



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
May 19, 2026**

Public Notice Is Hereby Given that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on **May 19, 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 May 18, 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 May 5, 2026 [*Rori Andreason, HR Director/City Recorder*]

IV. ACTION ITEMS

A. Consider **Resolution No. 2026-10RDA** Conveying 705 W. Ivy Dr. Midvale, by Special Warranty Deed to Midvale City [*Levi McNeill, Fleet/Facilities Manager*]

B. Consider **Resolution No. 2026-11RDA** Approving Proposed Amendments and Renewal of the Main Street Upper Floor Housing Initiative [*Kate Andrus, Redevelopment Agency Director*]

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 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: May 14, 2026

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday May 5, 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 - Excused

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; Aubrey Christensen, RDA Program Manager; Kate Andrus, RDA Director; Wendelin Knobloch, Planning Director; Chief April Morse, UPD; and Juan Rosario, Systems Administrator.

Chair Gettel called the meeting to order at 8:09 p.m.

I. GENERAL BUSINESS

A. Welcome and Roll Call - Board Members Denece Mikolash, Bonnie Billings, Bryant Brown, and Paul Glover were present at roll call. Board Member Heidi Robinson was excused.

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF APRIL 7, 2026

MOTION: Board Member Paul Glover **MOVED** to approve the consent agenda. 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 Absent
The motion passed unanimously.

IV. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2026-07RDA AUTHORIZING THE RDA CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN AGREEMENT BETWEEN ANGIE JEREZ AND THE REDEVELOPMENT AGENCY OF MIDVALE CITY FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF A MURAL, LOCATED ON THE ART HOUSE EAST-FACING WALL (7697 S MAIN STREET) AND APPROVAL OF MURAL ARTIST RECOMMENDATION

Aubrey Christensen said on June 13, 2026, the Redevelopment Agency (RDA) of Midvale City is organizing the fifth annual mural festival, aiming to install eight new murals in the Main Street CDA. The RDA has expressed interest in including a mural on the East side of the Art House located at 7697 S Main St, Midvale, UT 84047.

To include this wall in the mural festival, we require the RDA Board's authorization of the applicant wall agreement. This agreement is between the RDA and the selected artist to participate in the 2026 Los Muros on Main: Midvale City Mural Festival. The key terms of the agreement are as follows:

- The Agency will fund 100% of the mural's costs.
- Final rendering approval by RDA Board and Agency staff.
- The Agency will be responsible for the mural's maintenance.

In addition, the Mural Selection Committee, evaluated nearly 160 artists from across the U.S., and based on the size and location of the wall, have recommended awarding this wall to the artist Angie Jerez, from Atlanta GA.

PLAN COMPLIANCE:

The City's participation in the mural festival would support the Main Street Small Area Plan and the Main Street Community Development Area Plan. The mural's rendering will be approved to ensure alignment with the City's public art requirements and restrictions.

FISCAL IMPACT:

The RDA Board has already approved the costs associated with public art within the Main Street Area. This does not impose any costs on Midvale City.



Midvale City RDA Meeting

Art House Mural Artist Approval –
Angie Jerez

Art House (East-Facing) - Mural Location

- Originally painted during inaugural Mural Festival (2021)
- Each agreement outlines mural maintenance for a maximum of 3 years
- Important for the City to participate in demonstrating the first year of “Rotating Walls”



Angie Jerez- Artist Examples



MOTION: Board Member Denece Mikolash **MOVED** to pass Resolution No. 2026-07RDA authorizing the Chief Administrative Officer to enter into an Applicant Wall Agreement between Angie Jerez and the Redevelopment Agency of Midvale City for the design, installation, and maintenance of a mural, located on the Art House East-facing wall (7697 S Main Street) and approval of Mural Artist recommendation.”. The motion was **SECONDED** by Board Member Bryant Brown. 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	Absent

The motion passed unanimously.

- B. CONSIDER RESOLUTION NO. 2026-08RDA AUTHORIZING THE RDA CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN AGREEMENT BETWEEN NIGEL SUSSMAN AND THE REDEVELOPMENT AGENCY OF MIDVALE CITY FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF A MURAL, LOCATED ON THE ART HOUSE SOUTH-FACING WALL (7697 S MAIN STREET) AND APPROVAL OF MURAL ARTIST RECOMMENDATION**

Aubrey Christensen said On June 13, 2026, the Redevelopment Agency (RDA) of Midvale City is organizing the fifth annual mural festival, aiming to install eight new murals in the Main Street CDA. The RDA has expressed interest in including a mural on the South side of the Art House located at 7697 S Main St, Midvale, UT 84047.

To include this wall in the mural festival, we require the RDA Board's authorization of the agreement. This agreement is between the RDA and the selected artist to participate in the 2026 Los Muros on Main: Midvale City Mural Festival. The key terms of the agreement are as follows:

- The Agency will fund 100% of the mural's costs.
- Final rendering approval by RDA Board and Agency staff.
- The Agency will be responsible for the mural's maintenance.

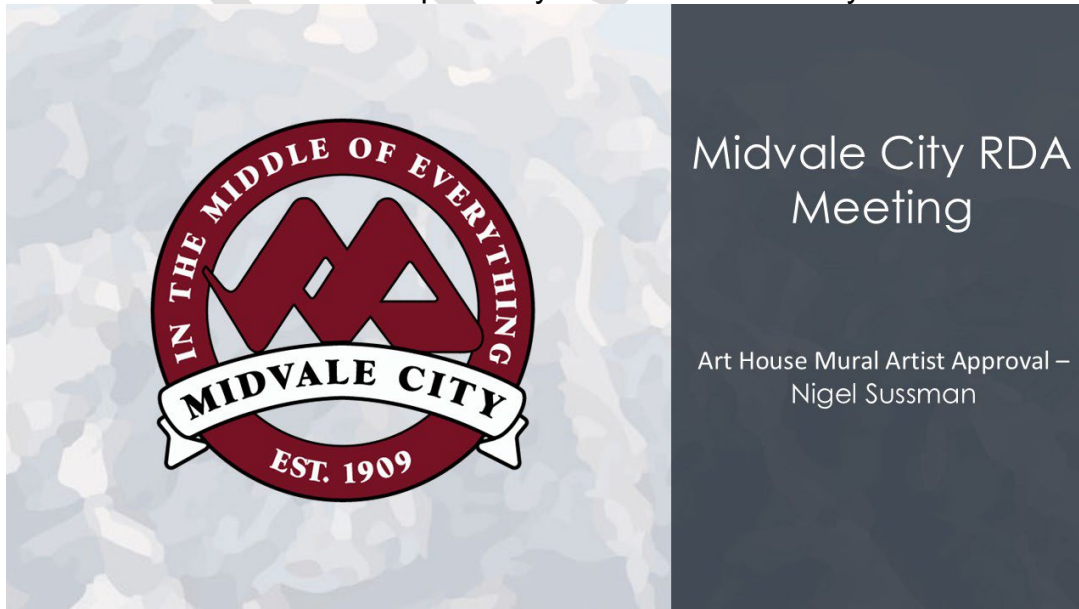
In addition, the Mural Selection Committee, evaluated nearly 160 artists from across the U.S., and based on the size and location of the wall, have recommended awarding this wall to the artist Nigel Sussman, from Berkeley, CA.

