



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

REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
June 2, 2026

Public Notice Is Hereby Given that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on **June 2, 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 June 1, 2026.**

The meeting will be broadcast on **You-Tube (Midvale.Utah.gov/YouTube)**

7:00 p.m. or immediately following the City Council Meeting

I. GENERAL BUSINESS

- A. Welcome
- B. 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 19, 2026 — ***[Rori Andreason, HR Director/City Recorder]***

IV. PUBLIC HEARING

- A. Receive Public Comment Regarding the Tentative Fiscal Year 2027 Budget for the Redevelopment Agency of Midvale City beginning July 1, 2026 and ending June 30, 2027 — ***[Mariah Hill, Administrative Services Director]***

V. POSSIBLE CLOSED SESSION

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

June 2, 2026

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Investigative proceedings regarding allegations of criminal misconduct.

VI. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days' advance 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 28, 2026

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday May 19, 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; Rori Andreason, City Recorder; Garrett Wilcox, City Attorney; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Laura Magness, Communications Director; Levi McNeill, Fleet/Facilities Manager; Wendelin Knobloch, Planning Director; Chief April Morse, UPD; Chief Jason Mazuran, UPD; and Juan Rosario, Systems Administrator.

Chair Gettel called the meeting to order at 9:02 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 MAY 5, 2026

MOTION: Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Gettel called for discussion on the motion. There being none he called for a roll call vote.

The voting was as follows:

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

The motion passed unanimously.

IV. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2026-10RDA CONVEYING 705 W. IVY DR. MIDVALE, BY SPECIAL WARRANTY DEED TO MIDVALE CITY.

Levi McNeill said 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.

RDA Board

May 19th, 2026



Overview

As you know we are in the process of updating the Public Works Campus.

As part of this project the city needs to consolidate parcels associated with the properties included to facilitate this project.

The first phase of this includes a new parking lot on the north side of the property.

To accommodate this first phase, the city needed to acquire a section of land from Gardner/Wasatch.



Overview



Overview

This land was not useable by Garder/Wasatch for their adjacent development and was transferred to the RDA via special warranty deed.

Staff is asking the RDA board to approve transferring the land to the city via special warranty deed.



Discussion/Questions

Suggested motion

I move that we approve Resolution No. 2026-10RDA conveying property at 705 W. Ivy Drive, Midvale, by special warranty deed to Midvale City.



MOTION: Board Member Bryant Brown MOVED to suspend the rules Approve Resolution No. 2026-10RDA Conveying Property at 705 W. Ivy Dr. Midvale, by Special Warranty Deed to Midvale City. The motion was **SECONDED** by Board Member Bonnie Billings. Chair Gettel called for discussion on the motion. There being none he called for a roll call vote.

The voting was as follows:

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

The motion passed unanimously.

B. CONSIDER RESOLUTION NO. 2026-11RDA APPROVING 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
- The initiative had an initial 5-year term and requires renewal by June 30, 2026



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

- 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 Board's approval.
- Affordable housing funds generated from the three project areas will be used to support this initiative.

MOTION: Board Member Heidi Robinson **MOVED** to Adopt Resolution No. 2026-11RDA Approving Proposed Amendments and Renewal of the Main Street Upper-Floor Housing Initiative. 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 and reconvene in council meeting. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Gettel called for discussion on the motion. There being none he called for a vote. The motion passed unanimously.

The meeting adjourned at 9:09 p.m.

Rori L. Andreason, MMC
City Recorder

Approved June 2, 2026.

PENDING



REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

Meeting Date: June 2, 2026

ITEM TYPE: Public Hearing

SUBJECT: Receive Public Comment on the Redevelopment Agency of Midvale City Tentative Fiscal Year 2027 Budget beginning July 1, 2026 and ending June 30, 2027.

SUBMITTED BY: Mariah Hill, Administrative Services Director

TENTATIVE BUDGET SUMMARY:

The fiscal year 2027 tentative budget was presented to and adopted by the RDA Board on May 5, 2026. The purpose of this agenda item is to receive public comment on the tentative budget.

The budget is also available for review on the Midvale City website at:
https://midvale.utah.gov/government/departments/administrative_services/finance.

PLAN COMPLIANCE: N/A

FISCAL IMPACT

Fiscal impacts are detailed in the tentative budget.

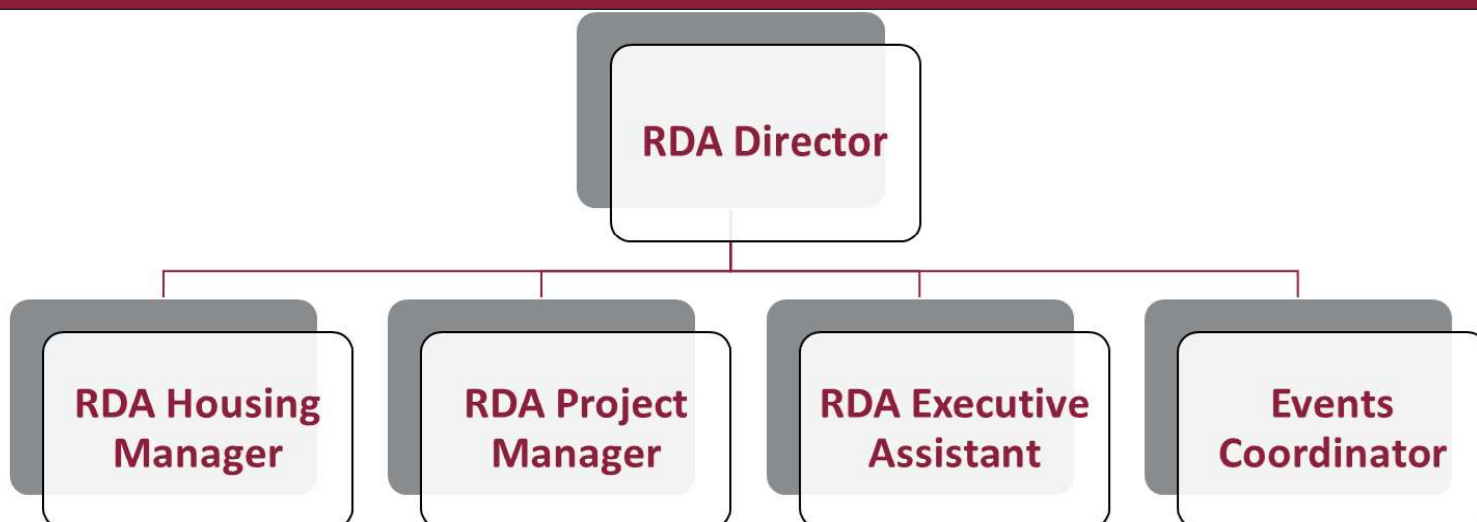
STAFF'S RECOMMENDATION AND MOTION:

