



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
May 6, 2025**

Public Notice Is Hereby Given that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on **May 6, 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 May 5, 2025.**

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

6:30 Workshop

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

7:00 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. PUBLIC HEARING

- A. Receive public comments regarding the FY2026 Redevelopment Agency of Midvale City Tentative Budget beginning July 1, 2025 and ending June 30, 2026 *[Mariah Hill, Administrative Services Director]*

ACTION: Consider Resolution No. 2025-02RDA Adopting the FY2026 Redevelopment Agency of Midvale City Tentative Budget beginning July 1, 2025 and ending June 30, 2026.

May 1, 2025

IV. CONSENT AGENDA

- A. Consider Minutes of April 15, 2025 [**Rori Andreason, HR Director/City Recorder**]
- B. Set date and time for public hearing [June 3, 2025 at 7:00 p.m.] Consider Approval of FY2026 Redevelopment Agency of Midvale City Budget beginning July 1, 2025 and ending June 30, 2026 [**Mariah Hill, Administrative Services Director**]

V. ACTION ITEM

- A. Consider **Resolution No. 2025-03RDA** Approving the Term Sheet for a Business Loan Agreement between the Redevelopment Agency of Midvale City and The Honeysuckle Coffee Co. [**Kate Andrus, RDA Director**]

VI. 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.

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: May 1, 2025

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



REDEVELOPMENT AGENCY OF MIDVALE CITY

Meeting Date: May 6, 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.

FINAL REPORT

April 2025



Connie Crosby Family Resource Center

Facilities Improvement Grant Outcomes



Purpose of Contract

The Redevelopment Agency of Midvale City awarded a \$35,200 grant to The Road Home, a nonprofit homeless service provider, to partially fund facility improvements at the Connie Crosby Family Resource Center (formerly the Midvale Family Resource Center). This funding was combined with \$205,000 from State of Utah Host Shelter City Mitigation funds, authorized by Midvale City Council. Together, these two funding sources enabled The Road Home to complete the vast majority of projects outlined in their initial proposal.



New Stove & Countertops

Kitchen Upgrades

Funds upgraded the Connie Crosby Family Resource Center (CCFRC) kitchen with new stoves, repaired/replaced commercial fridges, and installed stainless-steel countertops. Due to heavy use by families who cook meals using provided food and donations, the existing facilities needed to be replaced. The Road Home used high-grade commercial materials to ensure long-lasting improvements.

Laundry Improvements

The project replaced worn-out laundry facilities at the Connie Crosby Family Resource Center with high-capacity, durable washers and dryers designed for intensive daily use. A specialized bed bug oven was also installed, enabling staff to quickly sanitize bedding, clothing, and personal belongings on-site. These upgrades ensure reliable laundry services for residents—maintaining hygiene, dignity, and self-sufficiency—while significantly reducing pest infestation risks throughout the facility.



Washers & Dryers



Bed Bug Oven

Parking Lot (Landscape & Maintenance)

This project replaced problematic decorative rock areas in the parking lot islands and along the retaining wall installed by UDOT with concrete surfaces, eliminating issues with displaced rocks causing damage and collecting difficult-to-remove trash. New fencing was installed around dumpster and warehouse areas to enhance security and organization. These upgrades improved safety by removing potential projectiles, created cleaner sight lines, and enhanced the facility's appearance and operational efficiency. A few remaining parking lot islands will be completed when weather permits.



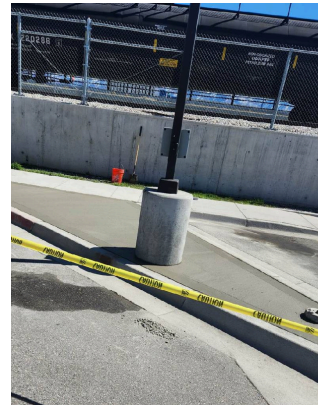
Parking Lot
Island Before



UDOT Retaining
Wall Filled In



Parking Lot Islands After

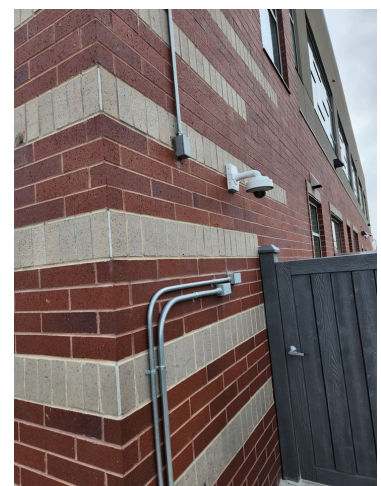


New Fencing

Security & Power

Critical security enhancements were made through electrical infrastructure improvements and expanded surveillance coverage. Power lines were extended to previously underserved areas of the parking lot, enabling the installation of additional security cameras in former blind spots throughout the property. This surveillance system now provides continuous monitoring of additional exterior areas, significantly improving safety for residents, staff, and visitors. These upgrades have substantially strengthened the facility's overall security, providing peace of mind for vulnerable families during their stay at the center while reducing potential incidents and property damage.

New
Security
Cameras





REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

Meeting Date: May 6, 2025

ITEM TYPE: Public Hearing & Action

SUBJECT: Consider Resolution No. 2025-02RDA, Adopting the FY2026 Redevelopment Agency of Midvale City Tentative Budget beginning July 1, 2025 and ending June 30, 2026

SUBMITTED BY: Mariah Hill, Administrative Services Director

SUMMARY:

The process of adopting the Fiscal Year 2026 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 2026.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:

The tentative budget provides a starting point to discuss the operating budget for Fiscal Year 2026 prior to final approval.

STAFF'S RECOMMENDATION AND MOTION:

Staff recommends approval of Resolution 2025-02RDA.

I move that we adopt Resolution 2025-02RDA, adopting the Tentative Budget for the Redevelopment Agency of Midvale City for the fiscal year ending June 30, 2026.

