



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
October 7, 2025**

Public Notice Is Hereby Given that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on **October 7, 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 October 6, 2025.**

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

6:00 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. CONSENT AGENDA

A. Consider Minutes of September 16, 2025 — **[Rori Andreason, HR Director/City Recorder]**

IV. ACTION ITEM

A. Consider **Resolution No. 2025-10RDA** Approving Amendments to the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and The Honeysuckle Coffee Co., LLC. — **[Aubrey Ruiz/RDA Program Manager]**

B. Consider **Resolution No. 2025-11RDA** Approving the term sheet for an Adaptive Reuse loan agreement between the Redevelopment Agency of

Midvale City and 7511 Main Street, LLC. — ***[Aubrey Ruiz/RDA Program Manager]***

V. 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.

VI. 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: October 2, 2025

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



REDEVELOPMENT AGENCY MEETING
Minutes
Tuesday September 16, 2025

Council Chambers
7505 S Holden Street
Midvale, Utah 84047

CHAIR: Dustin Gettel

BOARD MEMBERS: Board Member Paul Glover
Board Member Bonnie Billings - Excused
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; 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; Chief April Morse, UPD; and Matt Pierce, IT Director.

Chair Gettel called the meeting to order at 7:05 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 was excused.

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF SEPTEMBER 2, 2025

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. DISCUSSION ITEM

A. DISCUSSION REGARDING THE TERM SHEET FOR AN ADAPTIVE REUSE LOAN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND 7511 MAIN STREET, LLC.

Aubrey Ruiz said on January 16, 2024, the RDA Board approved the Midvale Main Adaptive Reuse Loan Program. Since its approval, Agency staff received a loan request from Jeff Beck with 7511 Main Street, LLC for \$250,000. Agency staff has reviewed and evaluated the loan application against the program guidelines and criteria, confirming that the applicant successfully met the required threshold for consideration. Given that the loan request exceeds \$25,000, the terms of the loan agreement are now presented for discussion and approval by the RDA Board.

7511 Main Street, LLC, the applicant, is the owner of the property located at 7511 S. Main Street. The applicant intends to rebuild the structure to meet all current Building & Safety requirements. This construction is essential for activating Midvale Main, focusing on the realms of food, retail, and events. The planned renovations are extensive, covering structural upgrades, new framing, new plumbing, drywall installation, new electrical, new flooring, and modernized bathrooms.

The property at 7511 S Main Street will be leased to Honeysuckle Coffee Co. LLC. The residential building will be repurposed into a commercial coffee shop by day and a Carolina BBQ restaurant by night. The outdoor green space will be transitioned into patio seating. These strategic improvements aim to create an inviting and dynamic environment, fostering the success of Midvale Main as a vibrant hub for various activities.

As part of Agency staff's review, it was concluded that the application exceeded the minimum required score threshold outlined in the Adaptive Reuse Loan Program Guidelines. The application received high scores in the Public Benefit Criteria, demonstrating that these funds will contribute significantly to creating a sense of place within the Main Street project area. This contribution involves shaping redevelopment, enhancing arts and culture, preserving, and celebrating history, and providing or supporting spaces for people to gather.

The loan proposal from 7511 Main Street, LLC received strong scores under the Public Benefit Criteria, attaining full points in the areas of 1) Economic Impact, 2) Historic Character, 3) Beautification, and 4) Street Activation, making it a qualified applicant for the 0% incentive.

Considering these findings, Agency staff recommend approving a loan of \$250,000 to 7511 Main Street LLC, with the terms outlined in the attached Term Sheet. This recommendation is based on a review of the applicant's proposal and supporting financial documents by Agency staff.

Fiscal Impact:

The current budget for the revolving loan programs is \$1 million to be utilized for individual loans. If this loan is approved, the RDA will provide a \$250,000 loan to 7511 Main Street, LLC. In addition, the Agency Board is currently closing a business loan of \$250,000 for Honeysuckle Coffee Co. LLC. With loan approval, this will bring the current fund balance for the revolving loan programs to \$750,000 available for additional projects.



