



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.

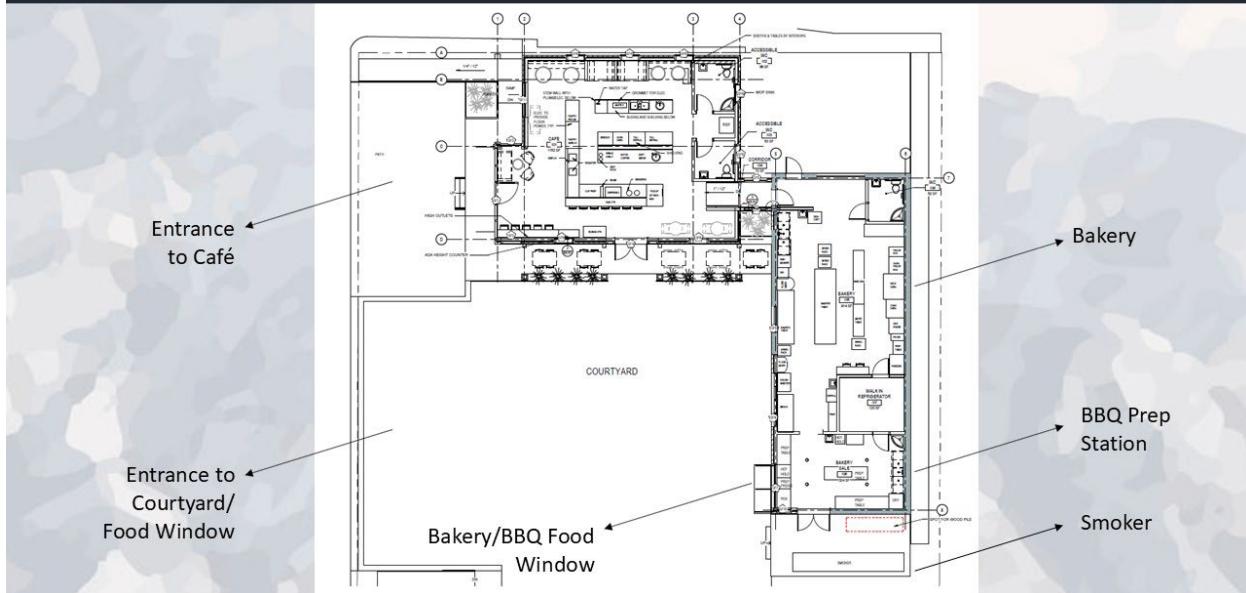
Historic Preservation:

- 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.