Attachments:

Resolution 2025-02RDA
FY2026 RDA Tentative Budget

**REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION 2025-02RDA**

**A RESOLUTION ADOPTING THE TENTATIVE BUDGET FOR THE
REDEVELOPMENT AGENCY OF MIDVALE CITY FOR FISCAL YEAR 2026**

WHEREAS, State law requires the filing of a tentative budget for each Redevelopment Agency located within the State of Utah; and

WHEREAS, the tentative budget complies with the requirements set out in U.A.C. § 10-6-111; and

WHEREAS, the budget shall be reviewed, considered, and tentatively adopted by the governing body and may be amended or revised in such manner as is considered advisable prior to adoption of the final budget.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, STATE OF UTAH, as follows:

SECTION ONE: The Redevelopment Agency of Midvale City adopts the following tentative budgets for the fiscal year beginning July 1, 2025 and ending June 30, 2026 as shown on the forms accompanying this Resolution.

SECTION TWO: This Resolution shall become effective immediately upon the passage thereof.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY, STATE OF UTAH, this 6th day of May, 2025.

Dustin Gettel
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the Board:

Bryant Brown

Paul Glover

Bonnie Billings

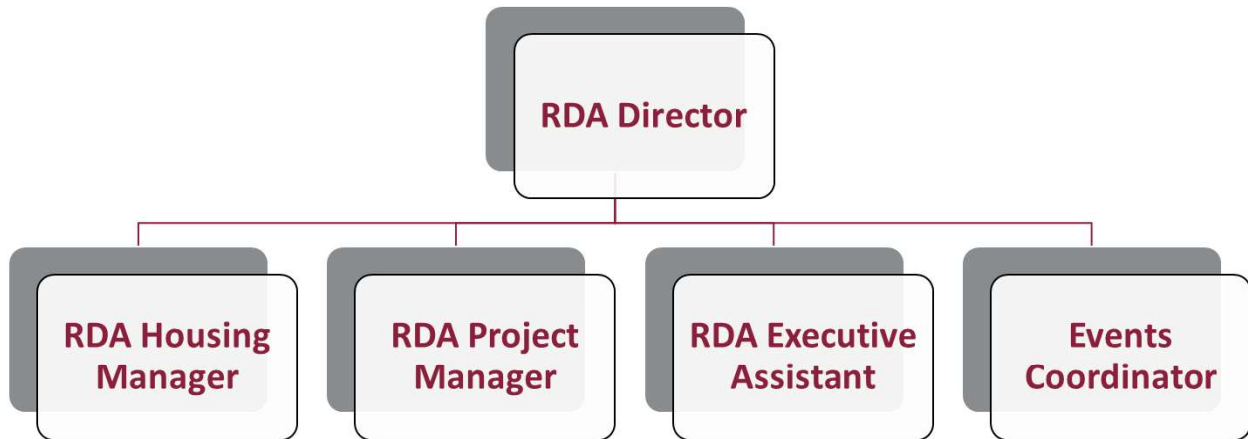
Heidi Robinson

Denece Mikolash

“Aye”

“Nay”

Redevelopment Agency—Operations



BUDGET

Redevelopment Agency - Operations

	Actual FY2023	Actual FY2024	Amended FY2025	Tentative FY2026	Difference	Percent Change
Revenues:						
Interest Earnings	10,367	23,346	10,000	10,000	-	0.0%
Miscellaneous revenue	-	-	-	-	-	0.0%
Transfer from other RDA accts	735,752	364,552	842,028	996,721	154,693	18.4%
TOTAL REVENUES	\$ 746,119	\$ 387,898	\$ 852,028	\$ 1,006,721	\$ 154,693	18.2%
Expenditures:						
Personnel						
Salaries ¹	272,204	294,303	372,685	380,292	7,607	2.0%
Benefits ¹	142,349	149,014	178,079	176,512	(1,567)	-0.9%
Total Personnel	414,553	443,317	550,764	556,805	6,041	1.1%
Operating						
Subscriptions and Memberships	1,333	4,887	6,000	6,000	-	0.0%
Education and Travel	4,550	1,898	15,000	15,000	-	0.0%
Equipment, Supplies, and Maintenance	406	786	4,500	4,500	-	0.0%
Information Technology Equipment (Interfund) ²	6,025	6,088	9,975	15,245	5,270	52.8%
Communications and Telephone	2,034	2,129	1,500	1,500	-	0.0%
Professional Services	53,100	75,868	60,000	60,000	-	0.0%
Administrative Fee (Interfund)	241,591	292,787	319,523	347,672	28,149	8.8%
Total Operating	309,039	384,443	416,498	449,917	33,419	8.0%
TOTAL EXPENDITURES	\$ 723,592	\$ 827,760	\$ 967,262	\$ 1,006,721	\$ 39,459	4.1%
FUND BALANCE - CONTRIBUTION TO (USE OF)	\$ 22,527	\$ (439,862)	\$ (115,234)	\$ (0)	\$ 115,234	

At a Glance:

Total Budget: \$1,006,721 | Full-Time Equivalent Employees: 4.13

Redevelopment Agency—Operations

BUDGET CONTINUED

- 1 FY2026 Market, COLA, & Merit Salary Adjustments, Addition of RDA Attorney and Events Coordinator
- 2 Updated hardware replacement ware replacement costs distributed to departments

STAFFING

	FY2023	FY2024	FY2025	Tentative FY2026
RDA Director	1.00	1.00	1.00	0.70
RDA Housing Project Manager	0.40	0.40	0.40	0.40
RDA Project Manager	0.50	1.00	1.00	1.00
Executive Assistant	0.50	0.50	0.50	0.50
CD Executive Assistant	0.50	0.50	0.50	0.50
RDA Attorney	0.00	0.00	0.00	0.33
Events Coordinator	0.00	0.00	0.00	0.70
TOTAL BUSINESS LICENSING	2.90	3.40	3.40	4.13

