



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday June 16, 2026

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

CHAIR: Dustin Gettel

BOARD MEMBERS: Board Member Paul Glover
Board Member Bonnie Billings
Board Member Denece Mikolash
Board Member Bryant Brown
Board Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, City Recorder; Daniel VanBeuge, Deputy City Attorney; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Laura Magness, Communications Director; Jerimie Thorne, Public Works Director; Kate Andrus, RDA Director; Moira Gray, RDA Project Manager; Chief April Morse, UPD; and Matt Pierce, IT Director.

Chair Gettel called the meeting to order at 8:29 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. PUBLIC HEARING

A. RECEIVE PUBLIC COMMENT ON PROPOSED BUDGET AMENDMENTS TO THE FY2026 BUDGET FOR THE BINGHAM JUNCTION REDEVELOPMENT AGENCY FUND.

Mariah Hill said staff proposes amendments to the fiscal year 2026 budget for the Bingham Junction Redevelopment Agency Funds.

Bingham Junction Fund

The total requested increase to the Bingham Junction Fund budget is \$186,497. This includes an increase in the use of fund balance to pay the final payment on the City Hall Plaza project.

FISCAL IMPACT:

Bingham Junction Fund – Increase in budgeted revenues and expenditures of \$186,497.

MOTION: Board Member Paul Glover **MOVED** to open the public comment section of the hearing. 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.

There were no public comments.

MOTION: Board Member Paul Glover **MOVED** to close the public comment section of the hearing. 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.

ACTION: Consider **RESOLUTION NO. 2026-16RDA** Amending the Fiscal Year 2026 Budget for the Bingham Junction Redevelopment Agency Fund.

MOTION: Board Member Heidi Robinson **MOVED** to suspend the rules and adopt Resolution 2026-16RDA amending the fiscal year 2026 budget for the Bingham Junction Redevelopment Agency Funds as presented. 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	Aye

The motion passed unanimously.

IV. CONSENT AGENDA

A. CONSIDER MINUTES OF JUNE 2, 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.

V. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2026-13RDA AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AN INTERLOCAL AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND SALT LAKE COUNTY.

Kate Andrus said In December 2021, the Agency and the County entered into an Interlocal Cooperation Agreement (“Agreement”) regarding participation in tax increment financing for the Main Street CDA. The terms of this Agreement are as follows:

- 75% participation for 20 years
- Trigger deadline of March 2024
- A total tax increment collection cap of \$2,264,812, with no support for the contingency budget
- The base year taxable value is the tax year preceding the first year of tax increment collection. For example, if the Agency begins collecting tax increment in March 2024, the base year taxable value would be tax year 2022
- The Agency must expend tax increment in accordance with parameters specific to each budget line item (see Exhibit C of the Agreement)

Since that time, the project area has been triggered, and the Agency has now received two years of participating tax increment.

However, during the remittance period for tax year 2025, an issue arose due to the County Auditor’s interpretation of a recent legal opinion regarding the separation of Salt Lake County’s library tax levies from those of its parent organization, Salt Lake County. The Auditor’s Office interpreted this opinion to mean that Salt Lake County library levies are subject to the same ILA terms as their parent organization unless otherwise explicitly stated in the governing interlocal agreements.

While this exclusion was not explicitly stated in the Agreement, it was the intent of the County Council and the Agency that the library tax increment be excluded from this TIF project. Therefore, the County drafted an amendment to the Interlocal Agreement outlining this exclusion to prevent further confusion on the part of the Auditor’s Office.

FISCAL IMPACT:

The fiscal impact will remain the same. The County’s contribution makes up about 15% of Main Street CDA’s budget. This will amount to \$2,264,812 over 20 years



Redevelopment Agency of Midvale City

Amendment to Interlocal
Agreement with Salt Lake
County Re Main Street CDA

Background

- The Agency and Salt Lake County (SLCo) entered into an Interlocal Agreement (ILA) in 2021 regarding participation in tax increment financing for the Main Street CDA
- The Main Street CDA was triggered in 2024
- To date, the Agency has received two years of tax increment
- The remittance of TY2024 tax increment included only Salt Lake County's portion

TY2025

- For TY2025, the SLCo Auditor provided the Agency with tax increment from both Salt Lake County and the Library
- This was based on a legal interpretation that Salt Lake County library levies are subject to the same ILA terms as their parent organization unless otherwise explicitly stated in the governing interlocal agreements
- It was the intent of both the Agency and SLCo to exclude the library from this TIF project area
- As a result, SLCo drafted an amendment explicitly stating the library's exclusion

Fiscal Impact

The fiscal impact will remain the same. The County's contribution makes up about 15% of Main Street CDA's budget. This will amount to \$2,264,812 over 20 years.

MOTION: Board Member Heidi Robinson **MOVED** to suspend the rules and pass Resolution No. 2026-13RDA authorizing the Chief Administrative Officer to execute an amendment to the Interlocal Cooperation Agreement between the Redevelopment Agency of Midvale City and Salt Lake County regarding the Main Street Community Development Area.” 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. 2026-14RDA AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN AGREEMENT FOR ARTIST'S COMMISSIONED WORK WITH CLOUD STUDY LLC.

