



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.

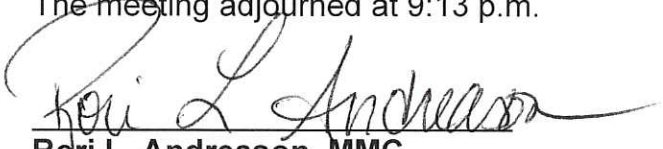
Chair Dustin Gettel said he likes the idea of keeping the original house and remodeling it to be the coffee shop.

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 May 6, 2025.