Redevelopment Agency—Bingham Junction

FUND DESCRIPTION

The Bingham Junction Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 390 acres in the northwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Bingham Junction Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

BUDGET

Redevelopment Agency - Bingham Junction Project Area

	Actual FY2023	Actual FY2024	Amended FY2025	Tentative FY2026	Difference	Percent Change
Revenues:						
Tax Increment Revenue	602,046	607,273	645,112	562,495	(82,617)	-12.8%
Contributions From Other Governments (Tax Increment)	6,890,093	6,617,832	7,625,556	6,129,853	(1,495,703)	-19.6%
Interest Earnings	277,989	479,044	100,000	100,000	-	0.0%
Transfer from General Fund	-	318,499	-	-	-	0.0%
TOTAL REVENUES	\$ 7,770,128	\$ 8,022,648	\$ 8,370,668	\$ 6,792,348	\$ (1,578,320)	-18.9%
Expenditures:						
Professional Services	1,000	1,000	15,000	15,000	-	0.0%
Developer reimbursement	685,629	755,210	800,000	550,000	(250,000)	-31.3%
Public Art - P/Y	39,490	-	340,000	-	(340,000)	-100.0%
City Hall Plaza Project	-	496,869	2,634,367	-	(2,634,367)	-100.0%
Public Improvements	102,790	45,449	75,000	75,000	-	0.0%
Debt service principal	2,120,000	2,207,000	2,307,000	2,409,000	102,000	4.4%
Interest on bonds	1,359,992	1,275,772	1,176,173	1,287,296	111,123	9.4%
Transfer to Administration	620,502	289,552	632,361	605,428	(26,933)	-4.3%
Transfer to Citywide Housing	1,520,000	991,212	2,067,667	1,338,470	(729,197)	-35.3%
Transfer to Jordan Bluffs Proj	-	-	-	-	-	0.0%
Transfer to Main St Proj	50,000	275,000	2,436,000	1,600,000	(836,000)	-34.3%
TOTAL EXPENDITURES	\$ 6,499,403	\$ 6,337,064	\$ 12,483,568	\$ 7,880,194	\$ (4,603,374)	-36.9%
FUND BALANCE - CONTRIBUTION TO (USE OF)	1,270,725	1,685,584	(4,112,900)	(1,087,846)	3,025,054	

At a Glance:

Total Budget: \$7,880,194 | Full-Time Equivalent Employees: 0

Redevelopment Agency—Jordan Bluffs

FUND DESCRIPTION

The Jordan Bluffs Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 268 acres in the southwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Jordan Bluffs Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

BUDGET

Redevelopment Agency - Jordan Bluffs Project Area						
	Actual FY2023	Actual FY2024	Amended FY2025	Tentative FY2026	Difference	Percent Change
Revenues:						
Contributions from Other Governments ¹	2,001,541	2,980,762	3,146,656	3,335,455	188,799	6.0%
Property Tax Revenue ¹	175,177	273,363	266,544	282,537	15,993	6.0%
Interest revenue ²	53,625	124,073	40,000	40,000	-	0.0%
TOTAL REVENUES	\$ 2,230,343	\$ 3,378,198	\$ 3,453,200	\$ 3,657,992	\$ 204,792	5.9%
Expenditures:						
Professional Services	112,000	112,580	112,000	112,000	-	0.0%
Developer Reimbursement	341,045	89,883	1,100,000	1,100,000	-	0.0%
Taxing Entity Tax Payments	435,593	596,237	682,640	667,091	(15,549)	-2.3%
Public Art	-	-	50,000	50,000	-	0.0%
Public Improvements	-	-	100,000	50,000	(50,000)	-50.0%
Transfer to Administration	115,250	75,000	202,637	296,096	93,459	46.1%
Transfer to Citywide Housing	368,000	257,600	515,200	533,673	18,473	3.6%
Transfer to Debt Service Fund	449,132	449,131	449,132	449,132	-	0.0%
Transfer to Main Street	-	-	-	400,000	400,000	0.0%
TOTAL EXPENDITURES	\$ 1,821,020	\$ 1,580,431	\$ 3,211,609	\$ 3,657,992	\$ 446,383	13.9%
FUND BALANCE - CONTRIBUTION TO (USE OF)	409,323	1,797,767	241,591	0	(241,591)	

At a Glance:

Total Budget: \$3,657,992 | Full-Time Equivalent Employees: 0

Redevelopment Agency—Main Street

FUND DESCRIPTION

The Main Street Community Development Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on November 17, 2015. In 2021, the taxing entities entered into Interlocal Cooperation Agreements with the Agency whereby they participate 60 percent of their tax increment for 20 years. The Area was triggered to begin collecting tax increment and will receive its first distribution of tax increment from TY2025 payments.

The Redevelopment Agency's goal in this project is to create an arts and culture district. This will be accomplished by stabilizing the housing stock, upgrading infrastructure, improving parking, and adding new commercial uses through rehabilitation of existing buildings and new development. The Agency also has a sharp focus on community engagement, outreach, events, and supporting public art initiatives.

