of the Olympic Rings and lighting of the building wraps throughout Salt Lake City and lighting of towers at various venues prior and during the 2002 Winter Olympics held in Salt Lake City. Ted is responsible for street light master planning, reviewing, and updating ordinances,

Experience in this field include but not limited to:

- 2002 Winter Olympics,
  Gobo Lighting at City & County Building Downtown Salt Lake City
  Programable Multi-color LED Lighting Park City, Utah
  Design and construction supervision of Olympic Rings, Foothills of Wasatch Front.

- Downtown Las Vegas, Nevada
  Freemont Street Experience initial incandescent design and design services to change to LED technology with over 50% reduction in power consumption.

- Various Multi-Million Dollar Homes, Utah
  Full house lighting, sound, video integrated controls design and construction coordination.

Mountain States Lighting

REQUEST FOR PROPOSALS (RFP) MID#24-132 MIDVALE MAIN STREET FESTIVAL LIGHTING DESIGN, INSTALLATION, AND MAINTENANCE for THE REDEVELOPMENT AGENCY OF MIDVALE CITY 7505 SOUTH HOLDEN STREET MIDVALE, UT 84047 801-567-7237

Relevant Experience

Mountain States Lighting has been doing outdoor lighting projects in Utah for over fifteen years. The following is a partial list of local Cities that use our product and services to date:

Millcreek City has been our client for over ten years, and we provide our products and services along with coordination of City projects and developer projects. The total contract amount has been over 5 million dollars. The contact person for the city is Fred Lutz, City Manager, phone number: 801-214-2720.

Salt Lake County has been our client for over twelve years, and we provide our products and services including construction coordination of Township and city projects. The total contract amount has been over 4 million dollars. The contact person for the city is Kenny Barrier, Street Light Manager, phone number: 801-330-6788.

Herriman City has been our client for over twenty-five years, and we provide our products and services along with coordination of City projects and developer projects. The total contract amount has been over 10 million dollars. The contact person for the city is Monte Johnson, City Manager, phone number: 801-446-5323.

West Valley City has been our client for over fifteen years, and we provide our products along with coordination of City projects and developer projects. The total contract amount has been over 7 million dollars. The contact person for the City is Erik Brondum, Traffic Engineer, phone number: 801-963-3406

Saratoga Springs has been our client for over fifteen years, and we provide our products along with coordination of City projects and developer projects. The total contract amount has been over 8 million dollars. The contact person for the city is Sterling Reese, Head Electrician, phone number: 801-404-3870.

Layton City has been our client for over five years, and we provide our products along with coordination of City projects and developer projects. The total contract amount has been over 1 million dollars. The contact person for the city is Ryan Bankhead, City Engineer, phone number: 801-336-3700.

Brigham City Power has been our client for over ten years, and we provide our products along with coordination of City projects and developer projects. The total contract amount has been over 3 million dollars. The contact person for the city is Dave Burnett, Manager, phone number: 435-734-6623

Henderson, Nevada

Water Street District Entrance Arch and roadway lighting.

The arch was designed and built in our West Jordan Facility.

Mountain States Lighting will provide more references upon request.

ESTIMATED COSTS PRODUCT ONLY

Costs will be refined once our design is reviewed and approved by the city.

Main Street Lighting design will be submitted to Midvale City one week after signed contract between both parties.

CATENARY STRING LIGHTS

RGB Lighting with controllers. Light Line mounted on 5/16" Aircraft Cable to span street with swag. As Per Factory Specifications. Smart phone control.

$45.00/ft.

PROJECTION SYSTEM LIGHTING

IP65 rated LED Image Projection System (IPS) 36-degree HD Lens, Outdoor, Pure White (5600K) includes GOBO Rotator, 2 x Steel Snowflake Group GOBOs, 2 x C-Clamps, Rain Shield, and IPS Pole Mount Bracket

$4775.00 each

CATENARY POLES WITH ARM MOUNTED STREET LIGHTS

Tapered fluted steel poles with 3' arm with decorative street light luminaire. 120-volt receptacle mounted 48" above base plate and attachment source for catenary lighting cables. Decorative base shroud at bottom of pole with Midvale City name & Logo.

$5992.00 each

STREETLIGHT POLES WITH ARM MOUNTED STREET LIGHTS

Tapered fluted steel poles with 3' arm with decorative street light luminaire. 120-volt receptacle mounted 48" above base plate. Decorative base shroud at bottom of pole with Midvale City name & Logo.

