



## REDEVELOPMENT AGENCY MEETING

### *Minutes*

Tuesday December 2, 2025

Council Chambers  
7505 S Holden Street  
Midvale, Utah 84047

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**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 - Excused

**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; Kate Andrus, RDA Director; Wendelin Knobloch, Planning Director; Chief April Morse, UPD; Chief Jason Mazuran, UPD; and Matt Pierce.

Chair Gettel called the meeting to order at 6:48 p.m.

**I. GENERAL BUSINESS**

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

**II. PUBLIC COMMENTS**

There was no one who desired to speak.

**III. CONSENT AGENDA**

**A. CONSIDER MINUTES OF NOVEMBER 18, 2025**

**B. CONSIDER RESOLUTION NO. 2025-13RDA ESTABLISHING A TIME AND PLACE FOR HOLDING MIDVALE REDEVELOPMENT AGENCY MEETINGS FOR THE 2026 CALENDAR YEAR.**

**MOTION:** Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Bonnie Billings. 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	<b>Aye</b>
Board Member Denece Mikolash	<b>Aye</b>
Board Member Paul Glover	<b>Aye</b>
Board Member Bonnie Billings	<b>Aye</b>

**Board Member Heidi Robinson**  
**The motion passed unanimously.**

**Absent**

**IV. ACTION ITEM**

**A. CONSIDER RESOLUTION NO. 2025-14RDA APPROVING THE TERM SHEET FOR A BUSINESS LOAN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND GREEK STREAK TAVERNA, LLC.**

Kate Andrus said agency staff received a \$80,000 loan proposal from Greek Streak Taverna LLC. The application was reviewed and evaluated against the program's guidelines and criteria, and staff confirmed that the applicant met and exceeded the minimum threshold required for consideration. The proposal demonstrates strong potential to support the attraction, growth, and enhancement of businesses within the Main Street Area. Based on this evaluation, agency staff determined that the proposal qualifies for the 2% interest loan incentive.

A term sheet outlining the proposed loan terms was presented to the Board for discussion on November 18, 2025. The finalized term sheet is now being presented to the Board for approval.

**Fiscal Impact:**

The current program budget is \$750,000 to be utilized for individual loans. If approved, the RDA will provide a \$80,000 loan to Greek Streak Taverna LLC. This will bring the current overall budget for the revolving loan program to \$670,000 to be loaned to additional projects.



Revolving Loan  
Program –  
Greek Streak Taverna LLC

## Proposed Loan Terms

### Terms:

- \$80,000 loan
- 2% interest rate
- 7-year loan
- First Payment Date:
  - First day of the first full month following the opening of the business OR June 1, 2026
- 100% of requested loan amount is covered by collateral.

## Recommended Motion

“I move that we pass Resolution No. 2025-14RDA approving the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and Greek Streak Taverna, LLC.”

## Greek Streak Taverna



- Established 2016
- Current location: 185 E Cache Valley Blvd, STE 100, Logan, UT 84341
- Owner/Operator: Mario Trejo

## Background

- Secondary location – Restaurant
  - Main Level of Corner & 6th Apartments
    - 7487 S Main Street
  - Greek Style Food
- Applicant has owned and operated first location for over 9 years.
- Actively partners with current neighboring businesses to cross-promote.

## Draft Term Sheet

### Terms:

- \$80,000 loan
- 2% interest rate
- 7-year loan
- First Payment Date:
  - First day of the first full month following the opening of the business OR June 1, 2026
- 100% of requested loan amount is covered by collateral.



## Business Plan

- |  |  |
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| <ul style="list-style-type: none"><li>• <b>Grand Opening Goal:</b><ul style="list-style-type: none"><li>• May or June 2026</li></ul></li><li>• <b>Open 7 days a week</b><ul style="list-style-type: none"><li>• Mon-Sun 11 AM – 10 PM</li><li>• Extended Weekend hours if needed</li></ul></li><li>• <b>Job Creation:</b><ul style="list-style-type: none"><li>• 8-12 positions</li><li>• Mix of full-time and part-time</li></ul></li></ul> | <ul style="list-style-type: none"><li>• <b>Community Engagement</b><ul style="list-style-type: none"><li>• Participation in Street Events</li><li>• Hosting Community events<ul style="list-style-type: none"><li>• Ex: Tasting Events (local breweries)</li></ul></li><li>• Partnership/Collaboration with local artists and businesses</li></ul></li></ul> |
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### Approved Collateral

- The borrower pledges collateral equal to 100% of the loan amount.
- Collateral includes equity in the borrower's personal residence, with the RDA holding a second-position lien.
  - Position confirmed by Title Report.

**MOTION:** Board Member Bonnie Billings **MOVED** to Pass Resolution No. 2025-14RDA Approving the Term Sheet for a Business Loan Agreement Between the Redevelopment Agency of Midvale City and Greek Streak Taverna. 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:

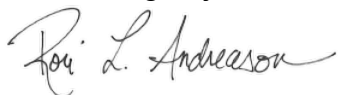
Board Member Bryant Brown	Aye
Board Member Denece Mikolash	Aye
Board Member Paul Glover	Aye
Board Member Bonnie Billings	Aye
Board Member Heidi Robinson	Absent

The motion passed unanimously.

### VI. ADJOURN

**MOTION:** Board Member Paul Glover **MOVED** to adjourn the meeting. The motion was **SECONDED** by Board Member Bonnie Billings. Chair Gettel called for discussion on the motion. There being none he called for a vote. The motion passed unanimously.

The meeting adjourned at 6:51 p.m.



Rori L. Andreason, MMC  
City Recorder



Approved this January 6, 2026.