



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

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**REDEVELOPMENT AGENCY OF MIDVALE CITY  
MEETING AGENDA  
February 17, 2026**

**Public Notice Is Hereby Given** that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on **February 17, 2026** 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 February 16, 2026.**

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 February 3, 2026 — ***[Rori Andreason, HR Director/City Recorder]***

**IV. ACTION ITEM**

A. Consider **Resolution No. 2026-02RDA** Approving Midvale Main Street Activation Grant Program — ***[Moira Gray, Economic Development/RDA Project Manager]***

B. Consider **Resolution No. 2026-03RDA** Approving Proposed Amendments to the Main Street Façade Improvement Program — ***[Aubrey Christensen, 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](http://Midvale.Utah.gov) and the State Public Notice Website at [pmn.utah.gov](http://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: F e b r u a r y 1 2 , 2026**

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



## REDEVELOPMENT AGENCY MEETING

### *Minutes*

Tuesday February 3, 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; Charlie Cressall, Deputy City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Laura Magness, Communications Director; Chief April Morse, UPD; Chief Nathan Kay, UFA; and Juan Rosario, Systems Administrator.

Chair Gettel called the meeting to order at 8:48 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 JANUARY 6, 2026**

**MOTION:** Board Member Paul Gettel **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	<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	<b>Aye</b>

**The motion passed unanimously.**

**IV. DISCUSSION ITEMS**

**A. DISCUSSION REGARDING PROPOSED MIDVALE MAIN STREET  
ACTIVATION GRANT PROGRAM.**

Moirra Gray said the Redevelopment Agency has seen an increased interest among business and property owners on Midvale Main Street in hosting their own events. Staff have developed the Midvale Main Street Activation Grant in order to support Midvale Main Street business owners and tenants in executing their own public events through providing partial funding. These events would take place on Midvale Main Street, within the Midvale Main Street Community Development Area. Grant amounts would be on a reimbursement basis, with a maximum of \$1,000 per event, but not more than 50% of an event's expenses.

**This grant program will:**

- Further activate Midvale Main Street
- Increase foot traffic
- Expose new people to Midvale Main Street
- Maintain event momentum in between City-run events

**Eligible Applicants:**

- Applicants must be owners or tenants of real property located within the Main Street Project Area.

**Eligible Activities Must:**

- Take place on Midvale Main Street, within the Midvale Main Street Project Area
- Be primarily focused on programming which supports the RDA's goals and vision
- Be open to the public
- Obtain all necessary permits, if applicable

**Eligible Uses of Funds:**

- Marketing and community engagement
- Materials and supplies
- Art and decorations
- Stipends for artists/performers/experts/educators, etc.

**Terms:**

- Reimbursement basis
- Maximum grant award of \$1,000.00
- Grant award cannot exceed 50% of the total cost of the event

**FISCAL IMPACT:**

Staff request a budget of \$3,000 for the program's inaugural year.



## Discussion Regarding Proposed Midvale Main Street Activation Grant Program

### Background

#### **Program Development:**

- Increased interest in hosting events by Midvale Main business community

#### **Program Goals:**

- Activate Midvale Main and bring more foot traffic to the street
- Expose new people to Midvale Main Street
- Maintain momentum in between City-run public events
- Increase in frequency of public without an untenable increase in staff time and attention



# Midvale Main Street Activation Grant Program

## Terms

- Reimbursement Basis
- Maximum grant award of \$1,000.00, but not to exceed 50% of total cost of event

## Eligibility

- Property owners or tenants within the Main Street Project Area
- Must have current property tax (property owners) or business license (business owners)
- Must be in good financial standing with the City and past vendors
- Must have obtained all relevant licenses / permits for all events within the past 3 years

# Eligible Activities

## Eligible Activities

- Located on Midvale Main Street and within the Midvale Main Street CDA
- Must be primarily focused on programming that supports the RDA's goals and vision
- Must be open to the public\*

## Ineligible Activities

- Private events not open to the public
- Events, organizations, and event applicants that have a history of sustained complaints from previous years from residents, event vendors, and City staff shall not be eligible.

## Eligible Uses of Funds

### Eligible Uses of Funds

- Marketing and community engagement
- Materials and supplies
- Art and decorations
- Stipends for artists/performers/experts/educators, etc.