$5394.00 each

STRUCTURAL ENGINEER FEES FOR CATENARY POLES

$5000.00

ELECTRICAL CONTRACTOR HOURLY RATES TO FOLLOW

Mountain States Lighting

BID SCHEDULE

Will be provided prior to signing the contract if we are successful bidder.

Mountain States Lighting

PROFESSIONAL LICENSING

Will be provided prior to signing the contract if we are successful bidder.

Mountain States Lighting

PROOF OF INSURANCE

Will be provided prior to signing the contract if we are successful bidder.

or program changes at the meeting. The tentative budget was presented and adopted on May 7, 2024. A public hearing will be held on May 21, 2024.

Changes since the tentative budget are summarized in the Fiscal Impact section of this report and detailed in the attached final budget.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:
Changes outlined below are from the FY2025 Tentative Budget and include the use of or contribution to fund balance:

- RDA Operations Fund – Revenues and Expenditures ($895,337) have no change.
- RDA Bingham Junction Fund – Revenues and Expenditures decreased from $9,935,175 to $9,928,144.
- RDA Jordan Bluffs Fund – Revenues and Expenditures ($3,453,200) have no change.
- RDA Main Street Fund – Revenues and Expenditures increased from $2,433,000 to $2,653,155.
- RDA City-Wide Housing Fund – Revenues and Expenditures ($4,753,818) have no change in the overall budget.

RDA Operations

RDA Operations Fund
- **No significant deviations from FY2024 budget**
- **No changes from the May 7th version**

RDA Operations Bingham Junction Jordan Bluffs Main Street City -Wide Housing

RDA Operations

Redevelopment Agency - Operations	Actual FY2022	Actual FY2023	Amended FY2024	Final FY2025	Difference	Percent Change
Revenues:						
Interest Earnings[1]	(1,814)	10,367	2,000	10,000	8,000	400.0%
Miscellaneous revenue	200	-	-	-	-	0.0%
Transfer from other RDA accts[2]	790,264	735,752	729,103	771,103	42,000	5.8%
TOTAL REVENUES	$ 788,650	$ 746,119	$ 731,103	$ 781,103	$ 50,000	6.8%
Expenditures:						
Personnel						
Salaries[3]	189,489	272,204	297,991	314,482	16,491	5.5%
Benefits[4]	98,152	142,349	155,483	164,357	8,874	5.7%
Total Personnel	**287,641**	**414,553**	**453,474**	**478,839**	**25,365**	**5.6%**
Operating						
Subscriptions and Memberships[5]	920	1,333	1,200	6,000	4,800	400.0%
Education and Travel	977	4,550	15,000	15,000	-	0.0%
Equipment, Supplies, and Maintenance[5]	3,161	406	3,000	4,500	1,500	50.0%
Information Technology Equipment (Interfund)[6]	8,977	6,025	6,009	9,975	3,966	66.0%
Communications and Telephone[5]	1,093	2,034	1,267	1,500	233	18.4%
Professional Services[5]	58,002	53,100	72,600	60,000	(12,600)	-17.4%
Administrative Fee (Interfund)[5]	233,158	241,591	292,787	319,523	26,736	9.1%
Total Operating	**306,288**	**309,039**	**391,863**	**416,498**	**24,635**	**6.3%**
TOTAL EXPENDITURES	$ 593,929	$ 723,592	$ 845,337	$ 895,337	$ 50,000	5.9%
FUND BALANCE - CONTRIBUTION TO (USE OF)	$ 194,721	$ 22,527	$ (114,234)	$ (114,234)	$ -	

RDA Operations Bingham Junction Jordan Bluffs Main Street City -Wide Housing

Bingham Junction Project Area

Bingham Junction RDA Fund

- **$1.6M in Public Improvements– Money directed to improve the Main Street north entrance**
- **$1.1M transferred to Main Street CDA**
- **Fulfilling Agency obligations to developers, taxing entities, and affordable housing**
- **Change from May 7th version: Reduced Admin by $7K**

