



## REDEVELOPMENT AGENCY MEETING

*Minutes*

Tuesday May 5, 2026

**Council Chambers  
7505 S Holden Street  
Midvale, Utah 84047**

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**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	<b>Aye</b>
Board Member Denece Mikolash	<b>Aye</b>
Board Member Paul Glover	<b>Aye</b>
Board Member Bonnie Billings	<b>Aye</b>

**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.

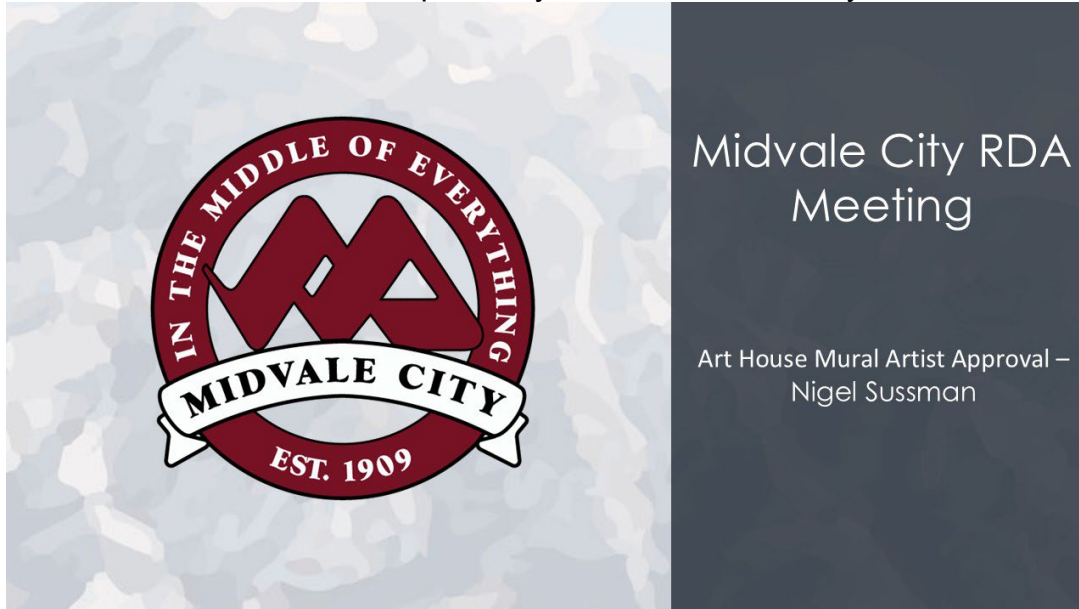
In addition, the Mural Selection Committee, evaluated nearly 160 artists from across the U.S., and based on the size and location of the wall, have recommended awarding this wall to the artist Nigel Sussman, from Berkeley, CA.

#### **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
<b>Revenues:</b>						
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%
<b>TOTAL REVENUES</b>	<b>\$ 387,898</b>	<b>\$ 846,502</b>	<b>\$ 1,006,721</b>	<b>\$ 1,350,368</b>	<b>\$ 343,647</b>	<b>34.1%</b>
<b>Expenditures:</b>						
<b>Personnel</b>						
Salaries <sup>1</sup>	292,062	331,562	377,792	637,280	259,488	68.7%
Overtime	2,241	2,890	2,500	2,500	-	0.0%
Benefits <sup>1</sup>	149,014	144,461	176,512	280,466	103,954	58.9%
<b>Total Personnel</b>	<b>443,317</b>	<b>478,913</b>	<b>556,804</b>	<b>920,245</b>	<b>363,441</b>	<b>65.3%</b>
<b>Operating</b>						
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) <sup>2</sup>	-	-	-	16,954	16,954	0.0%
IT Equipment (Interfund) <sup>2</sup>	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%
<b>Total Operating</b>	<b>384,443</b>	<b>382,693</b>	<b>449,917</b>	<b>430,123</b>	<b>(19,794)</b>	<b>-4.4%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 827,760</b>	<b>\$ 861,606</b>	<b>\$ 1,006,721</b>	<b>\$ 1,350,368</b>	<b>\$ 343,647</b>	<b>34.1%</b>
<b>FUND BALANCE - CONTRIBUTION TO (USE OF)</b>	<b>\$ (439,862)</b>	<b>\$ (15,104)</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	

# RDA Bingham Junction

Redevelopment Agency - Bingham Junction Project Area						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
<b>Revenues:</b>						
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%
<b>TOTAL REVENUES</b>	<b>\$ 8,022,648</b>	<b>\$ 7,443,590</b>	<b>\$ 6,792,348</b>	<b>\$ 6,792,348</b>	<b>\$ -</b>	<b>0.0%</b>
<b>Expenditures:</b>						
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%
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,337,064</b>	<b>\$ 9,788,948</b>	<b>\$ 7,947,121</b>	<b>\$ 7,511,485</b>	<b>\$ (435,636)</b>	<b>-5.5%</b>
<b>FUND BALANCE - CONTRIBUTION TO (USE OF)</b>	<b>1,685,584</b>	<b>(2,345,358)</b>	<b>(1,154,773)</b>	<b>(719,137)</b>	<b>435,636</b>	