BUDGET

Redevelopment Agency - Main Street Project Area						
	Actual FY2023	Actual FY2024	Amended FY2025	Tentative FY2026	Difference	Percent Change
Revenues:						
Property Tax Revenue	-	-	36,543	68,525	31,982	87.5%
Salt Lake County Grant Revenue	5,000	-	200,000	-	(200,000)	-100.0%
Rent and Concessions	-	1,363	14,400	14,400	-	0.0%
Revolving Loan Program	33,138	41,207	150,000	80,000	(70,000)	-46.7%
Interest Revenue	46,624	81,249	30,000	15,000	(15,000)	-50.0%
Sale of Properties Held for Resale	-	275,060	-	-	-	0.0%
Transfer from other RDA A/C	50,000	275,000	2,436,000	2,000,000	(436,000)	-17.9%
Contributions from Other Governments	-	-	354,080	663,971	309,891	87.5%
TOTAL REVENUES	\$ 134,762	\$ 673,879	\$ 3,221,023	\$ 2,841,897	\$ (379,126)	-11.8%
Expenditures:						
Project Area improvements ¹	-	-	1,470,564	670,000	(800,564)	-54.4%
Professional Services ¹	95,131	20,325	-	-	-	0.0%
Miscellaneous Supplies	213	995	2,000	2,000	-	0.0%
Revolving Loan Program ¹	251,212	499,058	1,510,000	1,000,000	(510,000)	-33.8%
Property Acquisition ¹	-	-	340,000	340,000	-	0.0%
Public Art ¹	46,850	73,183	150,000	135,000	(15,000)	-10.0%
Art House	824	-	5,000	-	(5,000)	-100.0%
Events and Promotion ¹	27,463	80,040	36,000	86,000	50,000	138.9%
Remit Back to Taxing Entities	-	-	156,249	146,500	(9,749)	-6.2%
Parking Structure	-	-	250,000	250,000	-	0.0%
Transfer to RDA Administration	-	-	7,031	95,197	88,166	1254.0%
Transfer to RDA City-wide Housing	-	-	46,875	117,199	70,324	150.0%
TOTAL EXPENDITURES	\$ 421,693	\$ 673,601	\$ 3,973,719	\$ 2,841,896	\$ (1,131,823)	-28.5%

At a Glance:

Total Budget: \$2,841,896 | Full-Time Equivalent Employees: 0

Redevelopment Agency—City-Wide Housing

FUND DESCRIPTION

The Redevelopment Agency of Midvale City is charged with leading the City's housing-related efforts through the establishment of policies and the administration of programs, including the preparation and implementation of the Midvale City Housing Plan and the Neighborhood Housing Improvement Program. The Agency has assumed the lead role in housing policy and development, because it is the primary funding source for moderate to low-income housing in Midvale. These housing funds are primarily generated by a required 20 percent housing set-aside in the Bingham Junction Project Area and Jordan Bluffs Project Area.

BUDGET

Redevelopment Agency - City-Wide Housing						
	Actual FY2023	Actual FY2024	Amended FY2025	Tentative FY2026	Difference	Percent Change
Revenues:						
Interest revenue	121,907	228,383	40,000	40,000	-	0.0%
Lease revenue - Applewood	-	864	1,500	1,500	-	0.0%
Transfer from other RDA account	1,888,000	1,248,812	2,629,742	1,989,342	(640,400)	-24.4%
Grants Slco Affordable Housing	-	-	100,000	100,000	-	0.0%
Loan revenue - Sunset Gardens	39,425	-	1,000	1,000	-	0.0%
TOTAL REVENUES	\$ 2,049,332	\$ 1,478,059	\$ 2,772,242	\$ 2,131,842	\$ (640,400)	-23.1%
Expenditures:						
Salaries	45,739	48,611	50,543	135,105	84,562	167.3%
Benefits	17,435	18,226	19,921	48,067	28,146	141.3%
Equipment, Supplies, and Maint	-	-	2,100	2,100	-	0.0%
Communications/Telephone	251	242	254	254	-	0.0%
Housing Programs Administrative Services	-	5,435	35,000	35,000	-	0.0%
Affordable Housing Incentives	170,661	2,078,147	6,500,000	2,000,000	(4,500,000)	-69.2%
Housing Programs	(87,278)	156,092	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	-	227	260,000	260,000	-	0.0%
TOTAL EXPENDITURES	\$ 146,808	\$ 2,306,980	\$ 7,253,818	\$ 2,866,526	\$ (4,387,292)	-60.5%
FUND BALANCE - CONTRIBUTION TO (USE OF)	1,902,524	(828,921)	(4,481,576)	(734,684)	3,746,892	

STAFFING

	FY2023	FY2024	FY2025	Tentative FY2026
RDA Director	0.00	0.00	0.00	0.30
RDA Housing Project Manager	0.60	0.60	0.60	0.60
RDA Attorney	0.00	0.00	0.00	0.33
TOTAL BUSINESS LICENSING	0.60	0.60	0.60	1.23

At a Glance:

Total Budget: \$2,866,526 | Full-Time Equivalent Employees: 1.23



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday April 15, 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 - Excused
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 Dustin Gettel called the meeting to order at 9:08 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF MARCH 4, 2025

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 JULY1, 2025 AND ENDING JUNE 30, 2026

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	Absent
Board Member Denece Mikolash	Aye
Board Member Paul Glover	Aye
Board Member Bonnie Billings	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

V. 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.

MOTION: Board Member Bonnie Billings MOVED to Table the Discussion of Final Report on Midvale Family Resource Center Improvements Grant Agreement Between the Redevelopment Agency of Midvale City and the Road Home. 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	Absent
Board Member Denece Mikolash	Aye
Board Member Paul Glover	Aye
Board Member Bonnie Billings	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

B. DISCUSSION REGARDING THE HONEYSUCKLE COFFEE CO BUSINESS LOAN

Kate Andrus said 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.



Project Summary

The Honeysuckle Coffee Co. has applied for a \$250,000 loan to build out a café and bakery, as well as to purchase kitchen equipment and café fixtures for its new location at 7511 Main S.



Project Summary

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.



Public Benefit Project

Interest free loans are available to projects identified as Public Benefit Projects, meaning that the project has demonstrated that the funding provided will contribute to significant and positive impacts on Midvale Main.

Loans over \$25,000 require the following:

- Minimum score of 60 points
- Full points in:
 - Economic Impact
 - Adaptive Reuse
 - Permanent Job Creation
 - Street Activation.



Public Benefit Project- Economic Impact

Between the three income streams (café, bakery, and smokehouse), Honeysuckle estimates generating approximately \$1,000,000 in the first year, with growth expected in subsequent years. The bakery will also supply baked goods to their two other cafés and wholesale clients.