PLAN COMPLIANCE:

The City's participation in the mural festival would support the Main Street Small Area Plan and the Main Street Community Development Area Plan. The mural's rendering will be approved to ensure alignment with the City's public art requirements and restrictions.

FISCAL IMPACT:

The RDA Board has already approved the costs associated with public art within the Main Street Area. This does not impose any costs on Midvale City.



Art House (South-Facing) - Mural Location

- Originally painted during inaugural Mural Festival (2021)
- Each agreement outlines mural maintenance for a maximum of 3 years
- Important for the City to participate in demonstrating the first year of “Rotating Walls”



Nigel Sussman - Artist Examples



MOTION: Board Member Bonnie Billings **MOVED** to pass Resolution No. 2026-08RDA authorizing the Chief Administrative Officer to enter into an Applicant Wall Agreement between Nigel Sussman and the Redevelopment Agency of Midvale City for the design, installation, and maintenance of a mural, located on the Art House South-facing wall (7697 S Main Street) and approval of Mural Artist

recommendation.”. The motion was SECONDED by Board Member Denece Mikolash. 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	Absent

The motion passed unanimously.

C. CONSIDER RESOLUTION NO. 2026-09RDA ADOPTING THE FY2027 TENTATIVE BUDGET OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

Kate Andrus reviewed the Redevelopment Agency’s vision.

Mariah Hill said the process of adopting the Fiscal Year 2027 budget requires several steps that you, as Board Members, are required to take.

UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City, including Special Revenue Funds. The budgets must be submitted no later than the first regularly scheduled meeting in May. Staff will update the Board on the revenue estimates and provide a brief overview of the expenditures and highlights or program changes at the meeting.

Staff recommends adopting the attached Tentative Budget for the Redevelopment Agency of Midvale City for Fiscal Year 2027.

FISCAL IMPACT:

The tentative budget provides a starting point to discuss the operating budget for Fiscal Year 2027 prior to final approval.

Kate Andrus reviewed the following proposed FY2027 Tentative Budget for the Redevelopment Agency of Midvale City:



Redevelopment
Agency of Midvale
Agency

Fiscal Year 2027
Tentative Budget

RDA Mission, Vision, & Values

Vision

Enhance Midvale City's unique culture, identity, and community spirit.

Mission

Improve Midvale City through strengthening housing, shaping economic growth, and implementing Midvale City's General Plan.

RDA Operations

Redevelopment Agency - Operations						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Interest Earnings	23,346	4,473	10,000	10,000	-	0.0%
Transfer from other RDA accts	364,552	842,029	996,721	1,340,368	343,647	34.5%
TOTAL REVENUES	\$ 387,898	\$ 846,502	\$ 1,006,721	\$ 1,350,368	\$ 343,647	34.1%
Expenditures:						
Personnel						
Salaries ¹	292,062	331,562	377,792	637,280	259,488	68.7%
Overtime	2,241	2,890	2,500	2,500	-	0.0%
Benefits ¹	149,014	144,461	176,512	280,466	103,954	58.9%
Total Personnel	443,317	478,913	556,804	920,245	363,441	65.3%
Operating						
Subscriptions and Memberships	4,887	2,727	6,000	6,000	-	0.0%
Education and Travel	1,898	4,430	15,000	15,000	-	0.0%
Equipment, Supplies, and Maintenance	786	1,874	4,500	4,500	-	0.0%
IT Operations (Interfund) ²	-	-	-	16,954	16,954	0.0%
IT Equipment (Interfund) ²	6,088	10,325	15,244	-	(15,244)	-100.0%
Communications and Telephone	2,129	2,010	1,500	1,500	-	0.0%
Professional Services	75,868	41,804	60,000	60,000	-	0.0%
Administrative Fee (Interfund)	292,787	319,523	347,673	326,169	(21,504)	-6.2%
Total Operating	384,443	382,693	449,917	430,123	(19,794)	-4.4%
TOTAL EXPENDITURES	\$ 827,760	\$ 861,606	\$ 1,006,721	\$ 1,350,368	\$ 343,647	34.1%
FUND BALANCE - CONTRIBUTION TO (USE OF)	\$ (439,862)	\$ (15,104)	\$ -	\$ (0)	\$ (0)	

RDA Bingham Junction

Redevelopment Agency - Bingham Junction Project Area						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Tax Increment Revenue	607,273	630,415	562,495	562,495	-	0.0%
Contributions From Other Governments (Tax Increment)	6,617,832	6,394,046	6,129,853	6,129,853	-	0.0%
Interest Earnings	479,044	419,129	100,000	100,000	-	0.0%
Transfer from General Fund	318,499	-	-	-	-	0.0%
TOTAL REVENUES	\$ 8,022,648	\$ 7,443,590	\$ 6,792,348	\$ 6,792,348	\$ -	0.0%
Expenditures:						
Professional Services	1,000	1,500	60,000	80,000	20,000	33.3%
Developer reimbursement	755,210	579,943	550,000	370,000	(180,000)	-32.7%
Public Art - P/Y	-	2,475	-	-	-	0.0%
City Hall Plaza Project	496,869	2,482,305	-	-	-	0.0%
Public Improvements	45,449	2,300	75,000	-	(75,000)	-100.0%
Debt service principal	2,207,000	2,307,000	2,409,000	2,499,000	90,000	3.7%
Interest on bonds	1,275,772	1,176,173	1,309,223	1,183,119	(126,104)	-9.6%
Transfer to Administration	289,552	632,361	605,428	822,680	217,252	35.9%
Transfer to Citywide Housing	991,212	1,404,891	1,338,470	2,338,470	1,000,000	74.7%
Transfer to Main St Proj	275,000	1,200,000	1,600,000	218,216	(1,381,784)	-86.4%
TOTAL EXPENDITURES	\$ 6,337,064	\$ 9,788,948	\$ 7,947,121	\$ 7,511,485	\$ (435,636)	-5.5%
FUND BALANCE - CONTRIBUTION TO (USE OF)	1,685,584	(2,345,358)	(1,154,773)	(719,137)	435,636	

RDA Jordan Bluffs

Redevelopment Agency - Jordan Bluffs Project Area						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Contributions from Other Governments	2,980,762	3,150,332	3,335,455	3,228,596	(106,859)	-3.2%
Property Tax Revenue	273,363	309,738	282,537	380,858	98,321	34.8%
Interest revenue	124,073	190,484	40,000	75,000	35,000	87.5%
TOTAL REVENUES	\$ 3,378,198	\$ 3,650,554	\$ 3,657,992	\$ 3,684,454	\$ 26,462	0.7%
Expenditures:						
Professional Services	112,580	112,000	112,000	112,543	543	0.5%
Developer Reimbursement	89,883	49,863	1,100,000	1,100,000	-	0.0%
Taxing Entity Tax Payments	596,237	692,021	667,091	720,000	52,909	7.9%
Public Art	-	50,000	50,000	50,000	-	0.0%
Public Improvements	-	-	50,000	-	(50,000)	-100.0%
Transfer to Administration	75,000	202,637	296,096	422,491	126,395	42.7%
Transfer to Citywide Housing	257,600	692,020	533,673	577,693	44,020	8.2%
Transfer to Debt Service Fund	449,131	449,131	449,132	449,132	-	0.0%
Transfer to Main Street	-	-	400,000	343,990	(56,010)	-14.0%
TOTAL EXPENDITURES	\$ 1,580,431	\$ 2,247,672	\$ 3,657,992	\$ 3,775,849	\$ 117,857	3.2%
FUND BALANCE - CONTRIBUTION TO (USE OF)	1,797,767	1,402,882	-	(91,395)	(91,395)	