## RDA Jordan Bluffs

Redevelopment Agency - Jordan Bluffs Project Area						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
<b>Revenues:</b>						
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%
<b>TOTAL REVENUES</b>	<b>\$ 3,378,198</b>	<b>\$ 3,650,554</b>	<b>\$ 3,657,992</b>	<b>\$ 3,684,454</b>	<b>\$ 26,462</b>	<b>0.7%</b>
<b>Expenditures:</b>						
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%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,580,431</b>	<b>\$ 2,247,672</b>	<b>\$ 3,657,992</b>	<b>\$ 3,775,849</b>	<b>\$ 117,857</b>	<b>3.2%</b>
<b>FUND BALANCE - CONTRIBUTION TO (USE OF)</b>	<b>1,797,767</b>	<b>1,402,882</b>	<b>-</b>	<b>(91,395)</b>	<b>(91,395)</b>	

## RDA Main Street

Redevelopment Agency - Main Street Project Area						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
<b>Revenues:</b>						
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%
<b>TOTAL REVENUES</b>	<b>\$ 673,879</b>	<b>\$ 2,223,211</b>	<b>\$ 2,709,496</b>	<b>\$ 1,601,177</b>	<b>\$ (1,108,319)</b>	<b>-40.9%</b>
<b>Expenditures:</b>						
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%
<b>TOTAL EXPENDITURES</b>	<b>\$ 673,601</b>	<b>\$ 2,278,959</b>	<b>\$ 2,709,496</b>	<b>\$ 2,607,858</b>	<b>\$ (101,638)</b>	<b>-3.8%</b>
<b>FUND BALANCE - CONTRIBUTION TO (USE OF)</b>	<b>278</b>	<b>(55,748)</b>	<b>-</b>	<b>(1,006,681)</b>	<b>(1,006,681)</b>	

# RDA City-Wide Housing

Redevelopment Agency - City-Wide Housing						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
<b>Revenues:</b>						
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%
<b>TOTAL REVENUES</b>	<b>\$ 1,529,059</b>	<b>\$ 2,162,923</b>	<b>\$ 2,131,842</b>	<b>\$ 2,923,363</b>	<b>\$ 791,521</b>	<b>37.1%</b>
<b>Expenditures:</b>						
Salaries <sup>1</sup>	48,611	45,533	135,105	139,688	4,583	3.4%
Benefits <sup>1</sup>	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) <sup>2</sup>	-	-	-	2,986	2,986	0.0%
IT Equipment (Interfund) <sup>2</sup>	-	-	-	-	-	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%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,306,980</b>	<b>\$ 6,733,121</b>	<b>\$ 2,866,526</b>	<b>\$ 2,873,636</b>	<b>\$ 7,110</b>	<b>0.2%</b>
<b>FUND BALANCE - CONTRIBUTION TO (USE OF)</b>	<b>(777,921)</b>	<b>(4,570,198)</b>	<b>(734,684)</b>	<b>49,727</b>	<b>784,411</b>	

**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.

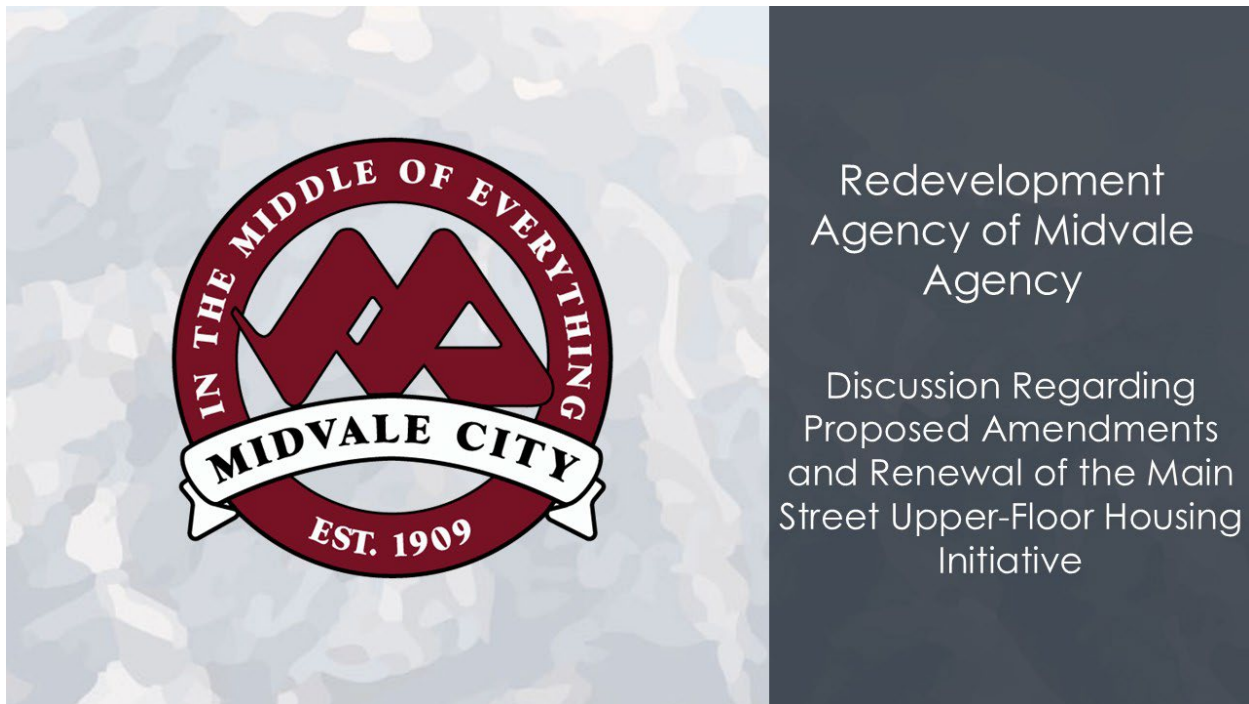
#### Initiative Renewal and Amendments:

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.



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

Approved this May 19, 2026.

