



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.