RDA Main Street

Redevelopment Agency - Main Street Project Area						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Property Tax Revenue	-	53,802	68,525	50,000	(18,525)	-27.0%
Salt Lake County Grant Revenue	-	200,000	-	-	-	0.0%
Rent and Concessions	1,363	8,407	12,000	5,000	(7,000)	-58.3%
Revolving Loan Program	41,207	120,055	150,000	270,000	120,000	80.0%
Interest Revenue	81,249	46,353	15,000	15,000	-	0.0%
Sale of Properties Held for Resale	275,060	-	-	-	-	0.0%
Transfer from other RDA A/C	275,000	1,200,000	1,800,000	597,206	(1,202,794)	-66.8%
Contributions from Other Governments	-	594,594	663,971	663,971	-	0.0%
TOTAL REVENUES	\$ 673,879	\$ 2,223,211	\$ 2,709,496	\$ 1,601,177	\$ (1,108,319)	-40.9%
Expenditures:						
Project Area Improvements	-	1,372,941	229,600	100,000	(129,600)	-56.4%
Professional Services	20,325	-	200,000	70,000	(130,000)	-65.0%
Miscellaneous Supplies	995	805	2,000	5,000	3,000	150.0%
Revolving Loan Program	499,058	259,405	1,000,000	1,000,000	-	0.0%
Façade Improvement Grant	-	-	175,000	175,000	-	0.0%
Property Acquisition	-	97,662	215,000	215,000	-	0.0%
Public Art	73,183	157,356	135,000	135,000	-	0.0%
Art House	-	(1,177)	5,000	5,000	-	0.0%
Events and Promotion	80,040	47,532	139,000	145,000	6,000	4.3%
Remit Back to Taxing Entities	-	301,964	146,500	283,220	136,720	93.3%
Parking Structure	-	-	250,000	250,000	-	0.0%
Transfer to RDA Administration	-	7,031	95,197	95,197	-	0.0%
Transfer to RDA City-wide Housing	-	35,440	117,199	129,441	12,242	10.4%
TOTAL EXPENDITURES	\$ 673,601	\$ 2,278,959	\$ 2,709,496	\$ 2,607,858	\$ (101,638)	-3.8%
FUND BALANCE - CONTRIBUTION TO (USE OF)	278	(55,748)	-	(1,006,681)	(1,006,681)	

RDA City-Wide Housing

Redevelopment Agency - City-Wide Housing						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Interest revenue	279,383	9,843	40,000	40,000	-	0.0%
Lease revenue - Applewood	864	-	1,500	1,500	-	0.0%
Transfer from other RDA account	1,248,812	2,132,351	1,989,342	2,780,863	791,521	39.8%
Grants Slco Affordable Housing	-	20,729	100,000	100,000	-	0.0%
Loan revenue - Sunset Gardens	-	-	1,000	1,000	-	0.0%
TOTAL REVENUES	\$ 1,529,059	\$ 2,162,923	\$ 2,131,842	\$ 2,923,363	\$ 791,521	37.1%
Expenditures:						
Salaries ¹	48,611	45,533	135,105	139,688	4,583	3.4%
Benefits ¹	18,226	17,664	48,067	47,608	(459)	-1.0%
Equipment, Supplies, and Maint	-	54	2,100	2,100	-	0.0%
IT Operations (Interfund) ²	-	-	-	2,986	2,986	0.0%
IT Equipment (Interfund) ²	-	-	-	-	-	0.0%
Communications/Telephone	242	214	254	254	-	0.0%
Housing Programs Administrative Services	5,435	18,213	35,000	35,000	-	0.0%
Affordable Housing Incentives	2,078,147	6,469,595	2,000,000	2,000,000	-	0.0%
Housing Programs	156,092	10,000	285,000	285,000	-	0.0%
Recreation Amenity Program	-	-	100,000	100,000	-	0.0%
Homeownership/Landlord Education	-	-	1,000	1,000	-	0.0%
Home Repair Loan Program	227	171,848	260,000	260,000	-	0.0%
TOTAL EXPENDITURES	\$ 2,306,980	\$ 6,733,121	\$ 2,866,526	\$ 2,873,636	\$ 7,110	0.2%
FUND BALANCE - CONTRIBUTION TO (USE OF)	(777,921)	(4,570,198)	(734,684)	49,727	784,411	

MOTION: Board Member Denece Mikolash MOVED to Adopt Resolution No. 2026-09RDA, adopting the Tentative Budget for the Redevelopment Agency of Midvale City for the fiscal year ending June 30, 2027. The motion was SECONDED by Board Member Paul Glover. 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	Absent

The motion passed unanimously.

V. DISCUSSION ITEM

A. DISCUSSION REGARDING PROPOSED AMENDMENTS AND RENEWAL OF THE MAIN STREET UPPER-FLOOR HOUSING INITIATIVE.

Kate Andrus said in June 2021, the Redevelopment Agency of Midvale City (RDA) Board approved the creation of the Main Street Upper Floor Housing Initiative (UFH Initiative). The program was established as part of the Main Street Project Area to promote and incentivize the development of moderate-income housing, primarily through the activation of underutilized upper floors in existing and new mixed-use buildings along Main Street.

The UFH Initiative was established with an initial five-year program term, intended to leverage redevelopment tools to address housing needs, activate underutilized space, and support the long-term vitality of Main Street.

As a refresher, the overarching goals of the UFH Initiative are to:

- Support the objectives of the Midvale City Moderate Income Housing Plan and the Main Street Small Area Plan.
- Expand housing opportunities.
- Assist property owners and developers in overcoming the higher costs associated with multi-story construction and parking-related expenses.
- Increase the supply of high-quality, moderate-income housing in a central location.
- Bring an influx of residents who will contribute to the vitality of the Main Street area.
- Encourage mixed-use development and promote a mixed-use lifestyle.
- Create a unique sense of place through public art.
- Promote safety and reduce crime through the incorporation of Crime Prevention Through Environmental Design (CPTED).

History:

Since its adoption in 2021, the RDA Board has approved two incentive agreements under the UFH Initiative.

Collectively, the two approved projects (The Canary and West Main) have resulted in:

- Approximately \$8 million in RDA affordable housing funds invested;
- The creation of 66 new affordable housing units along Main Street; and
- All units restricted to households earning 60% of Area Median Income (AMI) or below.