### Ineligible Uses of Funds

- Staffing or operating expenses
- Profit margin
- Fundraisers that directly benefit the applicant

## Selection Criteria

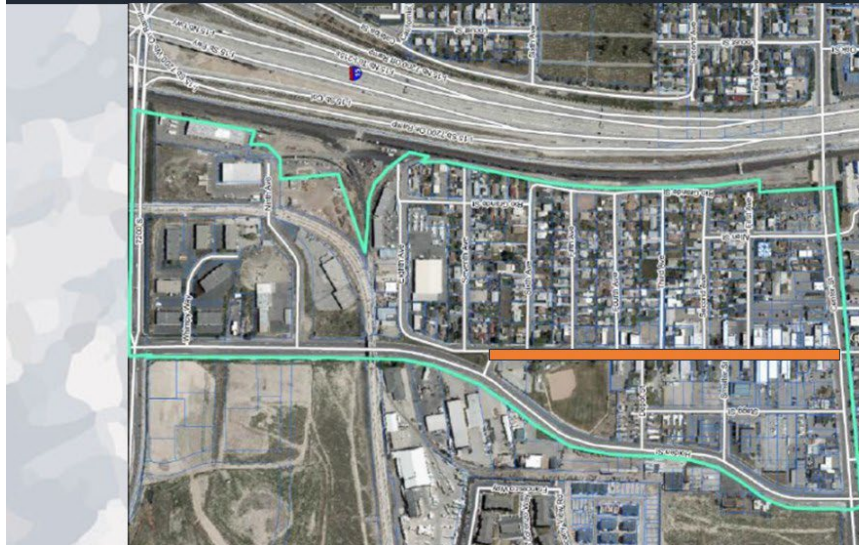
- Level of private investment utilized for the project.
  - Applicants providing more than a 50% match may receive higher priority.
- The potential impact the project will have on the Midvale Main Street CDA Project Area.
- Whether the applicant has been awarded activation grants in the recent past.
- Whether the applicant can demonstrate a financial need (if assessed, additional information may be required).



## Selection Process

1. Applicants will submit an application with a project outline, timeline, cost estimate, etc.
2. Eligible projects will be reviewed by the Midvale Main Street Activation Advisory Board.
3. Advisory Board will provide a recommendation on if proposed project should receive an award and the funding amount.
4. RDA's Board of Directors will determine final approval, funding amount, and any additional terms.
5. After applicant enters into the Agreement they have 120 days to complete the event.

## Project Area Boundaries vs. Main Street



Board Member Bryant Brown said he would like to be clear that Midvale City is not endorsing an event.

Chair Dustin Gettel interrupted to acknowledge the fact that the council chambers smelled like natural gas. He thinks it would be wise to evacuate the building.



Board Member Bryant Brown asked Moira Gray and Aubrey Christensen if their discussion items could wait until the next meeting.

Moira Gray and Aubrey Christensen both said yes.

**MOTION: Board Member Bryant Brown MOVED to TABLE the discussion items A and B for two weeks and 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.**

**VI. ADJOURN**

The meeting adjourned at 8:58 p.m.

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**Rori L. Andreason, MMC**  
**City Recorder**

Approved this February 17, 2026.



## REDEVELOPMENT AGENCY OF MIDVALE SUMMARY REPORT

Meeting Date: February 17, 2026

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### **SUBJECT:**

Consider Resolution No. 2026-02RDA Approving Midvale Main Street Activation Grant Program

### **SUBMITTED BY:**

Moira Gray, Economic Development & RDA Project Manager

### **SUMMARY:**

The Redevelopment Agency has seen an increased interest among business and property owners on Midvale Main Street in hosting their own events. Staff have developed the Midvale Main Street Activation Grant in order to support Midvale Main Street business owners and tenants in executing their own public events through providing partial funding. These events would take place on Midvale Main Street, within the Midvale Main Street Community Development Area. Grant amounts would be on a reimbursement basis, with a maximum of \$1,000 per event, but not more than 50% of an event's expenses.

### **This grant program will:**

- Further activate Midvale Main Street
- Increase foot traffic
- Expose new people to Midvale Main Street
- Maintain event momentum in between City-run events

### **Eligible Applicants:**

- Applicants must be owners or tenants of real property located within the Main Street Project Area.

### **Eligible Activities Must:**

- Take place on Midvale Main Street, within the Midvale Main Street Project Area
- Be primarily focused on programming which supports the RDA's goals and vision
- Be open to the public
- Obtain all necessary permits, if applicable

### **Eligible Uses of Funds:**

- Marketing and community engagement
- Materials and supplies

- Art and decorations
- Stipends for artists/performers/experts/educators, etc.

**Terms:**

- Reimbursement basis
- Maximum grant award of \$1,000.00
- Grant award cannot exceed 50% of the total cost of the event

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**FISCAL IMPACT:**

Staff request a budget of \$3,000 for the program's inaugural year.

**RECOMMENDED MOTION:**

"I move that we suspend the rules\* and pass Resolution No. 2026-02RDA approving the Midvale Main Street Activation Grant Program."

