



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.”
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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

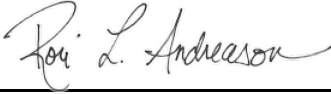
The motion passed unanimously.

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.

Proceedings of Redevelopment Agency Board Meeting
May 19, 2026



Rori L. Andreason, MMC
City Recorder

Approved June 2, 2026.

