



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
March 24, 2026**

Public Notice Is Hereby Given that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on **March 24, 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 March 23, 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 March 3, 2026 — *[Rori Andreason, HR Director/City Recorder]*

IV. ACTION ITEM

A. Consider Resolution No. 2026-05RDA Approving the Grant Agreement between the Redevelopment Agency of Midvale City and Rebel Paw, LLC for Participation in the Main Street Activation Grant Program — *[Moira Gray, Economic Development/RDA Project Manager]*

V. POSSIBLE CLOSED SESSION

The Board may, by motion, enter into a Closed Session for:

March 24, 2026

- 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 and the State Public Notice Website at 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: March 19, 2026

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday March 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; Nate Rockwood, Assistant City Manager; Rori Andreason, City Recorder; Garrett Wilcox, City Attorney; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Glen Kennedy, Public Works Director; Laura Magness, Communications Director; Aubrey Christensen, RDA Program Manager; Jonathan Anderson, Planner II; Wendelin Knobloch, Planning Director; Chief April Morse, UPD; and Matt Pierce, IT Director.

Chair Gettel called the meeting to order at 7:19 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 17, 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 ITEM

A. CONSIDER RESOLUTION NO. 2026-04RDA APPROVING AMENDMENTS TO THE TERM SHEET FOR A BUSINESS LOAN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND GREEK STREAK TAVERNA, LLC.

Aubrey Christensen said on December 2, 2025, the RDA Board approved an \$80,000 loan at a 2% interest rate for Greek Streak Taverna, LLC. Since then, the term sheet has been updated regarding the repayment terms and the approved collateral.

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) July 1, 2026. This change accounts for the updated construction timeline of the project.

The approved collateral was reconsidered during the drafting of the loan agreement. Upon further review, the existing equity in the property offered as collateral was incorporated into the calculation of available security. Even with that inclusion, the total collateral value remains below the required 80% coverage threshold. To meet policy requirements and adequately secure the City's position, the borrower will need to pledge additional collateral, specifically a combination of new and used equipment. The updated collateral list is attached for review.

The revised term sheet is now being presented to the Board for approval.



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 **July 1, 2026**
- **82%** of requested loan amount is covered by collateral.

Approved Collateral

- The borrower pledges collateral equal to 82% of the loan amount.
- Collateral includes equity in the borrower's personal residence, with the RDA holding a second-position lien and new/used equipment with the RDA holding a first-position lien.

MOTION: Board Member Heidi Robinson **MOVED** to Pass Resolution No. 2026-04RDA approving amendments to the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and Greek Streak Taverna, LLC. 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.

V. 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 7:24 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this March 24, 2026.



REDEVELOPMENT AGENCY OF MIDVALE SUMMARY REPORT

Meeting Date: March 24, 2026

SUBJECT:

Consider Resolution No. 2026-05 RDA Approving a Grant Agreement Between the Redevelopment Agency of Midvale City and Rebel Paw LLC for Participation in the Midvale Main Street Activation Grant Program

SUBMITTED BY:

Moira Gray, Economic Development & RDA Project Manager

SUMMARY:

Rebel Paw, LLC has applied for the Midvale Main Street Activation Grant to support their Easter Hound Hunt event on April 4, 2026. Eggs with treats and prize tickets will be hidden along Main Street and Midvale City Park. Dog owners that find the eggs will be able to redeem the tickets for a prize at Rebel Paw's location on Main Street. There will also be decorations, a photo booth, and a craft at Rebel Paw. All funding from this grant will only go toward costs associated with Main Street, not any other location.

This event will support the goals of the Midvale Main Street Project Area by encouraging pet owners to explore Main Street and will expose new customers to businesses on Main Street. It was recommended for approval by the Activation Grant Advisory Board. Rebel Paw, LLC is requesting a grant of \$707.50, which is 50% of the total cost of the event.

FISCAL IMPACT:

This grant award will expend \$707.50 of the program's \$3,000 total budget.

RECOMMENDED MOTION:

"I move that we suspend the rules* and pass Resolution No. 2026-05RDA Approving a Grant Agreement Between the Redevelopment Agency of Midvale City and Rebel Paw LLC for Participation in the Midvale Main Street Activation Grant Program.

*Suspending the rules is necessary as the event is scheduled for April 4th, 2026

ATTACHMENTS:

Resolution 2026-05RDA

Rebel Paw Midvale Main Street Activation Grant Application

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

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION NO. 2026-05RDA**

**A RESOLUTION APPROVING A GRANT AGREEMENT BETWEEN THE
REDEVELOPMENT AGENCY OF MIDVALE CITY AND REBEL PAW LLC FOR
PARTICIPATION IN 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 a grant agreement with Rebel Paw, LLC and authorizes the chief administrative officer to execute the grant agreement.