\*Suspending the rules is necessary as the previous discussion item was cut short due to an emergency

**ATTACHMENTS:**

Resolution 2026-02RDA

Midvale Main Street Activation Program Outline

Agreement for the Award of Grant Under the Main Street Activation Program

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY  
RESOLUTION NO. 2026-02RDA**

**A RESOLUTION APPROVING THE MIDVALE MAIN STREET ACTIVATION  
GRANT PROGRAM**

**WHEREAS**, the Agency was established by the Midvale City Council to carry out redevelopment initiatives and exercise its powers under the Utah Redevelopment Agencies Act; and

**WHEREAS**, on November 17, 2015, the Agency adopted Resolution 2015-13RDA, approving the Community Development Area (“CDA”) Project Area Plan for the Midvale Main Street CDA Project Area; and

**WHEREAS**, on October 6, 2020, the Agency adopted Resolution 2020-11RDA, approving the budget for the Main Street Community Development Area (“CDA”); and

**WHEREAS**, the Agency intends to launch the Midvale Main Street Activation Grant Program (the “Program”) to support the activation of the Midvale Main Street Project Area; and

**WHEREAS**, the Agency believes that the grant program will support events that contribute to the ongoing revitalization of the Midvale Main Street CDA Project Area and the Midvale City Arts and Culture District.

**NOW, THEREFORE BE IT RESOLVED** that the Board of the Redevelopment Agency of Midvale City approves the Midvale Main Street Activation Grant.

**PASSED AND APPROVED** this 17<sup>th</sup> day of February, 2026.

By: \_\_\_\_\_  
Dustin Gettel, Chief Administrative Officer

ATTEST:

\_\_\_\_\_  
Rori L. Andreason, MMC  
Secretary

Voting by the City Council

“Aye”

“Nay”

Denece Mikolash

\_\_\_\_\_

\_\_\_\_\_

Paul Glover

\_\_\_\_\_

\_\_\_\_\_

Bonnie Billings

\_\_\_\_\_

\_\_\_\_\_

Heidi Robinson

\_\_\_\_\_

\_\_\_\_\_

Bryant Brown

\_\_\_\_\_

\_\_\_\_\_



# Midvale Main Street Activation Program



## Purpose

The purpose of the Midvale Main Street Activation Program is to provide financial assistance to building owners and tenants for the execution of public events on Midvale Main Street in order to increase economic activity and public awareness of the area. The Midvale Main Street Project Area Boundaries are reflected in **Exhibit A** attached hereto and incorporated herein.

Applications are accepted on a rolling basis.

## Funding

Funding for this program will be allocated through the Redevelopment Agency of Midvale City ("RDA") budget and will be disbursed on a first-come, first-served basis until funding is exhausted. Funding will be renewed each fiscal year at the discretion of the RDA.

Funding is distributed post-performance on a reimbursement basis. Reimbursement is available up to a maximum of \$1000.00 for up to 50% of an event's expenses.

Proposals will be considered on a case-by-case basis and evaluated based on the potential of the project to further the goals of the Main Street Project Area.

## Applicant Eligibility

Applicants must be owners or tenants of real property located within the Main Street Project Area.

- Property owners' property tax payments must be current.
- Business owners and non-profit organizations must hold a valid business license issued by Midvale City.
- Event organizer/applicant must be in good financial standing with Midvale City, the RDA, and past vendors they've worked with.

- Event organizer/applicant must have obtained all relevant licenses or permits from city, state, county, and other government agencies for events within the past three years.

## Eligible Activities

**To be eligible for funding, events/activation must support the RDA's overall vision and goals, including those that:**

- Support Midvale Main Street Project Area economic development
- Bring arts, education, and technology opportunities to the community
- Create neighborhood and community unity
- Support the wellness of Midvale City residents

**Eligible activities must meet the following requirements:**

- Event/activation must occur on Midvale Main Street and be located within the Midvale Main Street Project Area
- Event/activation must be primarily focused on programming which supports the RDA's goals and vision
- Event/activation must be open to the public
- Event/activation organizer must obtain all necessary permits, if applicable.

**Types of eligible activities include, but are not limited to:**

- Outdoor Concerts
- Family Festivals
- Craft Fairs
- Holiday Markets
- Other Community Engagement Events

## Ineligible Activities

- Private events not open to the public
- Events, organizations, and event applicants that have a history of sustained complaints from previous years from residents, event vendors, and City staff shall not be eligible.

## Eligible Uses of Funds

**Eligible uses of funds can include, but are not limited to:**

- Marketing and community engagement

- Materials and supplies
- Art and decorations
- Stipends for artists/performers/experts/educators, etc.