A business like this will encourage other small, artisan businesses to operate on Midvale's Main Street. In addition, Honeysuckle is committed to partnering with other businesses on Main Street—whether by selling coffee, baked goods, or food, or by collaborating on community events. They are dedicated to being an active part of the Main Street community.

Public Benefit Project- Adaptive Reuse

Honeysuckle will transform the property at 7511 Main Street into a functioning café. Additionally, they will renovate the garage to house their bakery and smokehouse. The yard will be converted into a functional outdoor space for patrons.



Public Benefit Project- Permanent Job Creation

The Honeysuckle Coffee Co. anticipates the following staffing needs:

- 7 full-time front-of-house staff
- 1 part-time front-of-house staff
- 4 full-time bakery staff
- 3 part-time bakery staff
- 2 full-time smokehouse staff
- 2 part-time smokehouse staff



Public Benefit Project- Street Activation

This location will serve as a welcoming destination on the street for all types of patrons and will operate tentatively from 7 a.m. to 8 p.m. The business will cater to those seeking breakfast, brunch, lunch, and dinner. The café and courtyard will also be available to rent for private parties and events.

Furthermore, the courtyard will feature outdoor games, a small stage for live music, and comfortable, inviting seating.

Proposed Loan Terms

Loan Amount: \$250,000

Term: 7 Years

Interest Rate: 0%

Other Main Items:

- 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
- The Borrower shall pay equal monthly payments based on the outstanding Loan Amount.
- The 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 uses.

Proposed Loan Terms Continued

Collateral:

- The borrower pledges collateral equal to 70% of the loan amount.
- Collateral includes newly purchased equipment for the Midvale café, as well as existing equipment located at the borrower's other cafés in Sandy and Salt Lake City.
 - The collateral value of the equipment has been assessed at approximately 40% of its current market value.
 - The RDA will hold a first-position lien on the equipment.
- Collateral will also include equity in the borrower's personal residence, with the RDA holding a second-position lien.

Tim Biffert, owner of Honeysuckle Coffee Co., said he and his wife Jenn opened their Sandy location 7 years ago. They are passionate about coffee and food; they hope to bring that passion to Main Street in Midvale. They want people to think about Honeysuckle Coffee as their own and be a place for families to gather and get to know their community.

Chair Dustin Gettel said he likes the idea of keeping the original house and remodeling it to be the coffee shop.

Kate Andrus said she will bring this matter back to a future meeting for approval.

VI. ADJOURN

MOTION: Board Member Paul Glover **MOVED** to adjourn the meeting. 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.

The meeting adjourned at 9:13 p.m.

Rori L. Andreason, MMC
City Recorder
Approved this May 6, 2025.



REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

May 6, 2025

SUBJECT: Consider **Resolution No. 2025-03RDA** approving the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and The Honeysuckle Coffee Co.

ITEM TYPE: Action

SUBMITTED BY: Kate Andrus, RDA Director

SUMMARY:

Agency staff received a \$250,000 loan proposal from Honeysuckle Coffee Co. The application was reviewed and evaluated against the program's guidelines and criteria, and staff confirmed that the applicant met and exceeded the minimum threshold required for consideration. The proposal demonstrates strong potential to support the attraction, growth, and enhancement of businesses within the Main Street Area. Based on this evaluation, agency staff determined that the proposal qualifies for the 0% interest loan incentive.

A term sheet outlining the proposed loan terms was presented to the Board for discussion on April 15, 2025. Since then, the term sheet has been updated to include details regarding the collateral securing the loan. Additionally, the repayment terms have been amended to state that the first payment will be due on the earlier of: a) the first day of the first full month following the opening of the business, or b) December 1, 2025, to account for the construction timeline of the project. The revised term sheet is now being presented to the Board for 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.

Recommended Motion

"I move that we pass Resolution No. 2025-03RDA approving the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and Honeysuckle Coffee Co. LLC."

Attachments:

Resolution 2025-03RDA
Term Sheet
Amortization Schedule
Public Benefit Impact

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION NO. 2025-03RDA**

**A RESOLUTION APPROVING THE TERM SHEET FOR A LOAN AGREEMENT
BETWEEN REDEVELOPMENT AGENCY OF MIDVALE CITY AND THE
HONEYSUCKLE COFFEE CO. LLC.**

WHEREAS, the Redevelopment Agency of Midvale City (“Agency”) was created to transact the business and exercise the powers provided for in 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 October 6, 2020, the Agency adopted Resolution 2020-11RDA, adopting the Main Street Community Development Area Budget; and

WHEREAS, on September 7, 2021, the Agency adopted Resolution 2022-17RDA, approving the Midvale Main Business Loan Program (the “Program”); and

WHEREAS, on January 16, 2024, the Agency adopted Resolution 2024-RDA, approving Amendments to the Midvale Main Business Loan Program; and

WHEREAS, the Program seeks to incentivize desired businesses and business improvements through low-interest loans to activate and revitalize Midvale’s Main Street area; and

WHEREAS, funds available in the amount of \$ 2.25 million were loaned from the Bingham Junction Project Area to the Main Street Project Area to be utilized as loans for eligible businesses and upon completion of the program, will be repaid to the Bingham Junction Project Area; and

WHEREAS, the Honeysuckle Coffee Co. LLC applied for a loan through the Program in the amount of \$250,000 for tenant improvements to the cafe and bakery as well as needed equipment and fixtures; and

WHEREAS, the Agency reviewed the submitted application and supporting documents and believes that the funds loaned to The Honeysuckle Coffee Co. LLC will contribute to the revitalization of the Midvale Main Street CDA Project Area.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, that the Board of Directors does hereby approve the Term Sheet for a Loan Agreement with The Honeysuckle Coffee Co. LLC and authorizes the Chief Administrative Officer and Executive Director to execute loan agreement based on the Term Sheet, subject to such other terms and conditions as recommended by Agency’s legal counsel.