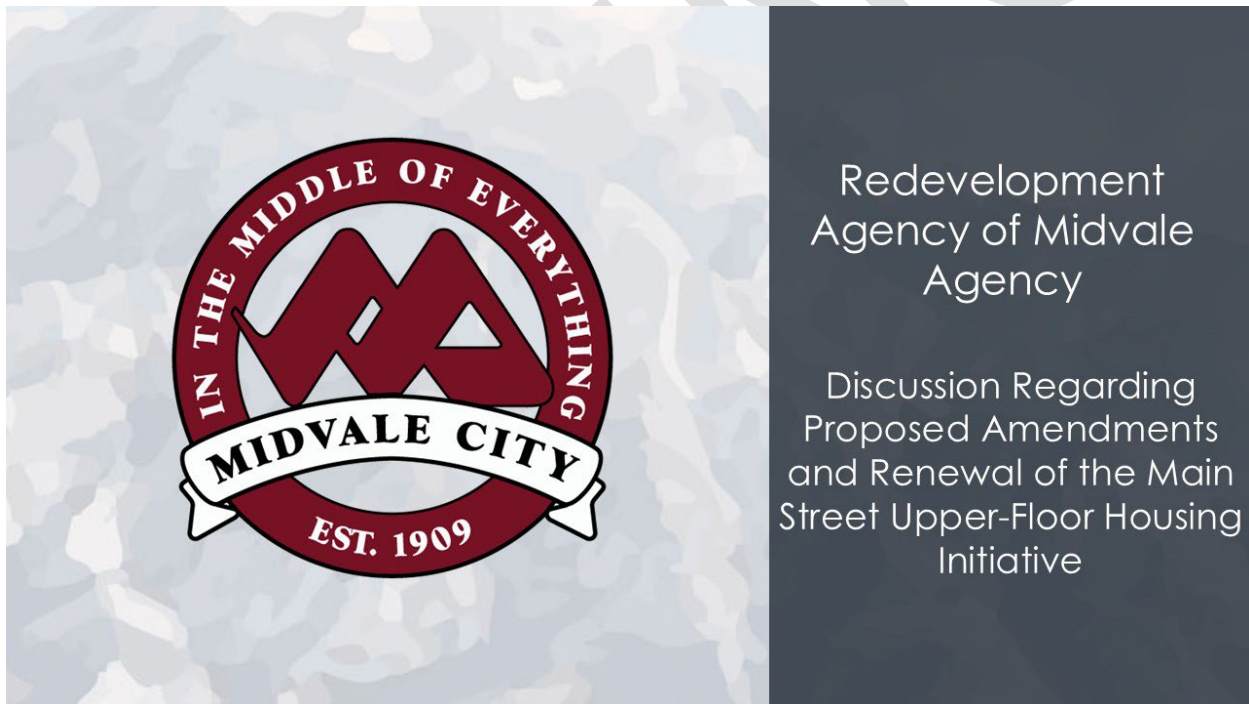
Initiative Renewal and Amendments:

The program is now approaching the end of its initial 5-year term, requiring RDA Board action to renew. In addition, during the process of putting together the two incentive agreements for this program, Agency staff identified several updates needed to make the initiative more consistent with its goals. Therefore, staff is bringing forward not only a request to renew the Upper Floor Housing Initiative, but also a discussion of the following proposed amendments:

- Specify that AMI levels are based on Salt Lake County.
- Require participation in the Good Landlord Program.
- Replace terms such as “forgivable loan” and “financial aid” with the term “incentive.”
- Remove the maximum assistance for the addition of an upper floor to a property.
- Remove the “per unit limit.”

- Update the affordability term length from “for a period of 15 years” to “for a period of at least 20 years, or another agreed-upon timeframe based on the depth of affordability.”
- Update the initiative to align with the Form-Based Code rather than the Main Street CDA.
- Update funding procedures so that assistance is provided on a reimbursement basis, contingent upon receipt of satisfactory documentation. Progress draws are permitted once per month.

FISCAL IMPACT: Per its initial approval, the program budget is \$5,000,000, to be spent over a period of five years. If the program continues to be successful, staff may request additional funding at the Boards approval. Affordable housing funds generated from the three project areas will be used to support this initiative.



Overview

- The Upper Floor Housing Initiative was created in 2021
- It was established to promote and incentivize the development of moderate-income housing through the activation of upper floors in existing and new mixed-use buildings
- The initiative had an initial 5-year term and requires renewal by June 30, 2026



History

- Two incentive agreements have been approved by the RDA Board, resulting in:
 - Approximately \$8 million in affordable housing funds invested
 - The creation of 66 new affordable housing units along Main Street
 - All units restricted to households earning 60% AMI or below
- Projects:
 - The Canary (formerly “The Court”)
 - 2 studio units
 - 14 one-bedroom units
 - West Main
 - 50 one-bedroom unit



Amendments

Through the approval process, Agency staff identified several updates needed to make the initiative more streamlined

- Specify that AMI levels are based on Salt Lake County.
- Require participation in the Good Landlord Program.
- Replace terms such as “forgivable loan” and “financial aid” with the term “incentive.”
- Remove the maximum assistance for the addition of an upper floor to a property.
- Remove the “per unit limit.”
- Update the affordability term length from “for a period of 15 years” to “for a period of at least 20 years, or another agreed-upon timeframe based on the depth of affordability.”
- Update the initiative to align with the Form-Based Code rather than the Main Street CDA.
- Update funding procedures so that assistance is provided on a reimbursement basis, contingent upon receipt of satisfactory documentation. Progress draws are permitted once per month.

Thoughts, Comments, Concerns:

Agency staff would like to receive input on renewing this initiative for an additional five years, as well as the proposed updates.

Chair Gettel gave kudos to the RDA Department for their work in attracting the 66 affordable units that are currently on Main Street, and he looks forward to more affordable housing in the city.

Board Member Bryant Brown asked if there is an interest in other owners on Main Street of taking advantage of the program.

Nate Rockwood explained where some of the interested parties are located and explained how the program would work for some of the second story homes that are in poor condition. This also includes the mobile home park areas.

VI. ADJOURN

MOTION: Board Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Board Member Bryant Brown. Chair Gettel called for discussion on the motion. There being none he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:50 p.m.

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

Approved this May 19, 2026.



MIDVALE CITY RDA SUMMARY REPORT

May 19th, 2026

SUBJECT: CONSIDER RESOLUTION No. 2026-10RDA CONVEYING 705 W. IVY DRIVE, MIDVALE, BY SPECIAL WARRANTY DEED TO MIDVALE CITY.

SUBMITTED BY: Levi McNeill, Fleet/Facilities Manager

SUMMARY: The Redevelopment Agency (RDA) previously acquired the property located at 705 W. Ivy Drive with the intent of transferring it to Midvale City for the expansion of its Public Works campus and facility. The current facility has reached operational capacity, and additional space is necessary to maintain and support current and future service demands throughout the City.

As development continues within the Jordan Bluffs and Midvale Main Street Project Areas, the demand for public utilities and municipal services will continue to increase. These services include maintenance and operation of parks, open space, streets, water systems, sewer systems, storm drainage infrastructure, and related public facilities.

Midvale City has already acquired adjacent properties located at 8170 and 8172 S. Main Street to support the future expansion of the Public Works facility. The addition of 705 W. Ivy Drive is essential to the overall site configuration, parking, circulation, and operational needs necessary for the expansion project.