**Ineligible uses of funds include:**

- Staffing or operating expenses
- Profit margin
- Fundraisers that directly benefit the applicant
- Alcohol

## Terms

- Maximum grant award of \$1,000.00.
- The grant award shall not exceed 50% of the total cost of the event/activation.
- Grant awards are provided as reimbursement after all associated work listed on the approved project outline has been completed and all vendor/contractor final payments have been made by the grant recipient.
- The Midvale City and the RDA assume no liability for any event/activation that is done pursuant to this program. The applicant agrees to hold both Midvale City and the RDA harmless from all liability claims.
- Recipients are responsible for all relevant city, state, county, and other government agencies permits and their associated fees.

## Process

1. Fill out and submit a completed application, which includes a written project outline and timeline. In addition to the outline and timeline, the application must be submitted with the following supporting information:
  - a. A written cost estimate including an itemized list of anticipated costs of the event/activation
  - b. If the event will be ticketed:
    - i. How much tickets will cost
    - ii. How many tickets will be available
    - iii. Anticipated proceeds
  - c. Anticipated attendance
  - d. Proposed marketing of the event/activation (including budget)
  - e. Road closure information (if necessary)
2. The submitted application will be reviewed by RDA staff for completeness and eligibility.

3. All eligible projects will be reviewed and scored during a review meeting by the Midvale Main Street Activation Advisory Board (“Advisory Board”) to assess the project’s overall contribution to the goals of the Main Street project area.
  - a. The Advisory Board is comprised of five members of RDA personnel including, but not limited to:
    - i. RDA Representative
    - ii. RDA Event Coordinator
    - iii. Midvale City Community Development Representative
    - iv. Midvale City Council Member
    - v. Midvale City Senior Management Representative
  - b. The applicant will be required to attend the Advisory Board meeting to answer any questions the Advisory Board deems necessary to make a recommendation on the proposed project.
  - c. The Advisory Board will provide a recommendation regarding whether the proposed project should receive an award and the funding amount.
  - d. The RDA’s Board of Directors will determine final approval, the funding amount, and any additional terms for an agreement.
4. Once approved by the RDA Board, the applicant must enter into a grant agreement with the RDA.
5. The event/activation activity must begin within 120 days of final approval.
6. Upon completion of the event/activation, the applicant shall submit a Main Street Activation Reimbursement Request Form. The Request Form shall be accompanied by billing documentation including, but not limited to, invoices, receipts, attendance numbers, and photos.

## Selection Criteria

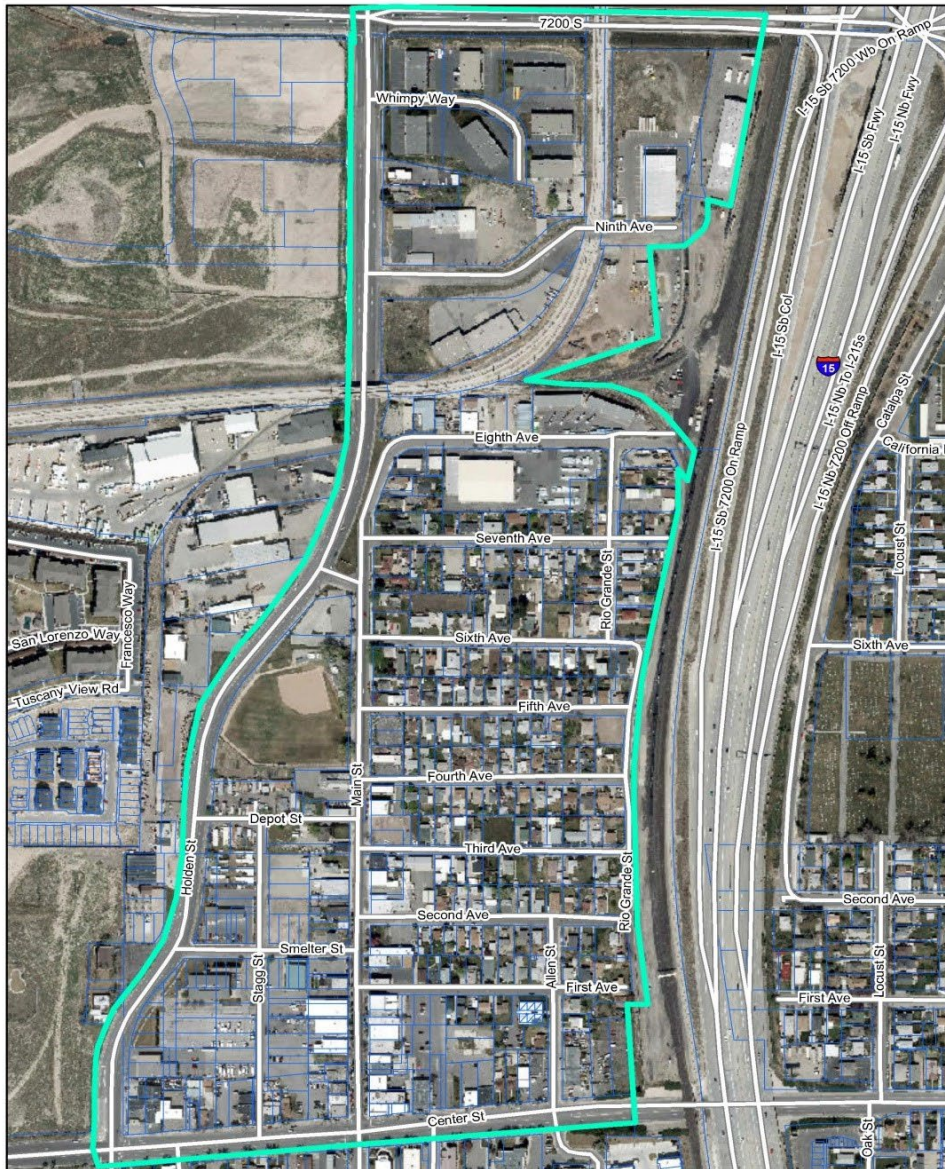
**The following aspects may be considered by the Advisory Board when evaluating the proposed project.**