PASSED AND APPROVED this 24th day of March, 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	_____	_____

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 Rebel Paw, LLC (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 SEVEN HUNDRED AND SEVEN DOLLARS AND FIFTY CENTS (\$707.50) for the purposes of an event 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: Easter Hound Hunt
Event Date: April 4, 2026
Phone: 801-673-5328
Email: rebelpaw801@gmail.com

Signatures

Grantee:
Signature: _____
Date: _____

Redevelopment Agency of Midvale City
Authorized Signature: _____
Date: _____



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

GRANT APPLICATION

This Midvale Main Street Event / Activation Grant Application is the first of a multi-step process to request a grant from the Redevelopment Agency of Midvale City (RDA). Please complete this application in full. Within about 10 business day of submission, staff will notify the applicant as to whether or not this application is approved. If it is approved, the applicant will be informed on next steps. For more information, please refer to the *Midvale Main Event / Activation Program* by visiting www.Midvale.Utah.gov.

I. APPLICANT SUMMARY

Event Name _____ Date of Application _____

Proposed Grant Amount _____ Total Event Cost _____

Proposed Event Start Date _____ Proposed Event Completion Date _____

Contact Name _____ Contact Phone _____ Contact Email Address _____

Applicant Type: Please complete the relevant section.

Are you a business or property owner within the Midvale Main Street Project Area?
 This grant is available only to tenants and owners of real property located within the Midvale Main Street Project Area.
 Business Owner Property Owner

Business Owner:
 Do you have a valid Midvale City Business License?
 Yes No

Business Name _____

Business Address _____ City _____ State _____ Zip _____

Property Owner:

Are your property tax payments current?
 Yes No

Property Address _____ City _____ State _____ Zip _____

Event Description: Provide a brief summary of the event.

Is this event open to the public?

Yes No

Will this event be ticketed?

Ticketed events are still eligible for funding, as long as tickets are available to the public.

Yes No

How many tickets will be available?	Ticket Price Range	Anticipated Ticket Proceeds
-------------------------------------	--------------------	-----------------------------

Estimated Event Attendance


Midvale Main Street Goals: Please describe how this event will help support the RDA's overall vision and goals for Main Street, found on Midvale.Utah.Gov.

Event Budget: Please provide an itemized list of anticipated costs. This can also be attached as a separate document.

Marketing Plan: Please provide an overview of your planned marketing efforts and associated costs.

II. EVENT INFORMATION

III. CONFIRM	I acknowledge that funding cannot go toward:
	<input type="checkbox"/> Staffing or operating expenses <input type="checkbox"/> Profit margin <input type="checkbox"/> Fundraisers that directly Benefit the Applicant <input type="checkbox"/> Alcohol
	I acknowledge that in order to receive funding I must provide:
	<input type="checkbox"/> Proof of Insurance <input type="checkbox"/> All applicable permits
	I acknowledge that funding is received on a reimbursement basis.
	<input type="checkbox"/> Yes <input type="checkbox"/> No

IV. CERTIFICATION	Applicant(s) Certification
	I hereby certify that all statements in this application are true and complete.
	

	Applicant (print) By (signature)

Title Date	

How did you hear about us?

Submit all paperwork to our office:
 Midvale City Hall
 2nd Floor, Community Development Department
 7505 S Holden Street
 Midvale, Utah 84047

Or electronically:
rda@midvaleut.gov

REBEL PAW

Easter Hound Hunt

**DATE: APRIL 4TH
TIME: 10-4
OPEN TO PUBLIC**



Event purpose: Enrichment activity for dogs, bring potential customers to Main street, create fun activity for pet parents on dogs, support other business on Main Street by purchasing prizes and sharing on social media.

Event Summary: The Easter Hound Hunt is a unique egg hunt for dogs and their owners. More than 300 eggs filled with treats and prize tickets will be hidden along Main Street and throughout Midvale City Park. This event provides enrichment and stimulation for dogs while also encouraging pet owners to explore the area and bringing new customers to businesses on Main Street.

Each prize ticket will read: "Congratulations! You have found a Rebel Paw Easter Hound Hunt egg. Your prize (individual prizes listed here) can be redeemed at the Rebel Paw shop, located at 7681 S Main St, Midvale."

Participants bring their prize tickets to our shop to redeem their prizes and enjoy additional activities we will have available during the event. The prizes will be a combination of items donated and purchased from other pet companies throughout the valley, as well as products from businesses on Main Street and Rebel Paw.

During the event hours, we will have a free paw print craft, Easter photo op and build your own Easter Basket station located in our shop.

Event costs;

Prizes : \$435

Eggs : \$65

Decorations & Photo Booth : \$85

Paw Print Craft \$150

Marketing : City Weekly ad and calendar post \$400, social media ads \$80, posters and flyers \$200

Total event cost : \$1,415