This item is for public comment only.

ATTACHMENTS:

FY2027 Redevelopment Agency of Midvale City Tentative Budget

Redevelopment Agency - Operations



DEPARTMENT DESCRIPTION

The Redevelopment Agency Department manages the Agency's three redevelopment areas—Bingham Junction, Jordan Bluffs, and Main Street—and oversees citywide affordable housing funds generated by redevelopment efforts. The operational expenses are managed in the Redevelopment Agency - Operations Fund.

BUDGET

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)	

AT A GLANCE:

TOTAL BUDGET: \$1,350,368 | FULL-TIME EQUIVALENT EMPLOYEES: 5.74

Redevelopment Agency - Operations

BUDGET CONTINUED

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

STAFFING

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

	FY2024	FY2025	FY2026	Tentative FY2027
RDA Director	1.00	1.00	0.70	0.70
RDA Housing Project Manager	0.40	0.40	0.40	0.40
RDA Project Manager	1.00	1.00	1.00	1.00
Executive Assistant	0.50	0.50	0.50	0.10
CD Executive Assistant	0.50	0.50	0.50	0.50
RDA Attorney	0.00	0.00	0.33	0.34
Events Coordinator	0.00	0.00	0.70	0.70
Project Site Coordinator	0.00	0.00	0.00	1.00
City Manager	0.00	0.00	0.00	0.10
Assistant City Manager	0.00	0.00	0.00	0.40
Communications Director	0.00	0.00	0.00	0.30
Economic Development Manager	0.00	0.00	0.00	0.20
TOTAL RDA OPERATIONS	3.40	3.40	4.13	5.74

Redevelopment Agency - Bingham Junction

FUND DESCRIPTION

The Bingham Junction Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 390 acres in the northwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Bingham Junction Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

BUDGET

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	

AT A GLANCE:

TOTAL BUDGET: \$7,511,485 | FULL-TIME EQUIVALENT EMPLOYEES: 0

Redevelopment Agency - Jordan Bluffs

FUND DESCRIPTION

The Jordan Bluffs Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 268 acres in the southwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Jordan Bluffs Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

BUDGET

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)	

AT A GLANCE:

TOTAL BUDGET: \$3,775,849 | FULL-TIME EQUIVALENT EMPLOYEES: 0

Redevelopment Agency - Main Street

FUND DESCRIPTION

The Main Street Community Development Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on November 17, 2015. In 2021, the taxing entities entered into Interlocal Cooperation Agreements with the Agency whereby they participate 60 percent of their tax increment for 20 years. The Area was triggered to begin collecting tax increment and received its first distribution of tax increment from FY2025 payments.

The Redevelopment Agency's goal in this project is to create an arts and culture district. This will be accomplished by stabilizing the housing stock, upgrading infrastructure, improving parking, and adding new commercial uses through rehabilitation of existing buildings and new development. The Agency also has a sharp focus on community engagement, outreach, events, and supporting public art initiatives.

BUDGET

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%
Facade 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)	

AT A GLANCE:

TOTAL BUDGET: \$2,607,858 | FULL-TIME EQUIVALENT EMPLOYEES: 0

Redevelopment Agency - City-Wide Housing

FUND DESCRIPTION

The Redevelopment Agency of Midvale City is charged with leading the City's housing-related efforts through the establishment of policies and the administration of programs, including the preparation and implementation of the Midvale City Housing Plan and the Neighborhood Housing Improvement Program. The Agency has assumed the lead role in housing policy and development, because it is the primary funding source for moderate to low-income housing in Midvale. These housing funds are primarily generated by a required 20 percent housing set-aside in the Bingham Junction Project Area, Jordan Bluffs Project Area, and the Main Street Project Area.

BUDGET

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	

AT A GLANCE:

TOTAL BUDGET: \$2,873,636 | FULL-TIME EQUIVALENT EMPLOYEES: 1.23

Redevelopment Agency - City-Wide Housing

BUDGET CONTINUED

- 1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
- 2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

STAFFING

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

	FY2024	FY2025	FY2026	Tentative FY2027
RDA Director	0.00	0.00	0.30	0.30
RDA Housing Project Manager	0.60	0.60	0.60	0.60
RDA Attorney	0.00	0.00	0.33	0.33
TOTAL RDA CITY-WIDE HOUSING	0.60	0.60	1.23	1.23