



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday October 7, 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; Jerimie Thorne, Deputy Public Works Director; Aubrey Ruiz, RDA Program Manager; Kate Andrus, RDA Director; Wendelin Knobloch, Planning Director; Chief April Morse, UPD; and Josh Short, Network Administrator.

Chair Gettel called the meeting to order at 9:30 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 16, 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

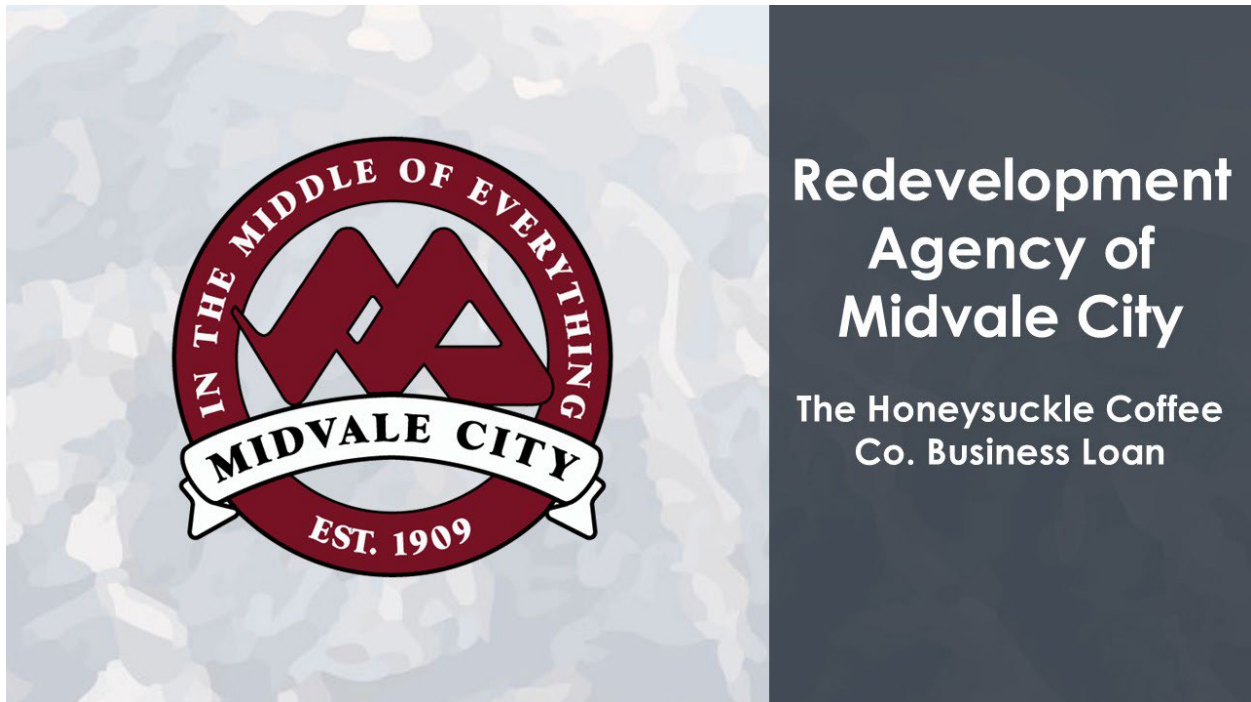
Board Member Bonnie Billings
Board Member Heidi Robinson
The motion passed unanimously.

Absent
Aye

IV. ACTION ITEMS

**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 said 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.



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.



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) **July 1, 2026**
- 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.

MOTION: Board Member Heidi Robinson **MOVED** to 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. 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 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.

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.

Aubry Ruiz said 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.



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

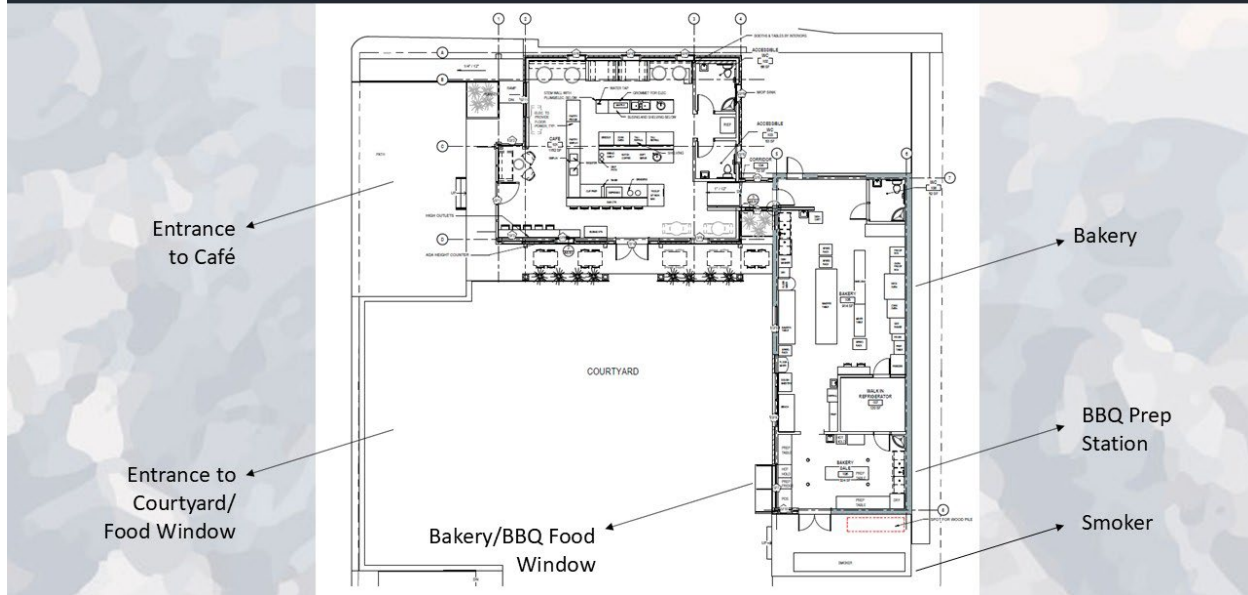
Interest Rate: 0 %

Other 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) **June 1, 2026**
- 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%.



Proposed Floor Plan



MOTION: Board Member Heidi Robinson **MOVED** to 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. 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 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.

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 9:36 p.m.



Rori L. Andreason, MMC
City Recorder



Approved this October 21, 2025.