- Level of private investment utilized for the project.
  - Applicants providing more than a 50% match may receive higher priority.
- The potential impact the project will have on the Midvale Main Street CDA Project Area.
- Whether the applicant has been awarded activation grants in the recent past.
- Whether the applicant can demonstrate a financial need (if assessed, additional information may be required).



## Attachment A

### Midvale Main Street Project Area Boundaries



## **AGREEMENT FOR THE AWARD OF GRANT UNDER THE MAIN STREET ACTIVATION PROGRAM**

THIS GRANT AGREEMENT (“Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ by and between \_\_\_\_\_ (“Applicant”) and the **Redevelopment Agency of Midvale City, a governmental unit organized under the laws of the state of Utah**, (“RDA” or “Agency”).

### **Recitals**

WHEREAS, the Agency was established by the Midvale City Council to carry out redevelopment initiatives and exercise its powers under the Utah Redevelopment Agencies Act; and

WHEREAS, on November 17, 2015, the Agency adopted Resolution 2015-13RDA, approving the Community Development Area (“CDA”) Project Area Plan for the Midvale Main Street CDA Project Area; and

WHEREAS, on October 6, 2020, the Agency adopted Resolution 2020-11RDA, approving the budget for the Main Street Community Development Area (“CDA”); and

WHEREAS, the Agency intends to launch the Midvale Main Street Activation Grant Program (the “Program”) to support the activation of the Midvale Main Street Project Area; and

WHEREAS, Grantee is an eligible applicant according to the eligibility criteria listed in the Program and has applied for funding through the Program to organize an event; and

WHEREAS, Agency staff have reviewed the submitted application attached hereto as **Exhibit A** and incorporated herein, and provides approval; and

WHEREAS, the Agency believes that the funds awarded to the Grantee will support an event that contributes to the ongoing revitalization of the Midvale Main Street CDA Project Area and the Midvale City Arts and Culture District.

NOW, THEREFORE, in consideration of the mutual promises outlined in this Agreement, the Parties agree as follows:

### **Grant Agreement**

1. Grant Award. The Grantee will receive funding of up to ONE THOUSAND DOLLARS (\$1,000.00) for the purposes of an events that will engage the community. Reimbursement will be provided after the event’s conclusion, subject to submission and approval of receipts and invoices. Award amount will not exceed 50% of the total event cost.
2. Allowable Uses.
  - a. Supplies and materials