Project Summary

7511 Main Street, LLC plans on using the funds to reconstruct the existing building for safe tenant occupation.



Loan Terms

Loan Amount: \$250,000

Term: 7 Years

Interest Rate: 0 %

Use of Funds: To reconstruct the residential structure located at 7511 S Main Street. Provide structural renovations to the residential space and provide any upgrades to the existing garage structure.

Other Items:

- Borrower agrees to submit receipts, invoices, or other reasonable evidence as requested the RDA to verify that the Loan is being used for the permitted use.
- Borrower provided collateral to proposed loan ratio of 100%.



Economic Impact:

- Rehabilitation of distressed building – Much needed structural, exterior, and interior updates will revitalize Main Street.
- New Restaurant – Owner will lease the space to a local restaurant/coffee shop called Honeysuckle Coffee Co. who will sell coffee, baked goods, and Carolina Style BBQ.
- Venue Space – Owner/tenant will activate the courtyard for local arts, live musicians, and customer seating.



Public Amenities:

- Gathering space and Public Amenity – The tenant will be activating the courtyard as an outdoor dining and garden area. The space will be open to all customers and provide an appealing site to see for passersby.
- Public Art Amenity – Tenant will initiate concerts and live music performances during warm weather months.



Adaptive Reuse:

- Reconstruction will maintain the character of Main Street while providing a new café and local restaurant.

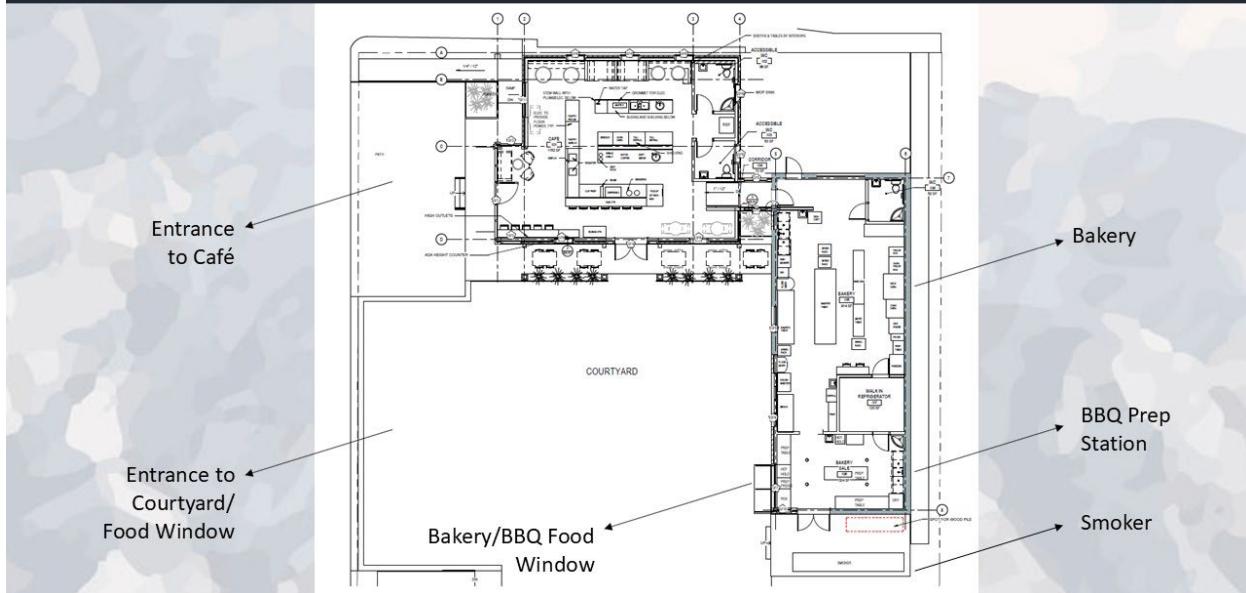
Historic Preservation:

- Maintaining the unique layout of the current structures by reconstructing the building in the same floor plan, the residential feeling will be preserved.