Passed and Adopted by the Board of Directors of the Redevelopment Agency of Midvale City, State of Utah, this 6th day of May, 2025.

Dustin Gettel,
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the RDA Board:	“Aye”	“Nay”
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Bonnie Billings	_____	_____
Denece Mikolash	_____	_____

Midvale City Redevelopment Agency

Term Sheet for Loan Agreement

(The Honeysuckle Coffee Co, LLC)

Borrower:	The Honeysuckle Coffee Co LLC (Borrower)
Lender:	Redevelopment Agency of Midvale City (Lender)
Loan Amount:	\$250,000.00
Interest Rate:	0% Interest
Term:	7 Years
Payments:	Borrower shall pay to RDA equal monthly payments of principal and interest based on the outstanding Loan Amount.
First Payment	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) December 1, 2025.
Security:	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 at their two other cafés located at 8745 South 700 East, unit #2, Sandy, UT 84070 and 1588 S. Main St. suite #101, Salt Lake City UT 84115. The lender will hold a first-position lien on all equipment. Collateral will also include equity in the borrower's personal residence located at 8822 S. Cameo Way, Sandy, UT 84093 , on which the lender will hold a second-position lien. A detailed breakdown of the pledged collateral is provided in the attached Collateral Schedule. The loan shall be secured by a UCC-1 filing on the equipment and by a Loan Agreement, Security Agreement and Promissory Note on the personal residence.
Late Fee:	Borrower agrees to pay a late payment fee equal to five percent (5%) of the late amount, if payment is received after the 15 th 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:	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	The loan must have a personal guarantee from all owners with over 20% equity in the business.

Use of Proceeds	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 Exhibit A. 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	Defaulting on the loan will result in the loss of collateral.
Miscellaneous	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. 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. Borrower shall comply with all other terms outlined in the Midvale Main Business Loan Program guidelines.

Collateral Schedule

Equipment					
Description	Model Number	Condition	Quantity	Original Cost	Collateral Value (40% of current value)
La Marzocco Linea PB ABR Espresso Machine	Linea PB 2av	New	1	\$23720.00	\$9,488.00
Mahlkoiniq E80, Supreme	E80S	New	2	\$5798.00	\$2,319.20
Pitcher Rinser	EPPR724	New	1	\$198.88	\$79.55
The Complete Rinser Install Kit	SKU: EPPR724	New	1	\$61.60	\$24.64
Aquatech RO water purifier system	*custom	New	1	\$3500.00	\$1,400.00
Anfim Luna Grinder	Alba - White (SKU: anf705741albwht)	New	1	\$1399.00	\$559.60
Mahlkoiniq EK 43	MAHLKONIG_EK 43_W	New	1	\$1949.00	\$779.60
Curtus G4 Double Brewer	WILG4TP1T10W3 100	New	1	\$2361.00	\$944.40
Scotsman 30" ice machine	CU3030SA-1	Used	1	\$1000.00	\$400.00
Regency Plumbing and hardware Purified Water Dispenser	#600GFWS41012	New	1	\$194.00	\$77.60
Fellow EKG Brew Kettle		New	2	\$400.00	\$160.00
Waffle Iron	Carnival King WBM26	New	1	\$350.00	\$140.00
Waterloo 10" x 14" x 10" 3 Compartment Undermount Sink	ITEM# : 750UMB 31018	New	1	\$172.49	\$69.00
Waterloo Deck Mount Faucet, 12" Gooseneck Spout, 4" Centers	ITEM#:750FD41 2G	New	1	\$104.99	\$42.00
Regency 14" x 16" x 10" One Compartment Undermount Sink	Item#:600UMB1 1420	New	1	\$82.99	\$33.20

Waterloo 10" x 14" x 5" One Compartment Undermount Sink	Item#:750UMB1 518	New	1	\$79.00	\$31.60
Waterloo Deck Mount Faucet with 8" Gooseneck Spout and 8" Centers	Item#: 750FD88 G	New	2	\$257.98	\$103.19
E.L. Mustee 65M 36" White Fiberglass Mop Sink with Drain Shelf	Item #: 64265MMFR number MFR #: 65M	New	1	\$179.00	\$71.60
Waterloo Wall-Mounted Mop Sink Faucet with 8" Centers	Item #: 750FMS8	New	3	\$314.97	\$125.99
Halifax EXHO648 Type 1 Commercial Kitchen Hood - 6' x 48"	Item#: 421EXHO648	New	1	\$5458.00	\$2,183.20
Merrychef High-Speed Accelerated Cooking Countertop Oven	E4S Series	Used	1	\$2750.00	\$1,100.00
Cooking Performance Group GM-CPG-24-NL 24" Gas Countertop	Cooking Performance Group GM-CPG-24-NL	New	1	\$659.00	\$263.60
48" 2-drawer refrigerator Chef Base	Avantco CBE-48-HC	New	1	\$1739.00	\$695.60
Square Register	Square Point-of-sale	New	2	\$799.00	\$319.60
16 in. USB Cash Drawer	APG VB554A- BL1616	New	2	\$299.00	\$119.60
AAWFHRIE SAFE	25ENS	New	1	\$52.99	\$21.20
True, 1-Door reach-in fridge	TTSR-23SD-N6	Receipt #1	1	\$2388.10	\$286.57
Pastry Display Fridge 82", curved glass	Avantco DLC82-HC-B	New	1	\$3279.00	\$1,311.60