The proposed conveyance from the RDA to Midvale City will allow the city to continue planning for a Public Works facility capable of supporting current operations and future community growth while maintaining existing service levels citywide

ATTACHMENTS:

Resolution No. 2026-10RDA
Special Warranty Deed
Map of Parcel to be Conveyed

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION NO. 2026-10RDA**

**A RESOLUTION CONVEYING 705 W. IVY DRIVE, MIDVALE, BY SPECIAL WARRANTY
DEED TO MIDVALE CITY.**

WHEREAS, the Redevelopment Agency of Midvale City is authorized by Utah Code Ann. § 17C-1-202(1)(c) to “buy, obtain an option upon, acquire by gift, or otherwise acquire any interest in real or personal property”; and

WHEREAS, the Redevelopment Agency of Midvale City has acquired the property at 705 W. Ivy Drive, Midvale, for the purpose of supporting the development of the Jordan Bluffs Project Area; and

WHEREAS, Midvale City’s existing Public Works facility located at 8196 S. Main Street, Midvale, has reached its maximum capacity to maintain service levels for the City’s provision of certain public utilities and services, including for the Jordan Bluffs and Midvale Main Street Project Areas; and

WHEREAS, it is anticipated that the Jordan Bluffs and Midvale Main Street Project Areas will continue to develop and demand more public services from Midvale City including the need to build and maintain additional parks and open space, street lighting, and water, sewer, and storm water systems; and

WHEREAS, the Board desires that Midvale City continues to provide public utilities and services at their current service levels for the current and future residents and businesses within the Jordan Bluffs and Midvale Main Street Project Areas; and

WHEREAS, the Midvale City Council desires that Midvale City continues to provide public utilities and services at their current service levels for the current and future residents and businesses within Midvale City, including the Jordan Bluffs and Midvale Main Street Project Areas; and

WHEREAS, Midvale City has already purchased property at 8170 and 8172 S. Main Street, Midvale, in order to expand the Public Works facility and its capacity to provide public utilities and services at the current service levels as the City continues to grow; and

WHEREAS, the Board of the Redevelopment Agency of Midvale City desires to contribute to the expansion of the Midvale City Public Works facility in order to maintain the service levels within the Jordan Bluffs and Midvale Main Street Project Areas; and

WHEREAS, the Redevelopment Agency of Midvale City is authorized by Utah Code Ann. § 17C-1-202(1)(d) to “hold, sell, convey, grant, gift, or otherwise dispose of any interest in real or personal property”; and

WHEREAS, the Board of the Redevelopment Agency of Midvale City desires to convey the property at 705 W. Ivy Drive, Midvale, to Midvale City to contribute to the expansion of the Public Works facility and the City’s provision of public utilities and services that will benefit the current and future residents and businesses within the Jordan Bluffs and Midvale Main Street Project Areas; and

WHEREAS, Midvale City is authorized by Utah Code Ann. § 17C-1-207(1)(b) “for less than fair market value or for no consideration” to “purchase or otherwise acquire property from [a redevelopment] agency” after 15 days’ public notice; and

WHEREAS, Midvale City desires to accept the property at 705 W. Ivy Drive, Midvale, for no consideration from the Redevelopment Agency of Midvale City to further expand its Public Works facility and its capacity to provide public utilities and services to the current and future residents of Midvale City, including those within the Jordan Bluffs and Main Street Project Areas; and

WHEREAS, Midvale City, in accordance with Utah Code Ann. § 17C-1-207(3), has provided public notice of the anticipated conveyance of 705 W. Ivy Drive, Midvale, from the Redevelopment Agency of Midvale City to Midvale City as a class A notice for at least 15 days.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH:

1. The Board authorizes the Chief Administrative Officer to execute the Special Warranty Deed for 705 W. Ivy Drive, Midvale, Utah, attached as Exhibit A, on behalf of the Redevelopment Agency of Midvale City.

2. The Board authorizes the Chief Administrative Officer and Agency staff to take any other necessary steps to facilitate the conveyance of 705 W. Ivy Drive, Midvale, Utah, from the Redevelopment Agency of Midvale City to Midvale City.

APPROVED AND ADOPTED this 19th day of May, 2026.

Dustin Gettel, Chief Administrative Officer

ATTEST:

Rori L. Andreason, Secretary

Voting by the RDA Board	“Aye”	“Nay”
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Denece Mikolash	_____	_____

WHEN RECORDED, MAIL TO:
Midvale City Recorder
Midvale City
7505 S Holden Street
Midvale, UT 84047

SPECIAL WARRANTY DEED

The Redevelopment Agency of Midvale City, Grantor, with its principal office at 7505 S. Holden Street, Midvale, UT 84047, hereby conveys and warrants against all who claim by, through, or under the Grantor to Midvale City, Grantee, with its principal office at 7505 S. Holden Street, Midvale, UT 84047, for the sum of Ten dollars (\$10.00), and other good and valuable consideration, the following described parcel of land in Salt Lake County, State of Utah, to wit:

PORTION OF LOT 204A OF JORDAN BLUFFS LOT 2 AMENDED SUBDIVISION

BEGINNING AT THE NORTHEAST CORNER OF LOT 204A OF JORDAN BLUFF 2ND AMENDED SUBDIVISION, RECORDED JANUARY 18, 2022 AS ENTRY NO. 13871265 IN BOOK 2022P AT PAGE 30, SAID POINT BEING SOUTH 00°12'34" WEST 2,173.27 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

THENCE ALONG THE BOUNDARY OF SAID LOT 204A THE FOLLOWING TWO (2) COURSES:

- (1) SOUTH 00°12'34" WEST 8.56 FEET ALONG THE SECTION LINE;
- (2) SOUTH 77°21'33" WEST 407.54 FEET;

THENCE NORTH 22°34'34" WEST 71.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF IVY DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- (1) NORTH 84°04'18" EAST 217.54 FEET;
- (2) NORTHEASTERLY 29.99 FEET ALONG THE ARC OF A 464.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 05°55'42" EAST AND THE CHORD BEARS NORTH 85°55'23" EAST 29.98 FEET WITH A CENTRAL ANGLE OF 03°42'10");
- (3) NORTH 87°46'28" EAST 179.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,660 SQUARE FEET OR 0.405 ACRES

Tax ID No. 21-35-277-041-0000

[Signatures on following page]

IN WITNESS WHEREOF, said the Redevelopment Agency of Midvale City has caused this Special Warranty Deed to be executed by its proper officers thereunto duly authorized, this _____ day of May, 2026.

Dustin Gettel
Chief Administrative Officer

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On _____, personally appeared before me, Dustin Gettel, whose identity is personally known to me and who by me duly sworn, did say that he is the Chief Administrative Officer of the Redevelopment Agency of Midvale City, a political subdivision of the State of Utah, and that said document was signed by him on behalf of the Redevelopment Agency of Midvale City by Authority of Resolution of its Board of Directors, and said Dustin Gettel acknowledged to me that the Redevelopment Agency of Midvale City executed the same.

Witness my hand and official seal.

Notary Public

PUBLIC ENTITY AFFIDAVIT

I, Dustin Gettel, being of legal age and authorized by Midvale City, a Utah municipal corporation and hereafter “public entity,” being first duly sworn, depose and state as follows:

Midvale City consents to the conveyance of real property by deed from the Redevelopment Agency of Midvale City. By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property described in Special Warranty Deed to which this affidavit is attached. The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property interest described in the Special Warranty Deed.

This Public Entity Affidavit is only intended to evidence that the public entity, Midvale City, consents to the Redevelopment Agency of Midvale City conveying the real property described in the Special Warranty Deed to the public entity.