- b. Marketing
  - c. Art and decorations
  - d. Stipends for artists, performers, experts, educators, or similar
3. **Effective Date.** The date this Agreement is signed by the last Party to sign it (as indicated by the date stated under that Party's signature) will be deemed the effective date of this Agreement.
4. **Expenditure Deadline.** Grantee agrees to expend funds and hold the event within two (2) months of the effective date of this Agreement.
5. **Event Requirements.** Grantee agrees to:
- a. Follow the event details as described in the approved grant application (including eligible activities). Any significant changes must receive prior written approval from RDA staff.
  - b. Ensure all marketing materials include Midvale City and Midvale Main logos and are shared with the City's Communications Director for promotion.
6. **Funding Disbursement.** Funding is provided as a reimbursement after the event, upon submission of:
- a. Receipts for materials purchased for the event.
  - b. Invoices for stipends for artists, performers, experts, educators, or similar.
7. **Grantee Responsibilities.** The Grantee is responsible for:
- a. Compliance with all Midvale City, state, and federal codes and regulations for the event.
  - b. Compliance with all permits and insurance requirements for the event.
8. **Indemnification.** The Grantee agrees to indemnify, defend, and hold harmless the RDA and its officials, officers, employees, volunteers, and agents from and against all damages, liabilities, and claims (including legal fees) arising from the Grantee's performance under this Agreement. Furthermore, Grantee shall be fully liable for the actions of its agents, officers, partners, and subcontractors, and shall fully indemnify, defend, and save harmless the RDA from all claims, losses, suits, actions, damages, and costs of every name and description arising out of Grantee's performance of this Agreement caused by any act or omission of Grantee, its agents, employees, officers, partners, or subcontractors, without loss, or damage arising hereunder due to the negligence of the RDA.
9. **Termination.** The RDA reserves the right to terminate this Agreement and withhold grant funds if the Grantee fails to comply with the terms of the Agreement or the grant guidelines. The Grantee may also terminate the Agreement but must notify the RDA in writing one week before the event.
10. **Entire Agreement.** This Agreement constitutes the entire understanding between the parties and may not be altered except through written amendments agreed upon by both parties.

By signing this Agreement, the Grantee acknowledges that they have read and understood the grant guidelines and agree to adhere to all terms set forth herein.

### **Grantee Information**

Name: \_\_\_\_\_

Event Name: \_\_\_\_\_

Event Date: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### **Signatures**

#### **Grantee:**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

#### **Redevelopment Agency of Midvale City**

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_





## REDEVELOPMENT AGENCY OF MIDVALE SUMMARY REPORT

February 17, 2026

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**SUBJECT:** Consider Resolution No. 2026-03RDA Approving Proposed Amendments to the Main Street Façade Improvement Program.

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**ITEM TYPE:** Action

**SUBMITTED BY:** Aubrey Christensen, RDA Program Manager

### **SUMMARY:**

On December 6, 2022, the RDA Board approved the Main Street Façade Improvement Program. The goal of the program is to enhance the exterior of buildings within the Main Street area to attract new businesses, support existing businesses, and make Main Street a desirable place to work, live, and shop.

On September 19, 2023, the program was brought back to the RDA Board to increase the grant award amount, solidify easement terms, and clarify desired façade locations.

Since adoption of those amendments, two projects have been completed, and two projects are currently underway. Through implementation of these projects, RDA staff has identified areas within the grant award and construction process that require additional clarification and strengthened regulation.

The Program agreement requires applicants to comply with all applicable Midvale City and State of Utah codes. During administration of the Program, the RDA identified concerns related to contractor licensure and oversight. To address these concerns, staff proposes requiring verification of licensure for all contractors identified in an applicant's submitted cost estimates. Applicants must select from one of the two contractors identified in their written estimates unless express written approval is granted by the RDA. Additionally, subcontractors may not perform work without prior RDA approval. These clarifications are intended to ensure code compliance, protect public funds, and maintain the quality of completed façade improvements.

The final proposed amendment establishes a defined construction timeline monitored by RDA staff. Two currently approved projects have remained under construction for extended periods, resulting in delays to individual renovations and overall streetscape improvements. To address this issue, the RDA proposes implementing a one (1) year construction deadline from the approved project start date. Applicants who fail to complete the project within this timeframe, and who have not received prior written approval for an extension, will forfeit eligibility for reimbursement under the grant award. This timeline is intended to encourage

applicants to apply only when plans, financing, and materials are prepared and construction can commence promptly.

Major Program Amendments:

**Compliance Clarification:**

- Verification of approved contractors' licensure prior to construction.
- Contractor selection by applicants subject to prior RDA staff approval.
- Subcontractors prohibited without prior RDA approval.

**Construction Regulation:**

- One (1) year construction deadline imposed to facilitate prompt project completion.

**Fiscal Impact:**

N/A

**Recommended Motion**

I move that we suspend the rules\* and adopt Resolution No. 2026-03RDA approving amendments to the Main Street Façade Improvement Program.