VEVOR Commercial Ice Cream Machine 5.3 to 7.4Gal per Hour Soft	Model: YKF-8218T	New	1	\$1120.99	\$448.40
Double door 48” undercounted fridge	Avantco SS-UC-48F- HC	New	1	\$1999.00	\$799.60
38” Wide Double Door Upright Fridge	Avantco A-35R-HC 39 1/2	New	1	\$2549.00	\$1,019.60
36” Wide Sandwich Deli Fridge	Avantco SS- PT-36M-HC 36	New	1	\$1659.00	\$663.60
4 tier stone deck oven (Doyon)	Doyon 2T4, 2T4 Artisan 4 Stone 37 1/2" Deck Oven - 8	New	1	\$56987.00	\$22,794.80
Duke oven/proofer combo	613E3XX/PFB-2	Used/Own	1	\$1300.00	\$156.00
36” 6 burner Gas Range oven combo	Cooking Performance Group CO36-N, CO36-N Natural Gas 6 Burner 36"	Used	1	\$900.00	\$360.00
Hood-Halifax LSCHO648 Type 1 Low Ceiling Sloped Fron Kitchen w/ Short Cycle Makeup Air- 6' x 48” and kid fire suppression	EXHO648	New	1	\$5458.00	\$2,183.20
Metro Proofer food warmer	Metro C5 1 Series	Used		\$650.00	\$260.00
10’ X 12’ X 7’-2” walk in cooler	QC101272	New	1	\$9,269.00	\$3,707.60
Continental Double 60” under counter fridge	RA60N	Used/Own	1	\$1000.00	\$120.00
Turbo Air Maximum 2- door reach-in freezer	M3F47-2-N	Used	1	\$2500.00	\$1,000.00

1 Door reach in fridge	MBF8004GR	Used	1	\$2219.00	\$887.60
Steelton 57" 3-Compartment Corner Sink with 2 Drainboards - 18" x 18" x 12" Bowls	Steelton, item #: 522S31818LRC	New	1	\$799.00	\$319.60
Waterloo 1.15 GPM Wall-Mounted Faucet w/ Add- On Center Faucet	Item #: 750PRW812	New	1	\$336.49	\$134.60
Main Street Equipment HTUC High-Temp. UC Dishwasher	541HTUC30	New	1	\$2500.00	\$1,000.00
E.L. Mustee 63M 24" Wt. Fiberglass Mop Sink	Item #: 64263M MFR number MFR #: 63M	New	1	\$164.99	\$66.00
Regency 17" x 15" Wall-Mounted Hand Sink with Gooseneck Faucet and Side Splash	Item #: 600HS17SP	New	3	\$327.00	\$130.80
60 Qt. Mixer	Avantco MX60SHKIT	New	1	\$5499.00	\$2,199.60
135 Qt. Spiral Mixer	Univex, SSL80-02	Used	1	\$5000.00	\$2,000.00
21 Qt. Prep Pal Mixer	Atosa PrepPal PPM-20	Used/Own	1	\$1049.00	\$251.76
Robot Coupe	Robot Coupe - 4581 R2N	New	1	\$1375.00	\$550.00
Robot Coupe	Robot Coupe - 4581 R2N	Used/Own	1	\$1003.00	\$240.72
Kutano Oil Fryer	PATRIOT PT-F4-NG	New	1	\$649.00	\$259.60
Estella Floor Reversible Dough Sheeter	DSF78	New	1	\$2999.00	\$1,199.60
Metal Outdoor 1000 Gallon Primitive Pits Smoker	1000GOS	New	1	\$13000.00	\$5,200.00

Regency 17" x 15" Wall-Mounted Hand Sink with Gooseneck Faucet and Side Splash	Item #: 600HS17SP	New	3	\$327.00	\$130.80
Steelton 57" 3-Compartment Corner Sink with 2 Drainboards - 18" x 18" x 12" Bowls	Steelton, item #: 522S31818LRC	New	1	\$799.00	\$319.60
Regency 33" One Compartment Floor Mop Sink - 28" x 20" x 6"	Item #: 600SM20286	New	1	\$352.49	\$141.00
27" Wide Sandwich Deli Fridge - mega top	Beverage-Air SPE27HC-12M-B Elite Series, 1 Door	New	1	\$2767.00	\$1,106.80
Counter top food warmer	Avantco BMFW3 36" Electric Bain, 3 Half Size Wells	NEW	1	\$329.00	\$131.60
Metro Proofer food warmer	Metro C5 1 Series	Used	1	\$650.00	\$260.00
Square Register	Square Point-of-sale	New	1	\$799.00	\$319.60
16 in. USB Cash Drawer	APG VB554A- BL1616	New	2	\$299.00	\$119.60
AAWFHRIE SAFE	25ENS	New	1	\$52.99	\$21.20
La Marzocco Linea MP Manual Espresso Machine	Linea 2EE/H	Used/Own	1	\$10175.00	\$1,221.00
La Marzocco Linea EE Semi-Auto Espresso Machine	Linea 2EE	Used/Own	1	\$8333.33	\$3,000.00
Mahlkoiniq EK 43, Bulk & Espresso Grinder	MAHLKONIG_EK43_W	Used/Own	2	\$2776.72	\$888.55
Mahlkoiniq E80 Espresso Grinder	E80S	Used/Own	1	\$2975.00	\$952.00