I do solemnly swear (or affirm) under penalties of perjury that the statements in this document are true to the best of my knowledge:

Dustin Gettel
Mayor

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On _____, personally appeared before me, Dustin Gettel, whose identity is personally known to me and who by me duly sworn, did say that he is the Mayor of Midvale City, a Utah municipal corporation and political subdivision of the State of Utah, and that said document was signed by him on behalf of Midvale City by Authority of Resolution of its City Council, and said Dustin Gettel acknowledged to me that Midvale City executed the same.

Witness my hand and official seal.

Notary Public



S MAIN ST

8200

8222



REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

Meeting Date: May 19, 2026

SUBJECT:

Consider Resolution No. 2026-11RDA Approving Proposed Amendments and Renewal of the Main Street Upper Floor Housing Initiative.

SUBMITTED BY:

Kate Andrus, RDA Director

SUMMARY:

Purpose:

In June 2021, the Redevelopment Agency of Midvale City (RDA) Board approved the creation of the Main Street Upper Floor Housing Initiative (UFH Initiative). The program was established as part of the Main Street Project Area to promote and incentivize the development of moderate-income housing, primarily through the activation of underutilized upper floors in existing and new mixed-use buildings along Main Street.

The UFH Initiative was established with an initial five-year program term, intended to leverage redevelopment tools to address housing needs, activate underutilized space, and support the long-term vitality of Main Street.

As a refresher, the overarching goals of the UFH Initiative are to:

- Support the objectives of the Midvale City Moderate Income Housing Plan and the Main Street Small Area Plan.
- Expand housing opportunities.
- Assist property owners and developers in overcoming the higher costs associated with multi-story construction and parking-related expenses.
- Increase the supply of high-quality, moderate-income housing in a central location.
- Bring an influx of residents who will contribute to the vitality of the Main Street area.
- Encourage mixed-use development and promote a mixed-use lifestyle.
- Create a unique sense of place through public art.
- Promote safety and reduce crime through the incorporation of Crime Prevention Through Environmental Design (CPTED).

History

Since its adoption in 2021, the RDA Board has approved two incentive agreements under the UFH Initiative. Collectively, the two approved projects (The Canary and West Main) have resulted in:

- Approximately \$8 million in RDA affordable housing funds invested;
- The creation of 66 new affordable housing units along Main Street; and
- All units restricted to households earning 60% of Area Median Income (AMI) or below.

Initiative Renewal and Amendments

The program is now approaching the end of its initial 5-year term, requiring RDA Board action to renew. In addition, during the process of putting together the two incentive agreements for this program, Agency staff identified several updates needed to make the initiative more consistent with its goals. Therefore, staff is bringing forward not only a request to renew the Upper Floor Housing Initiative, but also a discussion of the following proposed amendments:

- Specify that AMI levels are based on Salt Lake County.
- Require participation in the Good Landlord Program.
- Replace terms such as “forgivable loan” and “financial aid” with the term “incentive.”
- Remove the maximum assistance for the addition of an upper floor to a property.
- Remove the “per unit limit.”
- Update the affordability term length from “for a period of 15 years” to “for a period of at least 20 years, or another agreed-upon timeframe based on the depth of affordability.”
- Update the initiative to align with the Form-Based Code rather than the Main Street CDA.
- Update funding procedures so that assistance is provided on a reimbursement basis, contingent upon receipt of satisfactory documentation. Progress draws are permitted once per month.

FISCAL IMPACT: Per its initial approval, the program budget is \$5,000,000, to be spent over a period of five years. If the program continues to be successful, staff may request additional funding at the Boards approval. Affordable housing funds generated from the three project areas will be used to support this initiative.

RECOMMENDED MOTION:

I move that we adopt Resolution No. 2026-11RDA Approving Proposed Amendments and Renewal of the Main Street Upper-Floor Housing Initiative.

ATTACHMENTS:

Resolution No. 2026-11RDA
Amended Midvale Main Street Upper-Floor Housing Initiative

**REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH
RESOLUTION NO. 2026-11RDA**

**A RESOLUTION APPROVING PROPOSED AMENDMENTS AND RENEWAL OF THE
MAIN STREET UPPER FLOOR HOUSING INITIATIVE.**

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, the Agency seeks to increase the number of market and moderate-income housing units in the Midvale Main Street CDA Project Area; and

WHEREAS, In June 2021, the Agency approved the Creation of the Main Street Upper Floor Housing Initiative; and

WHEREAS, the program is approaching the end of its initial 5-year term, requiring RDA Board action to renew; and

WHEREAS, Agency staff identified several updates needed to make the initiative more consistent with its goals; and

WHEREAS, the Agency believe this initiative helps to achieve the goals outlined in the Midvale City Moderate Income Housing Plan and the Main Street Small Area Plan and wishes to see it continue.

NOW THEREFORE BE IT RESOLVED, that based on the foregoing, the Redevelopment Agency of Midvale City Board authorizes the Chief Administrative Officer and Executive Director to Amend and Renew the Main Street Upper Floor Housing Initiative.

APPROVED AND ADOPTED this 19th day of May, 2026.

Dustin Gettel, Chief Administrative Officer

ATTEST:

Rori L. Andreason,
Secretary

Voting by the Agency Board:

“Aye” “Nay”

Paul Glover
Heidi Robinson
Bryant Brown
Bonnie Billings
Denece Mikolash

MAIN STREET HOUSING INITIATIVE

Introduction

The Main Street Upper-Floor Affordable Housing Initiative (the “Initiative”) is intended to promote and encourage new moderate-income housing opportunities within the Main Street Form-Based Code (see attached map pg .9). This initiative directly supports and advances the objectives outlined in the Midvale Main Street Community Development Area Plan.

The purpose of the Initiative is to encourage residential growth within the Main Street Form-Based Code, particularly by activating vacant upper-floor space in existing commercial or retail buildings; incentivize the construction of new upper-floors residential units on single-story properties and vacant lots; and supporting mixed-use development consistent with the Form-Based Code and Main Street Small Area Plan. All development assisted under the Initiative must include high-quality affordable housing on upper floors, available exclusively to households earning at or below 80% of the Area Median Income (“AMI”) for Salt Lake County. Under the Initiative, owners who develop property may request from the Redevelopment Agency of Midvale City (the “Agency”) up to 50% of total development costs of the affordable residential component of the project.

The Initiative is divided into three qualifying project categories:

- Existing structures with upper floors
- Existing structures that are single story
- Vacant sites

In each of these three categories, the Initiative outlines the qualifications, process, scope, and terms of funding for each possible development option available to a property owner.

Goals of the Initiative

- Support the objectives of the Midvale City Moderate Income Housing Plan and Main Street Small Area Plan.
- Expand housing opportunities within the Main Street Form Based Code, focusing on upper floor and mixed-use development.
- Assist property owners and developers overcome the higher costs associated with multi-story construction and parking-related costs.
- Increase the supply of high-quality, moderate-income housing opportunities in a central location.
- Bring an influx of residents that will contribute to the vitality of the Main Street area.
- Encourage mixed-use of properties and promote a mixed-use lifestyle.
- Create a unique sense of place through public art.
- Promote Safety and reduce crime through the incorporation of Crime Prevention Through Environmental Design (“CPTED”).
- Promote spaces for businesses listed on the Preferred Business List.
- Required use of the Good Landlord Program.

