



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday February 17, 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; Kate Andrus, RDA Director; Moira Gray, RDA Project Manager; Aubrey Christensen, RDA Program Manager; Wendelin Knobloch, Planning Director; Chief April Morse, UPD; and Juan Rosario, Systems Administrator.

Chair Gettel called the meeting to order at 7:10 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 FEBRUARY 3, 2026**

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 ITEMS

**A. CONSIDER RESOLUTION NO. 2026-02RDA APPROVING 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.



Consideration of 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. This Board will include an RDA Board Member.
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.

Post-Selection

- Applicant will work with City's Communication's Director for approval of marketing materials.
- Any significant changes to approved grant application must receive prior written approval from RDA staff.
- Grantee must be in compliance with all permits and insurance requirements.
- Grantee must indemnify and hold harmless the RDA.
- The RDA can terminate the Agreement if the grantee fails to comply with the terms of the Agreement or grant guidelines.

Fiscal Impact

2026 Inaugural Budget:

- \$3,000 budget for inaugural year
- 3 events (if utilizing full \$1,000)

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

MOTION: Board Member Heidi Robinson **MOVED** to suspend the rules and pass **RESOLUTION NO. 2026-02RDA** approving the Midvale Main Street Activation Grant Program. 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	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.

B. CONSIDER RESOLUTION NO. 2026-03RDA APPROVING PROPOSED AMENDMENTS TO THE MAIN STREET FAÇADE IMPROVEMENT PROGRAM.

Aubrey Christensen said 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 with 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.



**Redevelopment
Agency of
Midvale City**

Amendments to Main Street
Façade Improvement
Program

Background

Completed Projects:

- 7584 S Main - Saltfire (5/24 through 2/25)
- 7696 S Main - Vincent Park (2/24 through 11/24)

Ongoing Projects:

- 7711 S Main - The Pearl (12/24)
- 7718 S Main - The Old Bank (2/25)

Program Updates

Terms

- One (1) year construction completion from start date

Eligibility

- Proof of contractors' licensure.
- Contractor approval from RDA prior to construction.
- All contractors must be selected from original quotes unless approved by the RDA.
- No unapproved subcontractor work without prior approval.

Results of Updates

1. Timely upgrades to the Main Street CDA.
2. Quality control of façade work reimbursed by city funds.
3. More RDA oversight with project progression and construction timelines.

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.*

Questions and Feedback

MOTION: Board Member Bonnie Billings **MOVED** to suspend the rules and adopt **RESOLUTION NO. 2026-03RDA** approving amendments to the Main Street Façade Improvement Program. 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:

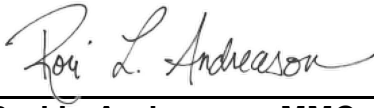
Board Member Bryant Brown	Aye
Board Member Denece Mikolash	Aye
Board Member Paul Glover	Aye
Board Member Bonnie Billings	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Paul Glover **MOVED** to adjourn the RDA meeting and go back into Council 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 7:21p.m.



Rori L. Andreason, MMC
City Recorder



Approved this March 3, 2026.