



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday May 6, 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 - Excused

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, City Recorder; Garrett Wilcox, City Attorney; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Laura Magness, Communications Director; Jerimie Thorne, Deputy Public Works Director; Kate Andrus, RDA Director; Wendelin Knobloch, Planning Director; Chief April Morse, UPD; and Juan Rosario, Systems Administrator.

6:30 p.m. – RDA WORKSHOP

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 said 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.

Tessa Nicolaides and Mike Young expressed appreciation for the funds from Midvale City. Tessa discussed what they used the funds for. Tessa said they have been able to serve more families with the new appliances these funds provided for. She also discussed the bed bug oven that has been very valuable.

The workshop adjourned at 6:46 p.m.

Chair Gettel called the meeting to order at 8:51 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

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 said 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 recommended adopting the Tentative Budget for the Redevelopment Agency of Midvale City for Fiscal Year 2026.

FISCAL IMPACT:

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



RDA Operations

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	

RDA Bingham Junction

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	

RDA Jordan Bluffs

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)	

RDA Main Street

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%
Reimburse 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%
FUND BALANCE - CONTRIBUTION TO (USE OF)	(286,931)	278	(752,696)	0	752,696	

RDA City-Wide Housing

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	

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

There were no public comments

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

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

MOTION: Board Member Bonnie Billings **Moved** to Adopt Resolution No. 2025-02RDA Adopting the Tentative Budget for the Redevelopment Agency of Midvale City for the fiscal year ending June 30, 2026. The motion was **SECONDED** by Board Member Bryant Brown. 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	Absent
Board Member Bryant Brown	Aye
Board Member Denece Mikolash	Aye

The motion passed unanimously.

IV. CONSENT AGENDA

A. CONSIDER MINUTES OF APRIL 15, 2025

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

MOTION: Board Member Paul Glover MOVED to approve the consent agenda. The motion was **SECONDED** by Board Member Bonnie Billings. 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	Absent

The motion passed unanimously.

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 said 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.



Redevelopment Agency of Midvale City

**The Honeysuckle Coffee
Co. Business Loan**

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.



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) **December 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 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.

Fiscal Impact

The current program budget is \$1.5 million. 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.

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.



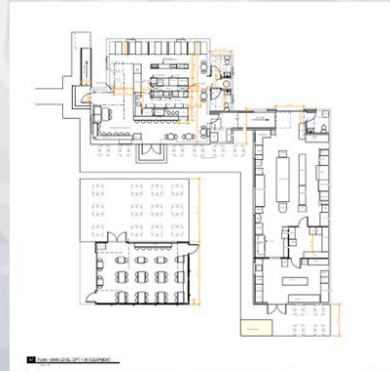
Public Benefit Project- Economic Impact

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.



MOTION: Board Member Bonnie Billings **MOVED** to Approve 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. LLC 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:

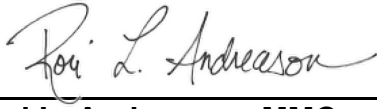
Board Member Bonnie Billings	Aye
Board Member Paul Glover	Aye
Board Member Heidi Robinson	Absent
Board Member Bryant Brown	Aye
Board Member Denece Mikolash	Aye

The motion passed unanimously.

VII. 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 9:06 p.m.



Rori L. Andreason, MMC
City Recorder

Approved this June 3, 2025.