RDA Operations **Bingham Junction** Jordan Bluffs Main Street City -Wide Housing

Bingham Junction Project Area

Redevelopment Agency - Bingham Junction Project Area

	Actual FY2022	Actual FY2023	Amended FY2024	Final FY2025	Difference	Percent Change
Revenues:						
Tax Increment Revenue[1]	586,421	602,046	618,516	645,112	26,596	4.3%
Contributions From Other Governments (Tax Increment)[1]	6,893,701	6,890,093	7,311,175	7,625,556	314,381	4.3%
Interest Earnings[2]	12,818	277,989	80,000	100,000	20,000	25.0%
Bond Interest Revenue	-	-	-	-	-	0.0%
Transfer from other RDA accts	50,207	-	-	-	-	0.0%
Sundry Revenues	-	-	-	-	-	0.0%
TOTAL REVENUES	**$ 7,543,147**	**$ 7,770,128**	**$ 8,009,691**	**$ 8,370,668**	**$ 360,977**	**4.5%**
Expenditures:						
Professional Services[3]	1,000	1,000	150,000	15,000	(135,000)	-90.0%
Developer reimbursement	1,586,103	685,629	800,000	800,000	-	0.0%
Public Art - P/Y	-	39,490	170,000	170,000	-	0.0%
Infrastructure imprvmnts - C/Y	4,694	-	-	-	-	0.0%
City Hall Plaza Project[3]	-	-	1,475,000	1,620,406	145,406	9.9%
Public Improvements	-	102,790	75,000	75,000	-	0.0%
Debt service principal[4]	2,039,000	2,120,000	2,207,000	2,307,000	100,000	4.5%
Interest on bonds[4]	1,439,715	1,359,992	1,275,772	1,176,173	(99,599)	-7.8%
Transfer to Administration[3]	571,123	620,502	579,103	596,898	17,795	3.1%
Transfer to Citywide Housing[5]	1,952,000	1,520,000	1,982,423	2,067,667	85,244	4.3%
Transfer to Jordan Bluffs Proj	-	-	-	-	-	0.0%
Transfer to Main St Proj[3]	1,631,730	50,000	550,000	1,100,000	550,000	100.0%
Transfer to BJ Bond Proj Fund	-	-	-	-	-	0.0%
TOTAL EXPENDITURES	**$ 9,225,365**	**$ 6,499,403**	**$ 9,264,298**	**$ 9,928,144**	**$ 663,846**	**7.2%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**(1,682,218)**	**1,270,725**	**(1,254,607)**	**(1,557,476)**	**(302,869)**	

RDA Operations **Bingham Junction** Jordan Bluffs Main Street City -Wide Housing

Jordan Bluffs Project Area

Jordan Bluffs RDA Fund
- **Fulfilling Agency obligations to developers, taxing entities, and affordable housing**
- **No changes from the May 7th version**

RDA Operations Bingham Junction **Jordan Bluffs** Main Street City -Wide Housing

Jordan Bluffs Project Area

Redevelopment Agency - Jordan Bluffs Project Area	Actual FY2022	Actual FY2023	Amended FY2024	Final FY2025	Difference	Percent Change
Revenues:						
Contributions from Other Governments[1]	1,237,271	2,001,541	2,968,543	3,146,656	178,113	6.0%
Property Tax Revenue[1]	105,142	175,177	251,457	266,544	15,087	6.0%
Interest revenue[2]	(2,810)	53,625	20,000	40,000	20,000	100.0%
Transfer from other RDA funds	-	-	-	-	-	0.0%
TOTAL REVENUES	**$ 1,339,603**	**$ 2,230,343**	**$ 3,240,000**	**$ 3,453,200**	**$ 213,200**	**6.6%**
Expenditures:						
Infrastructure	71,676	-	-	-	-	0.0%
Professional Services	121,775	112,000	112,000	112,000	-	0.0%
Developer Reimbursement	-	341,045	1,100,000	1,100,000	-	0.0%
Taxing Entity Tax Payments[1]	268,493	435,593	644,000	682,640	38,640	6.0%
Public Art	-	-	50,000	50,000	-	0.0%
Public Improvements	-	-	50,000	50,000	-	0.0%
Transfer to Administration[3]	43,603	115,250	150,000	167,174	17,174	11.4%
Transfer to Citywide Housing	174,413	368,000	515,200	515,200	-	0.0%
Transfer to Debt Service Fund	-	449,132	449,132	449,132	-	0.0%
TOTAL EXPENDITURES	**$ 679,960**	**$ 1,821,020**	**$ 3,070,332**	**$ 3,126,146**	**$ 55,814**	**1.8%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**659,643**	**409,323**	**169,668**	**327,054**	**157,386**	

RDA Operations Bingham Junction **Jordan Bluffs** Main Street City -Wide Housing

Main Street Project Area

Main Street Project Area Fund

- **$1M toward Revolving Loan Program**
- **$670K toward Project Area Improvements**
- **$340K toward property acquisition**
- **$250K toward parking structure**
- **$135K toward Public Art**
- **Changes from May 7th version: Project Area will collect tax increment**