Location & Property Requirements

The property must be located within the boundaries of the Main Street Form-Based Code (see map on pg.9). Residential units must be located on the upper floors of properties (or as required by code) that have or will have a commercial or retail use provided on the ground floor. Ground floor retail and commercial spaces may be required to meet the Preferred Business List. Properties seeking to use this Initiative for upper floor additions must currently or plan to meet the requirements for commercial or retail use on the ground floor. All new construction must comply with the Main Street Form-Based Code.

Program Funding Details, Scope of Work, Agreements and Inspections

Applicants must own the property which is being proposed for development. Applicants and affiliated persons and/or entities as set out in the Initiative application must not be delinquent in obligations to pay loans, fines, liens, or other obligations owed to Midvale City or the Agency. All other properties owned by applicants in Midvale City must be in good standing with Midvale City, including the condition of any improvements on those properties.

Agency participation will be determined based on available funding and negotiated based on how well the proposed project aligns with the Initiative's goals as adopted by the Agency Board.

Maximum Agency Assistance may be up to 50% of the total development cost of the affordable residential component of the project. The maximum amount of agency assistance may be modified in the Agency's sole discretion based on available funding, the number of proposed affordable housing units, AMI levels, and length of the term of the deed restriction limiting the residential component of the project to affordable units.

Funding requests will be evaluated based on:

- The loan to value ratio shall be no greater than 90%, which must be supported by evidence of the county's assessed value of the property prior to funding. If greater than 90% is proposed, outside collateral combined with equity sufficient to provide 80% loan to value ratio may be required. Outside guarantees may suffice for additional collateral and will be evaluated in the Agency's sole discretion.
- Projects should have at least 1.2 projected debt coverage ratio at post-completion after the issuance of a certificate of occupancy by the Midvale City Building Official.
- The development costs will be evaluated in the Agency's sole discretion based on Agency staff estimates and comparisons to development costs of similar properties.
- The applicant must have capacity to complete the project as demonstrated by the successful completion of comparable projects as determined by the Agency in its sole discretion. Projects must score a minimum of 8 out of 10 points to be eligible for consideration and must select one item from option 12 on the scoring criteria list (pg ____).

Agency funding will be secured by a deed restriction on the property ensuring that the property

remains in compliance as affordable housing, for households earning 80% AMI or less, for a period of at least 20 years or another approved timeframe based on the depth of affordability.

Funding disbursements: Shall be in the form of reimbursement, contingent upon receipt of satisfactory documentation. Progress draws are allowed once per month with amounts determined in the Agency's sole discretion.

Agreements: The Agency will execute a development agreement and affordable housing incentive agreement with property owners which will outline the requirements and expectations of program performance, including timelines and scope of work.

Inspections: The City will inspect the property and identify any code violations. All violations must be corrected. Rehabilitation specifications will be reviewed by the Agency and Midvale City. All work must be performed in accordance with all applicable codes, laws, and regulations.

Good Landlord Program: Property owners and management teams must register for and abide by the Good Landlord Program.

Non-Compliance: Includes but is not limited to failing to comply with the requirements outlined in the development and affordable housing incentive agreements, including all applicable property maintenance requirements, codes, laws, and regulations; failing to maintain good standing with the City and County regarding taxes and ordinances; failing to complete the project within the agreed upon timeline; or failing to rent the residential units at the approved AMI level during the approved time frame. Non-compliance also includes imposing additional fees additional to the established rental rate which fees would make the units unaffordable. Such fees may include, but not be limited to, HOA fees, parking fees, mandatory utility requirements or utility fees above those charged by utility providers. Any instance of non-compliance will require the property owner or developer to return all funding provided through the Main Street Upper-Floor Affordable Housing Initiative.

Conflict of Interest

A conflict of interest exists if an applicant is an employee, agent, consultant, officer, elected official, or appointed official of the Agency or Midvale City, and if the applicant:

- Exercises or has exercised any functions or responsibilities with respect to funds of the Initiative program;
- Participates in the decision-making process related to funds for the Initiative program; or
- Is in a position to gain inside information regarding program activities.

If a conflict of interest exists, the applicant may not obtain assistance under the Initiative program. If there is a dispute over a potential conflict of interest, a written waiver may be obtained from the Agency upon determination by a neutral third party that no conflict exists.

Qualifications for Existing Multi-Story Structures

- Eligible properties must be mixed use properties that have upper floor residential units or upper floor space available to construct residential units.
- The residential units must have been vacant for a minimum period of ninety (90) days prior to submitting an application or be determined by Midvale City's Building Official as not in compliance with the International Building Code; the Utah Building Code; or Midvale City's Building Code.
- Buildings with residential units under construction at the time of application will not be eligible.
- Only owners of eligible properties may apply for the program. Any person or entity with an ownership interest in the property and/or project must be reflected on the application for incentive funding.
- The property must be located within the boundaries of the Main Street Form-Based Code.
- Facades visible from the public right of way must be maintained in a condition acceptable to the Agency in the Agency's sole discretion. Agency funding under this program may not be used to improve facades. Facades must be in a condition that does not detract from the architectural character of the building. When feasible, the original design should be restored so that it is contextually appropriate.
- The property must meet all applicable codes, laws and regulations at the completion of the rehabilitation. Midvale City's code enforcement officer and/or building official will inspect the property to ensure compliance with these standards. The Agency will evaluate on a case-by-case basis any proposal to rehabilitate or construct only a portion of the building as part of the submitted project application. The use of green construction methods and energy efficient design is encouraged in all developments and is a factor for consideration in the scoring criteria.
- The property must be in compliance with applicable zoning regulations and follow the Main Street Form-Based Code.

Qualifications for Existing Single-Story Structures

- Eligible properties are existing single story commercial or retail units that can add upper floors for residential space.
- Only owners of properties may apply for the program. Any person or entity with an ownership interest in the property and/or project must be reflected on the application for incentive funding.
- The property must be located within the boundaries of the Main Street Form-Based Code.
- Facades visible from the public right of way must be in a condition acceptable to Agency in Agency's sole discretion and in compliance with Midvale City's Form-Based Code. Incentive funding under the Initiative program may not be used to improve facades.
- The property and any improvements must comply with all applicable codes, laws and regulations at the completion of the rehabilitation. The City will inspect the property to ensure compliance with these standards. The Agency will evaluate on a case-by-case basis when owners propose rehabilitating or constructing only a portion of the building as part of the submitted project. The use of green construction methods and energy efficient design is encouraged in all development and is a factor for consideration in the scoring criteria.
- The property must be in compliance with applicable zoning regulations and follow the

Midvale Form-Based Code.

Qualifications for Vacant Site

- Vacant sites are eligible for funding under the Initiative to provide moderate-income residential units on the upper floors of the proposed mixed-use development or as otherwise required by code.
- Only owners of properties may apply for the program. Any person or entity with an ownership interest in the property and/or project must be reflected on the application for incentive funding.
- The property must be located within the boundaries of the Main Street Form-Based Code.
- The property must meet all applicable codes, laws and regulations at the completion of construction. The City will inspect the property to ensure compliance with these standards. The Agency will evaluate on a case-by-case basis when owners propose rehabilitating or constructing only a portion of the building as part of the submitted project. The use of green construction methods and energy efficient design is encouraged in all development and is a factor for consideration in the scoring criteria.
- The property must be in compliance with applicable zoning regulations and follow the Main Street Form Base Code.

