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

REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
April 15, 2025

Public Notice Is Hereby Given that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on **April 15, 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 April 14, 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 Approval of March 4, 2025 ***[Rori Andreason, HR Director/City Recorder]***

B. Set date and time [May 6, 2025 at 7:00 p.m.] for a public hearing to consider adoption of the FY2026 Redevelopment Agency of Midvale City Budget beginning July 1, 2025 and ending June 30, 2026 ***[Mariah Hill, Administrative Services Director]***

IV. DISCUSSION ITEM

A. Discuss Final Report on Midvale Family Resource Center Improvements Grant Agreement between the Redevelopment Agency of Midvale City and The Road Home — ***[Erinn Summers, Project/Policy Manager]***

B. Discussion regarding The Honeysuckle Coffee Co Business Loan ***[Kate Andrus, RDA Program Manager]***

V. <u>POSSIBLE CLOSED SESSION</u>

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. <u>ADJOURN</u>

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: April 10, 2025

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

REDEVELOPMENT AGENCY MEETING
Minutes
Tuesday March 4, 2025

Council Chambers
7505 S Holden Street
Midvale, Utah 84047

CHAIR: Dustin Gettel

BOARD MEMBERS: Board Member Paul Glover
Board Member Bonnie Billings
Board Member Denece Mikolash
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 Director; Wendelin Knobloch, Planning Director; Chief April Morse, UPD; and Matt Pierce, IT Director.

Chair Gettel called the meeting to order at 7:09 p.m.

I. <u>GENERAL BUSINESS</u>

A. Welcome and Roll Call - Board Members Denece Mikolash, Bonnie Billings, Bryant Brown, Heidi Robinson, and Paul Glover were present at roll call.

II. <u>PUBLIC COMMENTS</u>

There was no one who desired to speak.

III. <u>PUBLIC HEARING</u>

A. CONSIDER RESOLUTION NO. 2025-01RDA APPROVING PROPOSED AMENDMENTS TO THE FY2025 REDEVELOPMENT AGENCY BUDGET

Cody Hill said 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

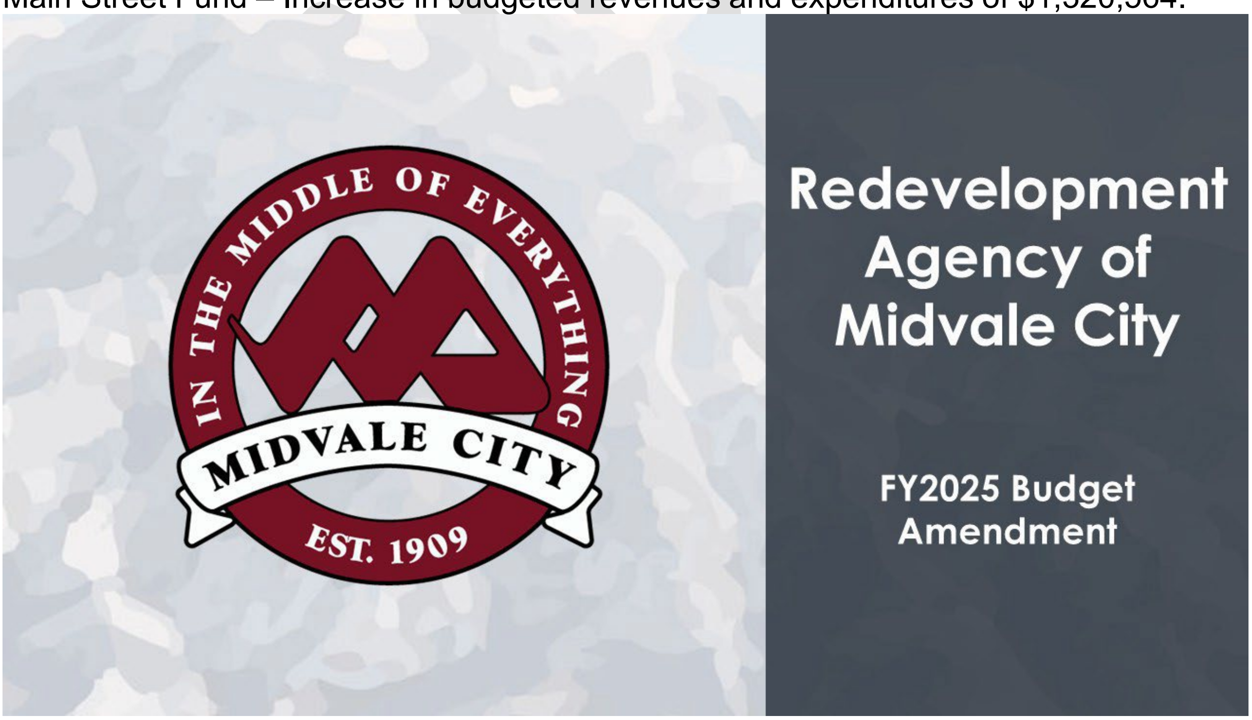
The total requested increase to the Bingham Junction Fund budget is $2,555,424. This includes carryovers from FY2024 for public art and the City Hall Plaza project. It also included increased transfers to the operations fund for the contracted attorney and transfers to the Main Street Fund for an increase 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 $1,320,564 which includes a carryover from FY2024 for the Streetlighting Project as well as additional funds for new façade and landscaping 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 $1,320,564.