*\*It is necessary to suspend the rules because the discussion was tabled in the previous meeting and the RDA would like to proceed prior to new applications being submitted.*

**Attachments:**

Resolution No. 2026-03RDA  
Amended Main Street Façade Improvement Program (Red lines)

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY  
RESOLUTION NO. 2026-03RDA**

**A RESOLUTION APPROVING AMENDMENTS TO THE MAIN STREET FAÇADE  
IMPROVEMENT PROGRAM.**

**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 December 6, 2022, the Agency adopted Resolution 2022-17RDA approving the Main Street Façade Improvement Program (the “Program”); and

**WHEREAS**, on October 3, 2023, the Agency adopted Resolution No. 2023-15RDA approving amendments to improve the Program and enhance its viability and accessibility for eligible stakeholders; and

**WHEREAS**, the Agency has identified the need to further strengthen Program administration to ensure consistent compliance with Program requirements, responsible stewardship of public funds, and high-quality façade improvements; and

**WHEREAS**, Agency staff have prepared amendments to clarify Program Guidelines, establish clearer performance expectations, strengthen construction scheduling requirements, and provide defined timelines for project completion; and

**WHEREAS**, the proposed amendments are intended to enhance accountability, improve project delivery, and ensure that awarded funds result in timely and durable improvements within the Main Street Area; and

**WHEREAS**, the Agency believes that the Amended Main Street Façade Improvement Program will support the City and Agency’s goals within the Main Street Area.

**NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY**, that the Board of Directors does hereby authorize the Chief Administrative Officer and Executive Director to implement the proposed amendments to the Main Street Façade Improvement Program to promote and incentivize the redevelopment of Midvale City’s Main Street.

**Passed and Adopted by the Board of Directors of the Redevelopment Agency of Midvale City, State of Utah, this 17<sup>th</sup> day of February 2026.**

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Dustin Gettel,  
Chief Administrative Officer

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Matt Dahl  
Executive Director

ATTEST:

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Rori L. Andreason, MMC  
Secretary

Voting by the Board: “Aye” “Nay”

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



## Main Street Façade Improvement Program



**Purpose:** The purpose of the Main Street Façade Improvement Program is to promote the revitalization of commercial properties along Midvale’s Main Street by providing financial assistance to building owners and tenants for the improvement and maintenance of existing commercial buildings. The program will facilitate investments in the façades of buildings within the Community Development Area (“CDA”) to improve the area’s aesthetic character; attract private investment; increase property values; and increase economic activity.

**Funding:** Funding will be allocated through the RDA budget and will be disbursed on a first-come, first-serve basis until funding is exhausted. All grants awarded will require a matching dollar for dollar expenditure by the owner or tenant. In addition, an easement on the façade shall be conveyed by the property owner to the Redevelopment Agency of Midvale City.

Proposals will be considered on a case-by-case basis and evaluated based on the possibility of the project to further the goals of the Main Street CDA.

### Terms:

- Maximum grant award of \$50,000 is permitted for a façade project per property, provided that the façade faces a public street or public parking area.
  - The award cap may be increased by up to \$25,000 for buildings located on corner lots with two prominent facades
- The grant award amount shall not exceed 50% of the total cost of the improvements to the façade(s).
  - Grant awards are provided as a reimbursement after all associated work listed on the approved scope of work has been completed; all contractor liens have been released; staff has verified other documentation that all final payments have been made by the grant recipient; and the property owner has provided the RDA with a façade easement in a form acceptable to the RDA.
  - Each grant recipient agrees to maintain and keep in good repair the façade or improvements. This will ensure that any improvements funded by the RDA will remain in good condition and repair regardless of change in ownership.
    - The goals of the Main Street CDA:
      - Historical preservation of landmarks (i.e. Vincent Drug sign.)
      - Improved appearance of façades.
      - Any additions or modifications made to the exterior.

- The City of Midvale and RDA assume no liability for any work that is done pursuant to this program. The applicant agrees to hold both the City of Midvale and the RDA harmless from all liability claims.
- If the building is currently vacant, the applicant must demonstrate a plan for achieving occupancy and secure a tenant within 12 months of the project completion date with a lease of at least three years. Failure to do so by the applicant will result in the requirement to repay the grant back to the RDA.
- The applicant will complete the façade improvements within one year of construction start date unless prior approval for an extension is approved by the RDA.

**Oversight:** The program will be managed by the Redevelopment Agency of Midvale City with administrative participation by the Main Street Façade Improvement Advisory Board.

**Main Street Façade Improvement Advisory Board:** The Advisory Board will consist of five members:

RDA Representative  
 City Planner  
 RDA Board Member  
 Community Development Representative  
 Main Street Business Alliance Representative

Other members might be brought on to provide insight depending on the project. These include the City Engineer, the Public Works Director, a historic representative, a Planning Commission member, and those involved in design, construction, use, or maintenance.