RDA Operations Bingham Junction Jordan Bluffs **Main Street** City-Wide Housing

Main Street Project Area

Redevelopment Agency - Main Street Project Area	Actual FY2022	Actual FY2023	Amended FY2024	Final FY2025	Difference	Percent Change
Revenues:						
Property Tax Revenue[1]	-	-	-	36,543	36,543	0.0%
Salt Lake County Grant Revenue[1]	-	5,000	200,000	100,000	(100,000)	-50.0%
Rent and Concessions[1]	2,600	-	-	14,400	14,400	0.0%
Revolving Loan Program[1]	-	33,138	77,968	80,000	2,032	2.6%
Interest Revenue	(4,413)	46,624	30,000	30,000	-	0.0%
Sale of Properties Held for Resale	-	-	288,000	-	(288,000)	-100.0%
Transfer from other RDA A/C[1]	1,631,730	50,000	550,000	1,100,000	550,000	100.0%
Contributions from Other Governments	-	-	-	354,080	354,080	0.0%
Transfer from General Fund	-	-	-	-	-	0.0%
TOTAL REVENUES	**$ 1,629,917**	**$ 134,762**	**$ 1,145,968**	**$ 1,715,023**	**$ 569,055**	**49.7%**
Expenditures:						
Project Area improvements[1]	177	-	389,000	670,000	281,000	72.2%
Professional Services[1]	34,765	95,131	20,000	-	(20,000)	-100.0%
Miscellaneous Supplies	1,536	213	2,000	2,000	-	0.0%
Revolving Loan Program[1]	20	251,212	450,000	1,000,000	550,000	122.2%
Property Acquisition[1]	148	-	-	340,000	340,000	0.0%
Public Art[1]	147,130	46,850	115,000	140,000	25,000	21.7%
Art House	-	824	-	5,000	5,000	0.0%
Events and Promotion[1]	6,894	27,463	30,000	36,000	6,000	20.0%
Remit Back to Taxing Entities	-	-	-	156,249	156,249	0.0%
Parking Structure	-	-	250,000	250,000	-	0.0%
Transfer to RDA Administration	-	-	-	7,031	7,031	0.0%
Transfer to RDA City-wide Housing	-	-	-	46,875	46,875	0.0%
TOTAL EXPENDITURES	**$ 190,670**	**$ 421,693**	**$ 1,256,000**	**$ 2,653,155**	**$ 1,397,155**	**111.2%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**1,439,247**	**(286,931)**	**(110,032)**	**(938,132)**	**(828,100)**	

RDA Operations Bingham Junction Jordan Bluffs **Main Street** City-Wide Housing

City-Wide Housing

City-Wide Housing Fund
- **$4,000,000 in Affordable Housing Incentives**
- **$545K for Housing Programs & Home Repair Loan Program**
- **Changes from May 7th version: Only $1K in rev from Sunset Garden Loan**

RDA Operations Bingham Junction Jordan Bluffs Main Street City-Wide Housing

City-Wide Housing

Redevelopment Agency - City-Wide Housing	Actual FY2022	Actual FY2023	Amended FY2024	Final FY2025	Difference	Percent Change
Revenues:						
Interest revenue	(17,488)	121,907	40,000	40,000	-	0.0%
Lease revenue - Applewood	17,897	-	14,055	1,500	(12,555)	-89.3%
Transfer from other RDA account	2,325,097	1,888,000	2,497,623	2,629,742	132,119	5.3%
Grants Slco Affordable Housing	-	-	100,000	100,000	-	0.0%
Loan revenue - Sunset Gardens	-	39,425	-	1,000	1,000	0.0%
TOTAL REVENUES	$ 2,325,506	$ 2,049,332	$ 2,651,678	$ 2,772,242	$ 120,564	4.5%
Expenditures:						
Salaries	37,326	45,739	48,345	50,543	2,198	4.5%
Benefits	17,669	17,435	19,606	19,921	315	1.6%
Equipment, Supplies, and Maint	1,800	-	2,000	2,100	100	5.0%
Communications/Telephone	159	251	242	254	12	5.0%
Housing Programs Administrative Services (contr	-	-	35,000	35,000	-	0.0%
Affordable Housing Incentives	135,527	170,661	2,600,000	4,000,000	1,400,000	53.8%
Housing Programs	-	(87,278)	285,000	285,000	-	0.0%
Recreation Amenity Program	-	-	100,000	100,000	-	0.0%
Homeownership/Landlord Education	-	-	1,000	1,000	-	0.0%
Home Repair Loan Program	-	-	260,000	260,000	-	0.0%
TOTAL EXPENDITURES	$ 192,481	$ 146,808	$ 3,351,193	$ 4,753,818	$ 1,402,625	41.9%
FUND BALANCE - CONTRIBUTION TO (USE OF)	2,133,025	1,902,524	(699,515)	(1,981,576)	(1,282,061)	

