



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	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. DISCUSSION ITEMS

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

Moira 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

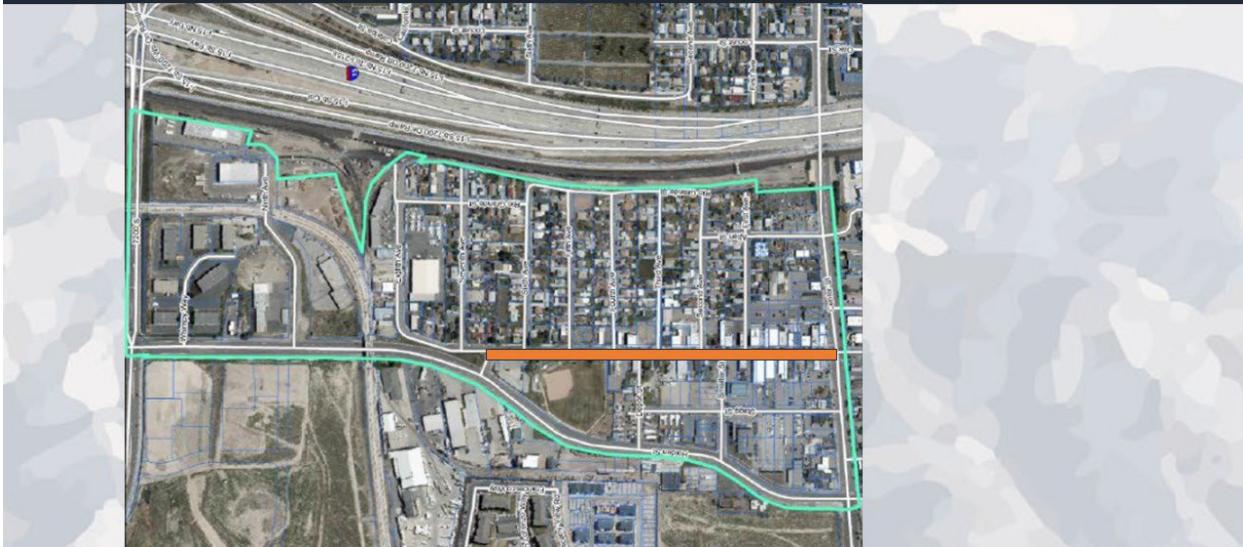
Selection Criteria

- 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.



Rori L. Andreason, MMC

City Recorder

Approved this February 17, 2026.

