



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
February 18, 2025**

Public Notice Is Hereby Given that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on **February 18, 2025** 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 at Midvale.Utah.gov/PublicComment by 5:00 p.m. on February 17, 2025.**

The meeting will be broadcast on **You-Tube (Midvale.Utah.gov/YouTube)**

6:00 p.m. 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 their 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.** Resident groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on issues not scheduled for public hearing. 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 December 3, 2024 [*Rori Andreason, HR Director/City Recorder*]

IV. DISCUSSION ITEM

A. Discuss Proposed Budget Amendments to the FY2025 Redevelopment Agency Budget [*Mariah Hill, Administrative Services Director*]

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;

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- 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 working days' notice of the meeting. TTY 711

The agenda was 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 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: February 13, 2025

**Rori L. Andreason, MMC
H.R. Director/City Recorder**



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday December 3, 2024

Council Chambers
7505 S Holden Street
Midvale, Utah 84047

CHAIR: Pro-Tempore Paul Glover

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 Pro-Tempore Glover called the meeting to order at 8:17 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. CONSENT AGENDA

A. Consider Minutes of November 12, 2024

B. Consider Resolution No. 2024-34RDA Establishing a Time and Place for Holding Redevelopment Agency of Midvale City Meetings for the 2025 Calendar Year.

MOTION: Board Member Dustin Gettel **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Pro-Tempore Glover 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 Dustin Gettel MOVED to adjourn the meeting. The motion was SECONDED by Board Member Heidi Robinson. Chair Pro-Tempore Glover called for discussion on the motion. There being none he called for a vote. The motion passed unanimously.**

The meeting adjourned at 8:19 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this February 18, 2025.



REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

Meeting Date: February 18, 2025

ITEM TYPE: Discussion

SUBJECT: Discuss Proposed Budget Amendments to the FY2025 Redevelopment Agency Budget

SUBMITTED BY: Mariah Hill, Administrative Services Director

SUMMARY:

Staff proposes amendments to the fiscal year 2025 budget for the Operations, Bingham Junction, Jordan Bluffs, and Main Street Redevelopment Agency Funds. The details of the changes can be found in the attachment.

Operations Fund

The total requested increase to the Operations Fund is \$71,925 to fund two-thirds of salaries and wages for the contracted attorney T. Daley.

Bingham Junction Fund

The total requested increase to the Bingham Junction Fund budget is \$2,555,424. This includes carryovers from FY2024 for public art and the City Hall Plaza project. It also included increased transfers to the operations fund for the contracted attorney and transfers to the Main Street Fund for an increase in revolving loans and projects in that area.

Jordan Bluffs Fund

The total requested increase to the Jordan Bluffs Fund is \$85,463 which includes a \$50,000 carryover for public improvements from FY2024 and a transfer to the operations fund for the contracted attorney.

Main Street Fund

The total requested increase to the Main Street Fund is \$1,296,564 which includes a carryover from FY2024 for the Streetlighting Project as well as additional funds for new façade projects and revolving loans.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:

Operations Fund – Increase in budgeted revenues and expenditures of \$71,925.

Bingham Junction Fund – Increase in budgeted revenues and expenditures of \$2,555,424.

Jordan Bluffs Fund – Increase in budgeted revenues and expenditures of \$85,463.

Main Street Fund – Increase in budgeted revenues and expenditures of \$1,296,564.

Attachments:

Proposed Budget Amendments to the FY2025 Redevelopment Agency Budget

Redevelopment Agency of Midvale City Proposed Budget Amendment				
General Ledger Account Description	FY25 Adopted Budget	Proposed Change	FY25 Proposed Amended Budget	Description
RDA Operations Fund				
Revenues				
Transfer from other RDA accts	(771,103)	(70,925)	(842,028)	Transfer to cover contracted attorney
Use of Fund Balance	(114,234)	(1,000)	(115,234)	Increased use of fund balance
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - RDA OPERATIONS FUND	\$ (885,337)	\$ (71,925)	\$ (957,262)	
Expenditures				
Salaries	313,482	57,203	370,685	Contracted Attorney T. Daley (2/3)
Overtime	1,000	1,000	2,000	Events
Benefits	164,357	13,722	178,079	Contracted Attorney T. Daley (2/3)
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - RDA OPERATIONS FUND	\$ 478,839	\$ 71,925	\$ 550,764	

General Ledger Account Description	FY25 Adopted Budget	Proposed Change	FY25 Proposed Amended Budget	Description
RDA Bingham Junction				
Revenues				
Use of Fund Balance	(1,557,476)	(2,555,424)	(4,112,900)	Increased use of fund balance
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - RDA BINGHAM JUNCTION FUND	\$ (1,557,476)	\$ (2,555,424)	\$ (4,112,900)	
Expenditures				
Public Art	170,000	170,000	340,000	Carryover from FY2024
City Hall Plaza Project	1,620,406	1,013,961	2,634,367	Carryover from FY2024 and project cost increase
Transfer to Administration	603,929	35,463	639,392	Contracted Attorney T. Daley (2/3)
Transfer to Main Street Project Area	1,100,000	1,336,000	2,436,000	Increase in loans and projects
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - RDA BINGHAM JUNCTION FUND	\$ 3,494,335	\$ 2,555,424	\$ 6,049,759	

General Ledger Account Description	FY25 Adopted Budget	Proposed Change	FY25 Proposed Amended Budget	Description
RDA Jordan Bluffs				
Revenues				
Use of Fund Balance	-	(85,463)	(85,463)	Increased use of fund balance
TOTAL RECOMMENDED REVENUE BUDGET				
ADJUSTMENTS - RDA JORDAN BLUFFS FUND	\$ -	\$ (85,463)	\$ (85,463)	
Expenditures				
Public Improvements	50,000	50,000	100,000	Carryover from FY2024
Transfer to Administration	167,174	35,463	202,637	Contracted Attorney T. Daley (2/3)
TOTAL RECOMMENDED EXPENDITURE BUDGET				
ADJUSTMENTS - RDA JORDAN BLUFFS FUND	\$ 217,174	\$ 85,463	\$ 302,637	

General Ledger Account Description	FY25 Adopted Budget	Proposed Change	FY25 Proposed Amended Budget	Description
RDA Main Street				
Revenues				
SL County Grant	(100,000)	(100,000)	(200,000)	Increased to reflect actuals
Revolving Loan Program	(80,000)	(70,000)	(150,000)	Increased to reflect actuals
Transfer from other RDA	(1,100,000)	(1,336,000)	(2,436,000)	Increase in loans and projects
Use of Fund Balance	(938,132)	209,436	(728,696)	Decreased use of fund balance
TOTAL RECOMMENDED REVENUE BUDGET				
ADJUSTMENTS - RDA MAIN STREET FUND	\$ (2,218,132)	\$ (1,296,564)	\$ (3,514,696)	
Expenditures				
Project Area Improvements	670,000	786,564	1,456,564	Carryover from FY2024 & Lighting and Façade Projects
Revolving Loan Program	1,000,000	510,000	1,510,000	Additional Loans
TOTAL RECOMMENDED EXPENDITURE BUDGET				
ADJUSTMENTS - RDA MAIN STREET FUND	\$ 1,670,000	\$ 1,296,564	\$ 2,966,564	