RDA Mission, Vision, & Values

Vision

Enhance Midvale City's unique culture, identity, and community spirit.

Mission

Improve Midvale City through strengthening housing, shaping economic growth, and implementing Midvale City's General Plan.

RDA Mission, Vision, & Values

Values

Transparent and Engaged: We take pride in our all of our decisions, actions, work products, and results. We provide residents and shareholders adequate information that is clear, concise, and accessible.

Integrity: We make principled decisions in the best interests of all community stakeholders. We follow through with our commitments.

Community Collaboration: We aim to work with the community to create a shared vision of excellence for Midvale City's future. To accomplish this we make open houses, public meetings, citizen surveys, and one on one communication vital components to our crucial projects.

RDA Mission, Vision, & Values

Values

Commitment to City Goals of Housing, Beautification, Historical Preservation: We are committed to providing quality housing at an affordable rate to meet the current and future needs of Midvale residents. This provides an opportunity for success in educational, employment and health pursuits. Our commitment to preserving and beautifying the character of where we live reflects on the contributions of the past to the success of the future. This commitment ensures that we preserve the historical character of Midvale.

Commitment to Responsible Growth: We are committed to responsible growth which balances the needs of local businesses, enhances the resident community quality of life, and encourages well-planned economic

RDA Operations Proposed Amendments

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	

RDA Operations Bingham Junction Jordan Bluffs Main Street

Bingham Junction Proposed Amendments

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	

RDA Operations **Bingham Junction** Jordan Bluffs Main Street

Jordan Bluffs Proposed Amendments

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	

RDA Operations Bingham Junction **Jordan Bluffs** Main Street

Main Street Proposed Amendments

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)	185,436	(752,696)	Decreased use of fund balance
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - RDA MAIN STREET FUND	$ (2,218,132)	$ (1,320,564)	$ (3,538,696)	
Expenditures				
Project Area Improvements	670,000	800,564	1,470,564	Carryover from FY2024 & Lighting, Façade, and Landscape Projects
Public Art	140,000	10,000	150,000	Additional Murals
Revolving Loan Program	1,000,000	510,000	1,510,000	Additional Loans
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - RDA MAIN STREET FUND	$ 1,810,000	$ 1,320,564	$ 3,130,564	

RDA Operations Bingham Junction Jordan Bluffs **Main Street**

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

There were no comments.

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

ACTION: Consider Resolution No. 2025-01RDA Approving Proposed Amendments to the FY2025 Redevelopment Agency Budget.