RDA Operations Bingham Junction Jordan Bluffs Main Street City-Wide Housing

Mayor Stevenson asked about the Façade Program.

Cody Hill said that they don't have funding for the Façade Program this year, they are focusing on the Revolving Loan Program, but the money can be used for that if the applicant chooses.

Mayor Stevenson asked about legislation in relationship to the Home Repair Loan Program.

Cody Hill said that there are currently 2 applications for the Home Repair Loan Program. The Home Ownership Program is for down payment help, HB465 is more about keeping homes in good repair and up to code.

MOTION: Board Member Paul Glover MOVED to open the public comment portion of the public hearing. 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.

There were no public comments.

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

ACTION: Consider Resolution No. 2024-15RDA Adopting the FY2025 Final Budget of the Redevelopment Agency of Midvale City beginning July 1,2024 and ending June 30, 2025.

MOTION: Board Member Paul Glover MOVED to approve Resolution No. 2024-15RDA Adopting the FY2025 Final Budget of the Redevelopment Agency of Midvale City beginning July 1, 2024, and ending June 30, 2025. 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. ADJOURN

MOTION: Board Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Board Member Dustin Gettel. Chair

PENDING

Stevenson called for discussion on the motion. There being none he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:55 p.m.

_____
Rori L. Andreason, MMC
City Recorder

Approved this 18th day of June 2024.

PENDING

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. PUBLIC HEARING

A. CONSIDER A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING THE FY2025 TENTATIVE BUDGET OF THE REDVELOPMENT AGENCY OF MIDVALE CITY BEGINNING JULY 1, 2024, AND ENDNG JUNE 30, 2025.

Cody Hill said the process of adopting the Fiscal Year 2025 budget requires several steps that you, as Board Members, are required to take.

UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City, including Special Revenue Funds. The budgets must be submitted no later than the first regularly scheduled meeting in May. Staff will update the Board on the revenue estimates and provide a brief overview of the expenditures and highlights or program changes at the meeting.

Staff recommends adopting the attached Tentative Budget for the Redevelopment Agency of Midvale City for Fiscal Year 2025.

FISCAL IMPACT:
The tentative budget provides a starting point to discuss the operating budget for Fiscal Year 2025 prior.
to final approval.

Mayor Sevenson asked if $285,000 was for the Down Payment Assistance program. He also asked what the Recreation Amenity Program was.

Cody Hill replied, yes and it's administered by Housing Connect. The Recreation Amenity Program is to recognize and provide recreation opportunities in low-income communities.

MOTION: **Board Member Dustin Gettel MOVED to open the public comment portion of the public hearing. The motion was SECONDED by Board Member Heidi Robinson. Chair Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.**

There were no public comments.

PENDING

MOTION: **Board Member Dustin Gettel MOVED to close the public hearing. The motion was SECONDED by Board Member Heidi Robinson. Chair Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.**

ACTION: Consider Resolution No. 2024-14RDA Adopting the FY2025 Tentative Budget of the Redevelopment Agency of Midvale City beginning July 1, 2024, and ending June 30, 2025.

MOTION: **Board Member Dustin Gettel MOVED to approve Resolution No. 2024-14RDA Adopting the FY2025 Tentative Budget of the Redevelopment Agency of Midvale City beginning July 1, 2024, and ending June 30, 2025. 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. 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 11:04 p.m.

_____

Rori L. Andreason, MMC
City Recorder

Approved this 18th day of June 2024.

PENDING

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days' notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax. The agenda was also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City's website at Midvale.Utah.gov and the State Public Notice Website at http://pmn.utah.gov. Board Members may participate in the meeting via electronic communications. Board Members' participation via electronic communication will be broadcast and amplified so other Board Members and all other persons present in the Council Chambers will be able to hear or see the communication.

DATE POSTED: June 13, 2024

RORI L. ANDREASON, MMC
City Recorder