



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday July 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; Laura Magness, Communications Director; Glen Kennedy, Public Works Director; Aubrey Ruiz, RDA Program Manager; Kate Andrus, RDA Director; Branden Anderson, City Engineer; Vanessa Guevara, Community Coalition?; Chief April Morse, UPD; and Josh Short, Network Administrator.

Chair Gettel called the meeting to order at 7:35 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 JUNE 3, 2024

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.

IV. DISCUSSION ITEM

A. DISCUSSION REGARDING THE SALT FIRE BREWERY BUSINESS LOAN.

Aubrey Ruiz said the Agency has received a business loan request from SaltFire Brewing, a local brewery, for the maximum amount of \$250,000. Agency staff and the Loan Committee have reviewed and evaluated the loan application based on the program guidelines. The Agency has determined that the applicant has met the requirements outlined in the guidelines to present to the RDA Board for consideration. As the requested loan amount exceeds \$25,000, the terms of the loan agreement are being presented to the RDA Board for discussion and eventual final approval.

SaltFire Brewing has applied for a loan to complete necessary improvements to the building located at 7584 Main St., enabling it to function as a bar and restaurant. The use of funds includes a kitchen build-out, purchasing bar equipment and furniture, as well as signage and branding. The funds will also be used to cover State and County licensing fees for the new location as well as initial staff salaries. SaltFire plans to sublease 50% of the space to Cutthroat Burger LLC to provide quality food to the guests at a reasonable price.

Staff review concluded that the application exceeded the minimum requirements to request the full amount of the loan. As a desired business type for Midvale Main, the funds will help to draw in more foot traffic to the street and provide more business opportunities for both the existing and new businesses within the area.

In conclusion, the loan application for SaltFire Brewery received strong scores from the committee regarding the Public Benefit Criteria in the following area:

- 1) Economic Impact
- 2) Public Amenities
- 3) Beautification
- 4) Street Activation

These scores qualify the applicant for a 0% interest incentive.

Based on these findings, Agency Staff and the loan committee recommend approving the full amount of the loan for \$250,000 to SaltFire Brewery, with the terms attached in the Term Sheet. This recommendation is being made based on the comprehensive review of the supporting documents provided by the applicant regarding the business plan and financial stability. Loan authorization will be contingent upon the legal review of the Term Sheet, which will be brought back to 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 SaltFire Brewery. This will bring the current overall budget for the Revolving Loan Program to \$1 million to be loaned to additional projects.



Saltfire Brewing Co.

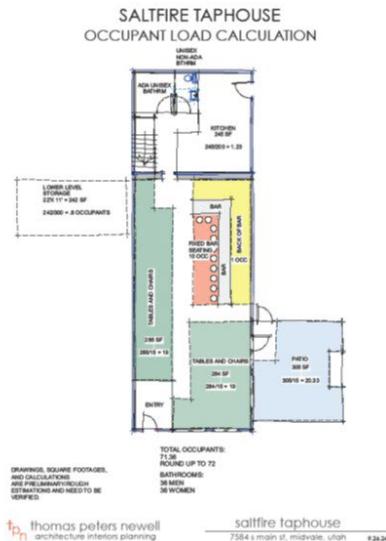
- Established 2016
- Current location: 2199 West Temple, South Salt Lake, UT 84115
- Owner/Operator: Ryan Miller



Background

- Secondary location – Bar & Restaurant (21+)
 - Working with Cutthroat Burger LLC to provide food.
- Applicant requesting \$250,000.00 loan.
- Application meets all requirements and Loan Committee has recommended approval with a 0% interest rate.
- Additional conditions were added to the Term Sheet to ensure that the use of funds is allocated as Agency staff sees fit.

Proposed Layout Concept



Business Plan

- Estimated Year 1 Profit: \$600,000
- Grand Opening Goal: 6 months
- Open 7 days a week
 - Mon-Thurs 11 AM – 10 PM
 - Fri-Sat 11 AM- 11 PM
 - Sunday (brunch) 10 AM – 9 PM
- Job Creation (7-10 permanent positions):
 - Kitchen staff: 1-2 cooks
 - Front of House Staff: 2-3 servers/hosts
 - Bar Staff: 1-3 bartenders
 - Head Chef
 - General Manager

Draft Term Sheet

Additional Conditions:

- To maintain a 0% interest rate all conditions must be met annually, for the 7-year term of the loan.
 - 5% (\$12,500) spent throughout the life of the loan on advertising/marketing
 - Minimum of 3 events held per year (i.e. live music, beer fests, etc.)
 - Rotating gallery of local artists' work for sale
 - Participation in all RDA hosted Midvale Main events

Approved Collateral

- The borrower pledges collateral equal to 100% of the loan amount.
- Collateral includes existing equipment located at the borrower's brewery in South 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.

Ryan Miller, owner of SaltFire Brewing, said they are excited to get something going here on Main Street.

V. 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 7:48 p.m.



Rori L. Andreason, MMC
City Recorder



Approved this August 5, 2025.