



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday August 5, 2025

Council Chambers
7505 S Holden Street
Midvale, Utah 84047

CHAIR: Dustin Gettel

BOARD MEMBERS: Board Member Paul Glover
Board Member Bonnie Billings
Board Member Denece Mikolash
Board Member Bryant Brown
Board Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, City Recorder; Charlie Cressall, Deputy 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; Meggie Troili, RDA Project Manager; Cody Hill, Economic Development Director; Wendelin Knobloch, Planning Director; Chief Randy Thomas, UPD; and Juan Rosario, Systems Administrator.

Chair Gettel called the meeting to order at 7:43 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

Samantha Hobush, Midvale resident, said she wanted to share how important bicycles are to her family. She is asking for support to build a pump track. A pump track is for bike riding, it's free, low maintenance, and inclusive track for all. This type of track was built in West Valley City for around \$200,000. This would be an asset at the Copperview site or the Adams Street park. This project would fit well with the Uplift Midvale program. She has started a petition for a pump track with 63 signatures already.

Council Member Bryant Brown asked if Midvale owns the Adams Street park. The Copperview location is owned by Salt Lake County.

Nate Rockwood said yes, Midvale City owns Adams Street park.

III. CONSENT AGENDA

A. Consider Minutes of July 15, 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	Aye
Board Member Denece Mikolash	Aye
Board Member Paul Glover	Aye
Board Member Bonnie Billings	Absent
Board Member Heidi Robinson	Aye

The motion passed unanimously.

IV. ACTION ITEM

A. Consider *Resolution No. 2025-06RDA* Approving the Term Sheet for a Business Loan Agreement between the Redevelopment Agency of Midvale City and Saltfire Brewing Co.

Aubrey Ruiz said the Agency has received a business loan proposal from Saltfire Brewing Co., a local brewery, for the amount of \$250,000. Agency staff and the Loan Committee have reviewed and evaluated the loan application based on the program guidelines. The application has met and exceeded the minimum requirements for consideration. The proposal demonstrates great promise for both future and existing businesses on Midvale Main Street, bringing in more visitors, beatifying the street, and engaging with the community on a regular basis. After careful consideration, based on these findings, the Agency and the Loan Committee have determined that the loan qualifies for the 0% interest rate loan incentive.

A term sheet outlining the proposed loan terms was presented to the Board for discussion on July 15, 2025. Since then, the term sheet has been modified slightly to outline the amount of the loan that is required to be spent on marketing and advertising over the loan term of 7 years. 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 Saltfire Brewing Co. This will bring the current overall budget for the Revolving Loan Program to \$1 million to be loaned to additional projects.



Revolving Loan Program – Saltfire Brewery Co.

Saltfire Brewing Co.

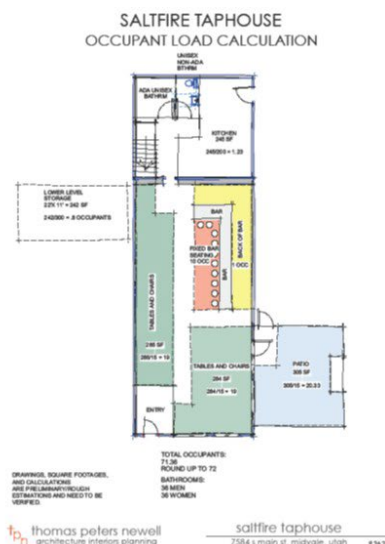
- Established 2016
- Current location: 2199 West Temple, South Salt Lake, UT 84115
- Owner/Operator: Ryan Miller



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

- | | |
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| <ul style="list-style-type: none">• Estimated Year 1 Profit: \$600,000• Grand Opening Goal: 6 months• Open 7 days a week<ul style="list-style-type: none">• Mon-Thurs 11 AM – 10 PM• Fri-Sat 11 AM- 11 PM• Sunday (brunch) 10 AM – 9 PM | <ul style="list-style-type: none">• Job Creation (7-10 permanent positions):<ul style="list-style-type: none">• 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.

MOTION: Board Member Heidi Robinson **MOVED** to pass Resolution No. 2025-06RDA Approving the Term Sheet for a Business Loan Agreement between the Redevelopment Agency of Midvale City and Anvil Brewing Co. LLC DBA Saltfire Brewing Co. 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 Bryant Brown	Aye
Board Member Denece Mikolash	Aye
Board Member Paul Glover	Aye
Board Member Bonnie Billings	Absent
Board Member Heidi Robinson	Aye

The motion passed unanimously.

VI. ADJOURN

MOTION: Board Member Paul Glover **MOVED** to adjourn the meeting. The motion was **SECONDED** by Board Member 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 7:53 p.m.

Proceedings of Redevelopment Agency Board Meeting
August 5, 2025



Rori L. Andreason, MMC
City Recorder



Approved this September 2, 2025.