### **Eligibility:**

- Applicants must be owners or tenants of real property located within the Main Street CDA.
- Property tax payments must be current.
- Business owners must hold a valid business license.
- Applicants must possess and provide proof of ownership. If a tenant, proof of ownership must be verified by the building owner and a copy of the lease agreement provided to the RDA.
- All building materials used in the improvements to the façade must have a minimum certified life of 30 years.
- All buildings must have commercial activity as its primary purpose including, but not limited to, traditional retail, specialty shops, services, restaurants and bars, live entertainment, cultural venues, and galleries. Mixed-use buildings will be considered in commercial buildings, provided the commercial use is located on the ground level.
- All improvements must comply with current City zoning and building codes.
  - Selected contractors must have and maintain proper licensure from Utah Department of Professional Licensing (DOPL).
  - Selected contractors must be approved by the RDA prior to construction.
  - Selected contractors must be one of the original quotes presented to the RDA Board unless express permission is granted by the RDA.
  - Subcontractor work is prohibited unless prior approval is granted by the RDA.

- All improvements, which contribute to the purposes of the Main Street Façade Improvement Program must achieve the following:
  - Provide a noticeable contribution to Main Street's revitalization efforts.
  - Be consistent with the aspirational character of and vision for Main Street.
  - Support and enhance pedestrian accessibility and be pedestrian oriented.

### Eligible Activities:

- Repair building exterior façades (front, rear, and side façades are eligible).
- Repair masonry.
- Clean building exterior.
- Paint exterior.
- Repair or replace cornices, entrances, doors, windows, decorative detail, and awnings.
- Sign construction, repair, or replacement.
- Other repairs or improvements that may enhance the aesthetic quality of the facade.
- Accentuate existing features of the building through painting, lighting, restoration, replacement, cleaning, or other treatment of exterior surfaces.
- Add design elements which may have appeared on buildings built in the same period.

### Ineligible Activities

- Interior improvements, except window display areas viewable by the public.
- Roofing.
- Sidewalks.
- Furnishings, equipment, or other personal property which does not become a permanent part of the building.
- Improvements completed or in progress prior to notification of approval.
- Repair or creation of features not compatible with the original architecture of the building.

### Process:

1. Fill out and submit a completed application which includes a written scope of work describing the proposed improvements including all materials and color schemes. The application must be submitted with the following supporting documentation:
  - Current photograph of the property to be improved.
  - Schematics (drawings or renderings of proposed improvements.)
  - Two written cost estimates describing the cost of the scope of work by licensed construction contractors or contractors appropriate to work being performed.
    - All contractor quotes will be accompanied by the professional license and municipal license applicable to each company.
    - Applicant must select one of the two contractors from the proposed cost estimates unless prior permission is granted by the RDA.
  - Copy of a title report for the property that is less than 60 days old.
  - Written consent of property owner, if applicable.
2. The submitted application will be reviewed by the Redevelopment Agency Program Manager and Planning staff for completeness and eligibility.

3. All eligible projects will be reviewed and scored during a review meeting by the Main Street Façade Improvement Advisory Board to assess the project's overall contribution to the revitalization of the Main Street area. The applicant will be required to attend this meeting to answer any questions the Advisory Board deems necessary to make a recommendation on the proposed project. The Advisory Board will provide a recommendation regarding whether the proposed project should receive an award, the funding amount of the award, and the proposed terms of the easement to the Agency's Board of Directors. The Agency's Board of Directors will determine final approval, the funding amount, and the terms of the easement for the project.
4. Once approved by the RDA Board, the applicant must enter into a grant agreement with the RDA.
5. Construction on the project must begin within 90 days of final approval.
6. Construction must be completed within one year (12 months) from construction start date.
7. Upon completion of the project, the applicant shall request a final walk-through with RDA staff to confirm construction was completed in the manner approved by the Main Street Advisory Board.
8. Upon such determination of compliance and to obtain reimbursement, the applicant shall:
  - a. Submit a Façade Program Reimbursement Request Form and IRS Form W-9. The request shall be accompanied by billing documentation including, but not limited to, invoices, receipts, release of liens, photos of the finished work, and affidavits in order to support the reimbursement.
  - b. Execute an easement with the RDA based on the terms approved by the RDA Board.

**Selection Criteria: The following aspects may be considered by the Advisory Board when evaluating the proposed project.**

- The level of private investment utilized for the renovation.
  - Applicants providing more than a 50% match will receive higher priority.
- The potential impact the project will have on the surrounding area.
- Whether the proposed improvements contribute to the overall revitalization of Main Street.
- The building's level of blight.
- Whether the building is abandoned.
- Whether the applicant has been awarded façade grants in the recent past.

Whether the applicant can demonstrate a financial need. (If assessed, additional information may be required).