



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. GENERAL BUSINESS

A. Welcome and Roll Call - Board Members Denece Mikolash, 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. 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.



**Redevelopment
Agency of
Midvale City**

**FY2025 Budget
Amendment**

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 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	

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:

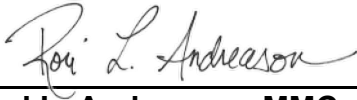
Board Member Bryant Brown	Aye
Board Member Denece Mikolash	Aye
Board Member Paul Glover	Aye
Board Member Bonnie Billings	Aye
Board Member Heidi Robinson	Aye

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.



Rori L. Andreason, MMC
City Recorder



Approved this April 15, 2025.