Ice Maker, Cube Style, Air Cooled 162 LB/24HRS	HOSHKM-160BAJ	Used/Own	1	\$2137.86	\$513.09
Frozen Drink Machine. 3 Gallon Hopper	BUNN34000.0012	Used/Own	1	\$2076.92	\$498.46
Mahlkoiniq Peak Espresso Grinder	E80S	Used/Own	1	\$1400.00	\$168.00
Mahlkoiniq K30 Vario Espresso Grinder	K30V	Used/Own	1	\$8333.33	\$3,000.00
Niche Whole Bean Grinder	Niche Zero	Used/Own	1	\$499.00	\$159.68
Niche Whole Bean Grinder	Niche Zero	Used/Own	1	\$600.00	\$192.00
2-door glass front reach in fridge	Beverage Air PR48-1AS	Used/Own	1	\$1995.00	\$638.40
1-door reach in Freezer	Atosa MBF8001GR	Used/Own	1	\$1715.17	\$411.64
Sandy Prep Fridge	Kutano kut 27 1 D PT	Used/Own	1	\$850.00	\$272.00
Pastry Display fridge	Avantco 178DLC36HCW	Used/Own	1	\$1449.00	\$579.60
Double Bulk Coffee Brewer	Fetco cbs-2032e	Used/Own	1	\$0.00	\$0.00
Bun H5X Water tower	Bunn H5X	Used/Own	1	\$863.25	\$276.24
Sandy 2 door under counter fridge	Kalvinator KCUC48R	Used/Own	1	\$6000.00	\$720.00
SLC Deli Fridge	True TSSU-27-08-HC	Used/Own	1	\$1250.00	\$400.00
SLC 1-door reach in fridge	Atosa MCF8705GR	Used/Own	1	\$1400.75	\$560.30
SLC 1-door under counter fridge	True TUC-27	Used/Own	1	\$600.00	\$72.00
Curtis G4 ThermoPro One Gallon Single Coffee Brewer	G4TP1S63A3100	Used/Own	1	\$1500.00	\$540.00
Bun H5X Water tower	H5X	Used/Own	1	\$750.00	\$240.00
Beverage-air 48" Under counter Refrigerator	Beverage-air HFC134A	Used/Own	1	\$1895.00	\$606.40

Square Register	Order Number: US-887077432	Used/Own	1	\$799.00	\$255.68
Square Register	Order Number: US-169520443	Used/Own	1	\$799.00	\$255.68
2- door under counter fridge (sandy)	Continental -0212	Used/Own	1	\$495.00	\$198.00
Total					\$90,271.70

Real Property				
Address	Appraised Value	Available Equity	Owners	Collateral Value
8822 S. Cameo Way, Sandy, UT 84093	\$718,333.00	\$142,930.00	Timothy and Jennifer Biffert	\$84,728.30
Total				\$84,728.30

Total Collateral	\$175,000.00
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EXHIBIT A

Capital Expenses	\$250,993
Cafe Bar Equipment	\$63,325
Bakery Equipment	\$107,641
Bakery, BBQ and Cafe Produ...	\$5,100
Barbecue Equipment	\$28,734
Furniture and decor	\$24,338
Cafe Build Out	\$21,855

Proposed Loan

Debt Assumptions		
Loan Amount	250,000	
Interest Rate	0.00%	0.00%

Proposed Loan	Amount	Interest	Project Proceeds
Loan #1	\$250,000	\$ -	\$ (250,000)

Loan Amount Issued	\$ 250,000
Costs of Issuance	\$0
Total Amount	\$ 250,000
Total	\$ 250,000

Month	Principal	Interest Rate	Interest	Total P+I
1	\$2,976	0.00%	\$0	\$2,976
2	\$2,976	0.00%	\$0	\$2,976
3	\$2,976	0.00%	\$0	\$2,976
4	\$2,976	0.00%	\$0	\$2,976
5	\$2,976	0.00%	\$0	\$2,976
6	\$2,976	0.00%	\$0	\$2,976
7	\$2,976	0.00%	\$0	\$2,976
8	\$2,976	0.00%	\$0	\$2,976
9	\$2,976	0.00%	\$0	\$2,976
10	\$2,976	0.00%	\$0	\$2,976
11	\$2,976	0.00%	\$0	\$2,976
12	\$2,976	0.00%	\$0	\$2,976
13	\$2,976	0.00%	\$0	\$2,976
14	\$2,976	0.00%	\$0	\$2,976
15	\$2,976	0.00%	\$0	\$2,976
16	\$2,976	0.00%	\$0	\$2,976
17	\$2,976	0.00%	\$0	\$2,976
18	\$2,976	0.00%	\$0	\$2,976
19	\$2,976	0.00%	\$0	\$2,976
20	\$2,976	0.00%	\$0	\$2,976
21	\$2,976	0.00%	\$0	\$2,976
22	\$2,976	0.00%	\$0	\$2,976
23	\$2,976	0.00%	\$0	\$2,976
24	\$2,976	0.00%	\$0	\$2,976
25	\$2,976	0.00%	\$0	\$2,976
26	\$2,976	0.00%	\$0	\$2,976
27	\$2,976	0.00%	\$0	\$2,976
28	\$2,976	0.00%	\$0	\$2,976
29	\$2,976	0.00%	\$0	\$2,976
30	\$2,976	0.00%	\$0	\$2,976
31	\$2,976	0.00%	\$0	\$2,976
32	\$2,976	0.00%	\$0	\$2,976
33	\$2,976	0.00%	\$0	\$2,976
34	\$2,976	0.00%	\$0	\$2,976
35	\$2,976	0.00%	\$0	\$2,976

36	\$2,976	0.00%	\$0	\$2,976
37	\$2,976	0.00%	\$0	\$2,976
38	\$2,976	0.00%	\$0	\$2,976
39	\$2,976	0.00%	\$0	\$2,976
40	\$2,976	0.00%	\$0	\$2,976
41	\$2,976	0.00%	\$0	\$2,976
42	\$2,976	0.00%	\$0	\$2,976
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46	\$2,976	0.00%	\$0	\$2,976
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48	\$2,976	0.00%	\$0	\$2,976
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70	\$2,976	0.00%	\$0	\$2,976
71	\$2,976	0.00%	\$0	\$2,976
72	\$2,976	0.00%	\$0	\$2,976
73	\$2,976	0.00%	\$0	\$2,976
74	\$2,976	0.00%	\$0	\$2,976
75	\$2,976	0.00%	\$0	\$2,976
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78	\$2,976	0.00%	\$0	\$2,976
79	\$2,976	0.00%	\$0	\$2,976
80	\$2,976	0.00%	\$0	\$2,976
81	\$2,976	0.00%	\$0	\$2,976
82	\$2,976	0.00%	\$0	\$2,976

83	\$2,976	0.00%	\$0	\$2,976
84	\$2,976	0.00%	\$0	\$2,976
	\$ 250,000		\$ -	\$ 250,000

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 course, 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 on 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.