MOTION: **Board Member Heidi Robinson MOVED to Adopt Resolution No. 2025-01RDA Amending FY2025 Budget for the Operations, Bingham Junction, Jordan Bluffs, and Main Street Redevelopment Agency Funds as Presented. The motion was SECONDED by Board Member Paul Glover. Chair Gettel 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 Denece Mikolash Aye
The motion passed unanimously.

IV. CONSENT AGENDA

A. CONSIDER MINUTES OF FEBRUARY 18, 2025

MOTION: Board Member Paul Glover MOVED to approve the consent agenda. The motion was SECONDED by Board Member Heidi Robinson . Chair Gettel 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 Denece Mikolash 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 Bonnie Billings. Chair Gettel called for discussion on the motion. There being none he called for a vote. The motion passed unanimously.

The meeting adjourned at 7:13 p.m.

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Rori L. Andreason, MMC
City Recorder

Approved this April 15, 2025.

REDEVELOPMENT AGENCY OF MIDVALE CITY

Meeting Date: April 15, 2025

SUBJECT: Final Report on Midvale Family Resource Center Improvements Grant Agreement between the Redevelopment Agency of Midvale City and The Road Home.

SUBMITTED BY: Erinn Summers, Project and Policy Manager

SUMMARY:

The Road Home (grantee), a non-profit homeless service provider which operates the Midvale Family Resource Center (now named the Connie Crosby Family Resource Center, or CCFRC), received a $35,200 grant from the Redevelopment Agency of Midvale City (Agency) to partially fund facility improvements of CCFRC in March of 2024. The shelter is located at 529 9th Ave, Midvale, UT 84047.

On January 16 2024, 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 of 2024, Midvale City became aware of The Road Home's urgent need to find temporary housing solutions for families at the CCFRC. 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 35A-16-401(4), can cover the costs of temporary housing for these families. On March 26, 2024, 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 was urgent, the initial property improvements would benefit the shelter residents, current and future, and the surrounding community. The Road Home remained committed to completing as many of the property improvements as possible. On March 26, 2024, Midvale City's Redevelopment Agency Board provided the Road Home $35,200 allowing them to achieve the planned improvements, as allowed under Utah State Code 17C-1-411(3).

As required under the grant agreement between the RDA and the Road Home, the Road Home completed the planned improvements in December of 2024. As a final requirement of the grant agreement, the Road Home will present a final report to the RDA Board of the impact of the funds for the CCFRC and the residents at the shelter.

REDEVELOPMENT AGENCY OF MIDVALE
SUMMARY REPORT

April 15, 2025

SUBJECT: Discussion Regarding The Honeysuckle Coffee Co. Business Loan

ITEM TYPE: Discussion

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

Agency staff received a loan request from The Honeysuckle Coffee Co., a local café, for $250,000. Staff has reviewed and evaluated the loan application based on program guidelines and criteria, and determined that the applicant has met 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.

The Honeysuckle Coffee Co. has requested funding to build out a café and bakery, as well as to purchase kitchen equipment and café fixtures for its new location at 7511 Main St W, Midvale, UT 84047. The establishment will offer a variety of specialty coffee beverages and a tempting selection of freshly baked goods. Additionally, the owners plan to introduce authentic Carolina barbecue and other smoked meats, served in a fast-casual, direct-to-customer setting.

As part of staff's review, it was concluded that the application exceeded the minimum required threshold. This indicates that the requested funds will contribute meaningfully to attracting and promoting the growth of businesses within the Main Street Area.

Furthermore, the loan proposal from The Honeysuckle Coffee Co. received strong scores under the Public Benefit Criteria, achieving full points in the areas of:

1. Economic Impact
2. Historic Character
3. Beautification
4. Street Activation

These scores make it a qualified applicant for the 0% interest incentive.