Beautification:

- An updated façade and new signage will create a welcoming presence to the street .

Proposed Floor Plan



Board Member Bryant Brown said he is excited to see this coming to Main Street and would like board members to look outward for other areas in Midvale that would benefit from an adaptive reuse approach to development.

Chair Dustin Gettel said the Zions Bank building on Grant Street would be perfect for an adaptive reuse project.

Board Member Heidi Robinson said this will fill a gap at the north end of Main Street.

Chair Dustin Gettel asked if there was a plan to mitigate the smoke or smell from the smoked meat that could possibly affect the surrounding neighborhood?

Jeff Beck, owner of 7511 Main Street, LLC, said he doesn't have an answer to that; the hope is that people will smell the BBQ and will come to eat. He said they are hoping to open next summer. He expressed his appreciation to the Board.

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 7:16 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this October 7, 2025.



REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

October 7, 2025

SUBJECT: Consider Resolution No. 2025-10RDA approving amendments to the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and The Honeysuckle Coffee Co, LLC.

ITEM TYPE: Action

SUBMITTED BY: Aubrey Ruiz, RDA Program Manager

SUMMARY:

On May 6, 2025, the RDA Board approved a \$250,000 loan at a 0% interest rate for Honeysuckle Coffee Co, LLC. Since then, the term sheet has been updated regarding the repayment terms. The 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) July 1, 2026. This change accounts for the updated construction timeline of the project. The revised term sheet is now being presented to the Board for approval.

Fiscal Impact:

N/A

Recommended Motion

“I move that we pass Resolution No. 2025-10RDA approving amendments to the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and Honeysuckle Coffee Co. LLC.”

Attachments:

Resolution 2025-10RDA

Term Sheet

Amortization Schedule

Public Benefit Impact

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION NO. 2025-10RDA**

**A RESOLUTION APPROVING THE AMENDED TERM SHEET FOR A BUSINESS
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, on May 6, 2025, the Agency adopted Resolution 2025-03RDA, approving the zero percent (0%) interest loan for the Honeysuckle Coffee Co. LLC, in the amount of \$250,000 for tenant improvements; and

WHEREAS, the date of first payment has been updated in the amended term sheet to account for the Borrower’s opening date which is dependent upon the construction timeline for the property located at 7511 S. Main Street, Midvale, UT 84047; and

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, that the Board of Directors does hereby approve the amended Term Sheet for a Loan Agreement with The Honeysuckle Coffee Co. LLC and authorizes the Chief Administrative Officer and Executive Director to execute a 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 7th day of October, 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) July 1, 2026.
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	<p>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.</p> <p>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.</p>
Default	<p>Defaulting on the loan will result in the loss of collateral.</p>
Miscellaneous	<p>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.</p> <p>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.</p> <p>Borrower shall comply with all other terms outlined in the Midvale Main Business Loan Program guidelines.</p>

Collateral Schedule

Equipment

Description	Model Number	Condition	Quantity	Original Cost	Collateral Value (40% of current value)
La Marzooco 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 Marzooco Linea MP Manual Espresso Machine	Linea 2EE/H	Used/Own	1	\$10175.00	\$1,221.00
La Marzooco 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
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	\$ 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 for 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.



REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

October 7, 2025

ITEM TYPE: Action

SUBJECT: Consider **Resolution No. 2025-11RDA** approving the term sheet for an adaptive reuse loan agreement between the Redevelopment Agency of Midvale City and 7511 Main Street, LLC.

SUBMITTED BY: Aubrey Ruiz, RDA Program Manager

SUMMARY:

On January 16, 2024, the RDA Board approved the Midvale Main Adaptive Reuse Loan Program. Since its approval, the Agency has disbursed one loan for \$250,000 and has started collecting repayment. Agency staff has reviewed and evaluated the loan application for 7511 Main Street, LLC, against the program guidelines and criteria, confirming that the applicant successfully met the required threshold for consideration. Given that the loan request exceeds \$25,000, the terms of the loan agreement are now presented for discussion and approval by the RDA Board.

