



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday January 6, 2026

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; Garrett Wilcox, City Attorney; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Laura Magness, Communications Director; Glen Kennedy, Public Works Director; Wendelin Knobloch, Planning Director; Chief April Morse, UPD; and Josh Short, Network.

Chair Gettel called the meeting to order at 8:17 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF DECEMBER 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	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

IV. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2026-01RDA APPROVING AMENDMENTS TO THE TERM SHEET FOR A BUSINESS LOAN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND SALTFIRE BREWING CO.

Aubrey Christensen said on August 5, 2025, the RDA Board approved a \$250,000 loan at a 0% interest rate for Saltfire Brewing Co. Since then, the term sheet has been updated regarding the repayment terms and the disbursement schedule. 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) May 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.

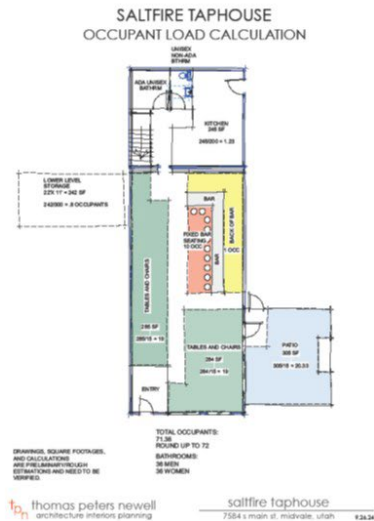


Saltfire Brewing Co.

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



Proposed Layout Concept



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.

Updated 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) **May 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%.

Terms Continued

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

Updated Disbursement Schedule

Loan Amount: \$250,000

Initial Disbursement: **\$70,000**

Progress Payments: **(3) \$60,000/each**

Additional Information:

- **Initial Upfront Disbursement of \$70,000 made as an upfront payment to initiate project activities and operations.**
- **Subsequent Progress Payments shall be disbursed in three (3) progress payments of \$60,000 each. Each progress payment may be made once prior disbursed funds have been expended for Permitted Uses and that the overall project and business launch are advancing in accordance with the approved plan.**

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.

Board Member Bryant Brown said he would like to get an update every 6-8 weeks on the progress of the businesses on Main Street that the city is giving loans to.

Board Member Heidi Robinson said existing businesses on Main Street would like updates on activities like construction that may impact on their business.

Aubrey Christensen said that would be possible.

MOTION: Board Member Denece Mikolash MOVED to approve RESOLUTION NO. 2026-01RDA Approving Amendments to the Term Sheet for a Business Loan Agreement Between the Redevelopment Agency of Midvale City and Saltfire Brewing Co. LLC. 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	Aye
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 8:29 p.m.



Rori L. Andreason, MMC
City Recorder

Approved this January 20, 2026.