Application Process

The following documentation must be provided to the Agency as part of the application process:

Pre-Approval Requirements:

- Upper Floor Housing Application and Rent Rates
- Project proforma
- Most recent financial statements, balance sheets. A list of all project partners and relationship to the project
- Certified architectural drawings
- Project Appraisal
- Examples of past projects of similar size and scope
- Energy efficiency report
- Lead and asbestos surveys (only for properties built before 1978)
- Contractor information, including proof of contractor license issued by the State of Utah
- Contractor Budget Estimate
- All work must be completed by contractors, unless otherwise waived by the Agency in Agency's sole discretion. Contractors and subcontractors must be licensed and in good standing with Agency and Midvale City prior to the commencement of work
- Crime Prevention Through Environmental Design (CPTED) statement that includes relevant principles incorporated in the project
- Existing condition report from certified property inspector
- Art installation and/or proposed streetscape improvements Minimum 3 items from the Green Building Techniques list on page X of this document

If the Agency determines, in its sole discretion, that an applicant is eligible for pre-approval by the Agency Board, a pre-approval letter will be provided to the applicant if needed by the applicant to secure financing for the project.

Final Approval Requirements from Borrower:

- Terms sheet from lending/financing entity
- Agency shall provide to owner a terms sheet outlining the elements of the agreement between the Agency and the owner
- Letter of credit/proof of financing from lender/financing entity
- Long Term Maintenance Schedule and budget Contractors Guaranteed Maximum Price (GMP) and Project Timeline
- Financial Information/Assets for all LLC's and Individuals involved in the project
- Proposed lease agreements
- Certificate of Insurance
- Proof of financing from all lenders
- Corporate Documents from borrower & partners
- Appraisal for real and completed property
- Photo ID's of all guarantors
- Copy of lease for project location (if any)

Incentive Agreement and Closing Documents:

- Title Commitment
- Title Policy
- Collateral Title Reports
- Disbursement Agreement or Finance Agreement
- Letter of Credit, Performance Bond, or Collateral
- Development Agreement (whether separate or integrated into the Initiative incentive agreement will be dependent on each project and at the sole discretion of the Agency)
- Deed Restriction
- Environmental Indemnity Agreement
- Promissory Notes
- Intercreditor Subordination Agreement
- UCC filing/UCC Judgment Searches, Municipal Lien Search, Approvals or Consents
- Subordination Agreements
- Completion Guarantee
- Loan Settlement Statement including wiring instructions
- Lender interest rates
- Closing Instructions

Post-Closing:

- Certificate of Occupancy

- Good Landlord Program Certificate
- Annual lease rates for approval, vacancy and maintenance schedule report
- Public artwork or Public Street Scape Improvements
- Adherence to the commercial space Preferred Business List

Project applications and supporting documents must be submitted and approved by the Agency prior to construction.

Project applicants must score a minimum of 8 out of 10 points to be eligible for consideration and select one item from option 12 from the scoring criteria list (pg_____).

Applications will be reviewed and evaluated on a quarterly basis. If multiple projects have been submitted, projects will be ranked in scoring order from highest to lowest score. As determined by the Agency, in its sole discretion, projects that garner the most points will be approved for funding. Once the fund balance of the program is exhausted, funding will be unavailable unless more funds are approved for this Initiative. If two applications are received in the same quarter that garner the same amount of points and there is limited funding, funds will be awarded to the applicant that is first to complete the application and have it approved by the Agency Board.

Agency will work with the applicant and outside lenders to create a development agreement and affordable housing incentive agreement to be approved by the Agency Board.

Approved projects must be completed within eighteen (18) months unless an extension is approved. Extensions are approved at the Agency's sole discretion.

Program Management

The Main Street Upper Floor Housing Initiative is managed by the Agency team and the Midvale City Community Development Director. Additional support and expertise may be provided by upper Midvale City management, where necessary.

Applications are evaluated and approved by an evaluation team made up of members of the Agency, the Midvale City Community Development Department, and Midvale City management staff. Applicants will be notified at the end of a review period and will be informed if their application has been approved, denied, or conditionally denied with requests for modification

Planning related matters, inspections and permitting will all be conducted by Midvale City staff in their respective departments. Law enforcement-related activities may be conducted by a designated member of Unified Police Department on behalf of Midvale City and/or Agency.

The foregoing description of the Main Street Upper Floor Affordable Housing Initiative is general in nature and will be subject to program updates prepared by and approved by the Agency and the Agency Board at its sole discretion.

Scoring Criteria

During the evaluation process each item is scored as a single point. Applicants must score a minimum of 8 out of 10 points from items 1-10, and select one item each from options 11 and 12.

1. In general, the proportions of the building must reflect a historic storefront with 50% of the first-floor storefront being glass.
2. There must be no peeling paint on the front façade.
3. There must be no spalling bricks or major tuck-pointing work that needs to be performed.
4. All signs must be in compliance with the currently effective Form Based Code requirements.
5. Windows must not be boarded or bricked up. All windows should be free of cracks and ground floor windows should not be obstructed by paper, tint, blinds, or similar materials.
6. Cornice elements must be in good repair and in place. They must be free of rot or missing elements.
7. Any metal on the storefront must be free of rust, corroded parts or missing elements.
8. Doors must be historic in nature and must be appropriate to the architecture of the building. In general, storefront doors must be either a half or full light. Doors to second floor units can be solid but must be paneled (typically a 6-panel door). Doors must fill the entire original opening.
9. All upper story windows on the front façade must be in compliance with currently effective Main Street Form-Based Code requirements. They must be wood or aluminum clad wood windows that fill the entire original opening. If the windows were originally metal windows, they can be either metal or aluminum clad wood windows.
10. There must not be any vinyl, aluminum, cedar shake, or other artificial siding on a storefront façade.
11. The development proposal must include, at minimum, these 3 items from the Green Building Techniques list.
12. The proposal must include either a public art installation and or public streetscape improvement element.

Green Building Techniques

- Most units will be within ¼ mile of one or more stops for two or more public bus lines or light-railway stops, or provide a tenant incentive for public transportation use, i.e., a subsidized pass program for all tenants.
- All adhesives, sealants and primers used on the interior of all buildings and applied on site will comply with Rule R307-342 of the Utah Administrative Code Adhesives and Sealants
- Fifty percent (50%) of wood-based materials and products that are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria for wood building components
- Install LED light bulbs in the homes
- Utilize rapidly renewable floor materials such as bamboo, linoleum, cork or eucalyptus to

cover a minimum of 25% of the floor area of each unit

- Provide covered and secured storage facilities for securing bicycles for fifteen percent (15%) or more of building occupants inside of the building
- Install programmable thermostats in the homes
- Develop and implement a construction waste management plan that recycles or salvages at least fifty percent (50%) of non-hazardous construction and demolition debris

Learn More About the Vision for Midvale Main

[Midvale Main Street Small Area Plan](#)

[Midvale Main Lighting & Street Scape Design Plan](#)

[Midvale Main Arts & Culture District](#)

[Midvale Main Street Food Truck Plaza](#)

[Midvale Main Business Loan Program](#)

[Adaptive Reuse Program](#)

[Façade Improvement Program](#)