Based on these findings, Agency staff recommends approving a loan of $250,000 to The Honeysuckle Coffee Co., with the terms outlined in the attached Term Sheet. This recommendation is based on a comprehensive review of the applicant's proposal and supporting financial documentation by Agency staff. Loan authorization will be contingent upon securing appropriate collateral and a legal review of the Term Sheet, which will be brought before the Board for final approval.

Fiscal Impact:

The current program budget is $1.5 million to be utilized for individual loans. If approved, the RDA will provide a $250,000 loan to The Honeysuckle Coffee Co. This will bring the current overall budget for the revolving loan program to $1.25 million to be loaned to additional projects.

Staff Recommendations:

N/A

Attachments:

Draft Term Sheet
Public Benefit Impact Statement

Midvale City Redevelopment Agency

DRAFT Term Sheet for Loan Agreement

(The Honeysuckle Coffee Co, LLC)

Borrower:		The Honeysuckle Coffee Co (Borrower)
Lender:		Redevelopment Agency of Midvale City (Lender)
Loan Amount:		$250,000.00
Interest Rate:		0% Interest
Term:		7 Years
Payments:		1. Borrower shall pay to RDA equal monthly payments of principal and interest based on the outstanding Loan Amount.
First Payment		2. The first payment shall be the sooner of: a) The first day of the first full month following the opening of the business or b) August 1, 2025.
Security:		3. Borrower pledges collateral equal to 70% of the loan amount. Collateral will include newly purchased equipment for the Midvale café location as well as already owned equipment located at the two other café locations in Sandy and Salt Lake City. The lender will hold a first-position lien on all equipment. Collateral will also include equity in the borrower's personal residence, on which the lender will hold a second-position lien. A detailed breakdown of the pledged collateral is provided in the attached Collateral Schedule
Late Fee:		4. Borrower agrees to pay a late payment fee equal to five percent (5%) of the late amount, if payment is received after the 15th day of in which the payment is due. All sums in default will accrue interest at the rate of 18% per annum, compounded monthly, before and after judgment, until paid in full.
Prepayment:		5. Prepayment of the outstanding balance of the Loan, in whole or in part, may be made prior to the Maturity Date without a prepayment penalty.
Personal Guarantee		6. The loan must have a personal guarantee from all owners with over 20% equity in the business.
Use of Proceeds		7. Borrower shall use the proceeds of the Loan for the permitted uses which includes the tenant improvements to the cafe and bakery as well as the equipment and fixtures outlined in the attached budget.

		8. Borrower agrees to submit receipts, invoices, or other reasonable evidence as requested by the RDA to verify that the Loan is being used for the permitted use.
Default		9. Defaulting on the loan will result in the loss of collateral.
Miscellaneous		10. Borrower shall have executed and delivered to Lender the Loan Documents in a form satisfactory to Lender. Guarantor shall have executed and delivered to Lender the Guaranty in a form satisfactory to Lender.
		11. Personal guarantors are liable to pay back the outstanding balance of the loan after the liquidation of collateral to the RDA even if the business fails.
		12. Borrower shall comply with all other terms outlined in the Midvale Main Business Loan Program guidelines.

The Honeysuckle Coffee Co and Main Street Midvale

Adaptive Reuse - Our interest in Main Street Midvale may be a little selfish. The potential beauty of this street is already being expressed in the renovation of those buildings more near to 7800 S. We would love to do our part in utilizing this beautiful old home at 7511 Main on the North end of the street to house our cafe. In restoring its original character and seamlessly joining it with surroundings, we believe we can make this a home not just for our cafe but also for the neighborhood. Our goal is not to replace the old but to make it new again.

Beautification - With our joined vision and the co-operation of the property owner, we will take this hidden gem and make it sparkle again. As stated above, we plan to not only restore this home but also its surroundings. This includes renovating the garage to house our bakery and smokehouse as well utilizing the yard as a welcoming outdoor space. Our desire is to create a seamless transition between the cafe, courtyard, bakery and smokehouse. We will maintain many of the beautiful plants such as trees, bushes and grass and tie it into our design.