7511 Main Street, LLC, the applicant, is the owner of the property located at 7511 S. Main Street. The applicant intends to rebuild the structure to meet all current Building & Safety requirements. This construction is essential for activating Midvale Main, focusing on the realms of food, retail, and events. The planned renovations are extensive, covering structural upgrades, new framing, new plumbing, drywall installation, new electrical, new flooring, and modernized bathrooms.

The property at 7511 S Main Street will be leased to Honeysuckle Coffee Co. LLC. The residential building will be repurposed into a commercial coffee shop by day and a Carolina BBQ restaurant by night. The outdoor green space will be transitioned into patio seating. These strategic improvements aim to create an inviting and dynamic environment, fostering the success of Midvale Main as a vibrant hub for various activities.

As part of Agency staff's review, it was concluded that the application exceeded the minimum required score threshold outlined in the Adaptive Reuse Loan Program Guidelines. The application received high scores in the Public Benefit Criteria, demonstrating that these funds will contribute significantly to creating a sense of place within the Main Street project area. This contribution involves shaping redevelopment, enhancing arts and culture, preserving and celebrating history, and providing or supporting spaces for people to gather.

The loan proposal from 7511 Main Street, LLC received strong scores under the Public Benefit Criteria, attaining full points in the areas of 1) Economic Impact, 2) Historic Character, 3) Beautification, and 4) Street Activation, making it a qualified applicant for the 0% incentive.

Considering these findings, Agency staff recommend approving a loan of \$250,000 to 7511 Main Street LLC, with the terms outlined in the attached Term Sheet. This recommendation is based on a review of the applicant's proposal and supporting financial documents by Agency staff.

Fiscal Impact:

The current budget for the revolving loan programs is \$1 million to be utilized for individual loans. If this loan is approved, the RDA will provide a \$250,000 loan to 7511 Main Street, LLC. In addition, the Agency Board is currently closing a business loan of \$250,000 for Honeysuckle Coffee Co. LLC. With loan approval, this will bring the current fund balance for the revolving loan programs to \$750,000 available for additional projects.

Recommended Motion

“I move that we suspend the rules and pass Resolution No. 2025-11RDA approving the term sheet for an adaptive reuse loan agreement between the Redevelopment Agency of Midvale City and 7511 Main Street, LLC.”

Attachments:

Resolution No. 2025-11RDA

Term Sheet

Amortization Schedule

Public Benefit Impact

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION NO. 2025-11RDA**

**A RESOLUTION APPROVING THE TERM SHEET FOR A LOAN AGREEMENT
BETWEEN REDEVELOPMENT AGENCY OF MIDVALE CITY AND 7511 MAIN
STREET, 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 1.5 million dollars 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 7511 Main Street, LLC applied for a loan through the Program in the amount of \$250,000 for reconstruction of the existing structure including necessary structural upgrades; and

WHEREAS, the Agency reviewed the application and supporting documents submitted and believes that the funds loaned to the 7511 Main Street, LLC will contribute to the revitalization of the Midvale Main Street CDA Project Area; and

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 7511 Main Street, 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 7th day of October, 2025.

Dustin Gettel,
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the Council: “Aye” “Nay”

Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Denece Mikolash	_____	_____

Midvale City Redevelopment Agency
Term Sheet for Loan Agreement
(7511 Main Street LLC)

Borrower:	7511 Main Street LLC (Borrower)
Lender:	Redevelopment Agency of Midvale City (Lender)
Loan Amount:	\$250,000.00
Interest Rate:	0% Interest
Term:	7 Years
Payments:	<p>1. Borrower shall pay to RDA equal monthly payments of principal and interest based on the outstanding Loan Amount.</p>
First Payment	<p>2. The first payment shall be the sooner of: a) The first day of the first full month following obtaining the certificate of occupancy for any portion of the building located at 7511 S. Main Street or b) June 1, 2026.</p>
Security:	<p>3. Borrower pledges the equity from property located at 7511 S Main Street, Midvale, UT 84047 as collateral with a loan ratio of 100%. The lender agrees that this loan will be subordinate to borrower's additional financing for this project. Additional loans shall not exceed maximum equity of building including the lender's equity share in the property.</p>
Late Fee:	<p>4. Borrower agrees to pay a late payment fee equal to five percent (5%) of the late amount, if payment is received after the 15th 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.</p>
Prepayment:	<p>5. 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.</p>
Personal Guarantee	<p>6. The Loan must have a personal guarantee from the borrower.</p>
Use of Proceeds	<p>7. Borrower shall use the proceeds of the Loan for the permitted uses which includes a complete rebuild of the existing structure.</p> <p>8. 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.</p>