Street Activation - Given our experience with our other two cafes, this cafe will encourage people to both engage with our space and walk our beautiful street or even move close by. Our cafe/bakery/smokehouse will be a welcoming destination for all types of people. With this in mind, this space will be a perfect “3rd place” for our guests to take personal ownership of. We will open at 7 am and close at 8 pm(tentatively). We will appeal to people seeking breakfast, brunch, lunch and dinner. The cafe and courtyard will also be available to rent for guest parties and events. The courtyard will also include outdoor games, a small stage for live music and comfortable inviting seating.

Public Amenities - Our goal at the Honeysuckle has long been to provide coffee, pastry and other foods of the highest quality. This will be no different. We source our milk, flour and other ingredients from high quality local producers. Which means our products are clean and free from unnecessary preservatives and additives. This location will include a full service wholesale and retail bakery offering sourdough breads, croissants, pastries, cakes, etc as well as a brunch cafe and smokehouse producing Carolina style pulled pork sandwiches, plates and sides. Our style of coffee production has been called “specialty”, "craft" or “3rd wave” because of both care in the curation of coffee and attention given in preparation. We only source specialty grade coffees (80 points and above out of 100). Knowing the blood, sweat and tears that our coffee growers have put into these coffees and the painstaking hours of roasting, tasting and testing that our roasters have been through, we want to showcase all the amazing flavor present in those coffees. In addition, we want to help our guests know a little more about where these coffees have come from as well as the intent behind them. Our mission isn't to offer everything but that everything we do is done excellently. We plan also to offer live music and various outdoor games. To engage our community, we plan also to offer coffee education classes as well.

Economic Impact - Between our 3 income streams (cafe, bakery and smokehouse) we estimate that we will generate about $1,000,000 in the first year. Of coarse, this will grow as well. This bakery will be providing baked goods for our other cafes as well as wholesale clients. Cafe products, baked goods and barbecue will all have separate ordering stations to shorten cues to help guests to order only what they want and to help guest quickly get in and out. We believe that our presence on Main will give other small artisan businesses a bit more courage to open on our beautiful street as well. Our desire also would be to partner with the other businesses on Main Street. Whether through selling coffee, baked goods or other food or teaming up to put for events, we want to take part in the Main Street community. We hope to purchase needed resources for other Main St. businesses as well.

Permanent Job Creation and Retention - The Honeysuckle Coffee Co will provide many full and part time jobs. We estimate that when we open we will need 7 full time front of the house staff, 1 part time front of the house staff, 4 full time bakery staff, 3 part time bakery staff, 2 full time smokehouse staff and 2 part time smokehouse staff. Our cafes haven't needed additional seasonal help. We currently employ 20 people between our existing two cafes.

Sustainability - Due to the nature of our style of coffee, sustainability is already apart of the best practices. Our coffee producers by way of necessity already practice this. As pesticides and herbicides are quite expensive, most specialty coffee producers are not able to afford them there by, growing coffee organically for lack of other options. In addition to this, water is a scarce commodity so most specialty coffee mills practice methods of processing which recycle the used water and/or use limited amounts of water. Also specialty coffee is dependent upon quality of flavor which intern is dependent upon quality of nutrition in the coffee trees soil. So this creates a financial incentive for growers to care for their environment in order to maintain their status as a coffee grower. Specialty coffee is very transparent so you can easily trace coffee to its origin and verify the treatment of farmers and their employees to know that they are being cared for as well. As coffee is a premium artisan product, farmers with higher scoring coffee will fetch a higher price from specialty coffee buyers. The Honeysuckle Coffee Co is already helping to sustain the local economy by purchasing from other businesses located in Utah. We get our dairy milk from Rosehill Dairy, our flour from Central milling, produce from Kessimakis, Chocolate from Ritual, etc. When requested we give away spent coffee grounds that are taken and used for composting. Rosehill also wash, sanitize and reuses the plastic 1/2 gallon milk jugs that we return. Where possible we recycle cardboard, plastic and metal.