Default	9. Defaulting on the Loan will result in the loss of collateral.
Miscellaneous	<p>10. The Borrower shall maintain a diverse and active tenancy comprising retail, food, and event-based businesses within the secured property during the term of this Loan. The composition of tenants should reasonably align with the originally approved business types.</p> <p>11. In the event that the Borrower loses a tenant during the term of this Loan, the Borrower shall diligently make efforts to secure a replacement tenant of the same business type within a period of one (1) year from the date of vacancy.</p> <p>12. In the event that the Borrower fails to maintain a tenant of the agreed-upon business types, the interest rate on the loan shall be adjusted. Specifically, if any of the tenants deviate from the specified business types, the interest rate will revert to prime rate + 1.5%.</p> <p>13. Borrower shall have executed and delivered to Lender the Loan documents in a form satisfactory to Lender. The personal guarantee shall have executed and delivered to Lender the Guaranty in a form satisfactory to Lender.</p> <p>14. Borrower's personal guarantee shall pay any outstanding balance of the loan amount in the event that the collateral is no longer viable.</p> <p>15. Borrower shall comply with all other terms outlined in the Midvale Main Adaptive Reuse Loan Program guidelines.</p> <p>16. The disbursement of loan funds is contingent on the compliance and approvals of the plans and construction materials with the Midvale City Planning Department.</p>

7511 Main Street: Public Impact

Economic Impact: We believe that through rehabilitating and transforming the existing house and garage into a cafe, bakery and BBQ shop, it will have an enormous economic impact on Main Street Midvale. We are already seeing the energy that our other projects are having on driving local and regional traffic to the street and we feel like having this concept anchor the north end of the street will further solidify the idea that Main Street is one of the hottest up and coming areas in the valley.

Public Amenities: By bringing another food concept to the street, it will further encourage customers to explore the street, either by coming directly to this location or wanting to explore the rest the street has to offer. We plan on activating the outdoor dining and garden areas into an amazing space for people to hang out and enjoy the vibe of the street. It will be open to the public who choose to shop at the restaurants. It will benefit everyone walking by and every customer that visits any of these spaces. The tenant plans on activating the outdoor space with music and concerts in the summer months.

Preservation: We have looked at various projects for this property. Several have shown us tearing down the existing structures. We ultimately decided on preserving the existing house and garage and creating a unique experience for the street. We feel the best places in the world have diverse offerings concentrated on the same street. This will certainly create that diversity. We also feel how the buildings are currently built on the lot; it creates a very unique border for what will be an amazing courtyard. We anticipate a lot of energy and community gathering because of the existing environment that exists and that will be enhanced.

Beautification: The existing structure and property appear to be quite blighted and don't create a great first impression on the street. By remodeling the existing structures and courtyard, it will create the right first impression for the street and complement the other projects (public and private) that have recently been completed on the north end of the street.

Educational based Business: The tenant will offer cooking and coffee making classes.

Sustainability: Remodeling vs. Rebuilding is better for the environment. It creates less waste and uses less resources. We believe because we are remodeling, rather than rebuilding, this is considered a sustainable project

Street Activation: We believe the design of the courtyard, with the outdoor dining, will activate the street in a unique way. When we program concerts and musicians it will further activate the street.

Proposed Loan

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

Proposed Loan	Amount	Interest	Project Proceeds
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77	\$2,976	0.00%	\$0	\$2,976
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