Moira Gray said on September 19th, 2025, the Redevelopment Agency released a Call for Artists for the creation of a public art feature for the City Hall North Plaza. The listed goals of the artwork are to:

- Honor Midvale Main Street's past as an industrial hub while embracing its vibrant future as a thriving arts and culture district, representing innovation, creativity, and community.
- Create a sense of place: Foster a strong connection between the artwork and the surrounding environment, enhancing the overall experience of Midvale Main Street.
- Be visually compelling: Engage and inspire viewers with a striking and memorable design.
- Consider durability and maintenance: The artwork should be constructed to withstand the elements and require minimal upkeep.

The Call for Artists received 62 responses. The Design Advisory Board narrowed the applications down to 5 artists. These artists each created a sculpture proposal and presented it to the Design Advisory Board. The Board chose Cloud Study LLC as the final artist.

FISCAL IMPACT:

This artwork will cost \$114,390. 50% will come out of the FY26 Bingham Junction Public Art Fund upon execution of the Agreement. 50% will come out of the FY27 Bingham Junction Public Art fund upon fabrication and installation.



Midvale Redevelopment Agency

06.16.2026

Resolution 2026-14RDA:
Agreement for Artist's
Commissioned Work with
Cloud Study LLC

Background

A Call for Artists was released on September 19, 2025 for a new entryway art piece across from the food truck plaza. The Call received 62 artist applications. The Design Advisory Board narrowed down the list to three finalists, who created final proposals. The Design Advisory Board chose Cloud Study LLC as the artist.

Cloud Study's original proposal did not include any lighting elements, so the Board requested lighting to be added to the original cost proposal.

Background: Timeline

Request for Qualifications Released: September 19, 2025

Application Deadline: October 17, 2025

- 62 Applications

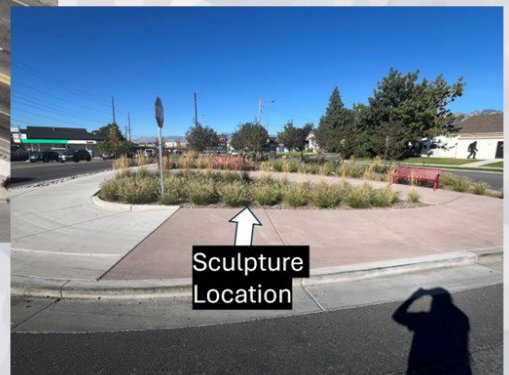
Design Advisory Board Decides Finalists: October 21, 2025

Finalist Proposals: Week of December 2, 2025

Final Artist Selection: December 9, 2025

Lighting Design: December 2025 – June 2026

Location of Artwork



Goals of Artwork

The selected artwork should:

- Honor Midvale Main Street's past as an industrial hub while embracing its vibrant future as a thriving arts and culture district, representing innovation, creativity, and community.
- Create a sense of place: Foster a strong connection between the artwork and the surrounding environment, enhancing the overall experience of Midvale Main Street.
- Be visually compelling: Engage and inspire viewers with a striking and memorable design.
- Consider durability and maintenance: The artwork should be constructed to withstand the elements and require minimal upkeep.

Selection Criteria

In selecting the artist/team for this project, the following criteria was applied:

- Artwork that is one-of-a-kind, site specific, and meets the project goals.
- Artistic excellence, innovation, and originality as evidenced by representations of past work and other supporting material.
- The artist's work has the potential to contribute to a sense of place, relating to historic and cultural context, and relationship to surrounding building design.
- The artist's professional experience is adequate to meet the demands of the project including the ability to work with others on the design and construction teams.
- Assessed ability to meet deadlines and budget, and to perform work in timely, professional manner.
- The artist's work meets all operational, maintenance, Americans with Disabilities Act (ADA), safety, schedules, and stated budget requirements.
- Artist will be required to provide proof of insurance and enter into a written agreement with the RDA of Midvale City for the installation for the project.

Artist: Cloud Study LLC – Sujin Lim

A Place for Dreams

PROPOSAL FOR Midvale Main Street Entryway Sculpture: Midvale Public Art
Main St, Midvale, UT 84047
06/11/2026

Sujin Lim
Cloud Study Studio
sujinlim.com

WORK SAMPLES







DESIGN CRITERIA

Unique Feature of The Site:

- Entry point to the downtown district
- Diverse perspectives and views
- Accessible to pedestrians and drivers
- Located in a historic district thriving as an arts and cultural hub

DESIGN CRITERIA

- View : the audience needs to be able to see through the artwork so it doesn't obstruct the view
- Perspective : the artwork needs to have visual interest from 360 degrees, both up close and from a distance.
- Scale : the artwork needs to have a significant height to create a strong visual impact as a landmark.
- Color : the artwork needs to be colorful to bring vibrancy

DESIGN CRITERIA

Artwork



Organic

Whimsical

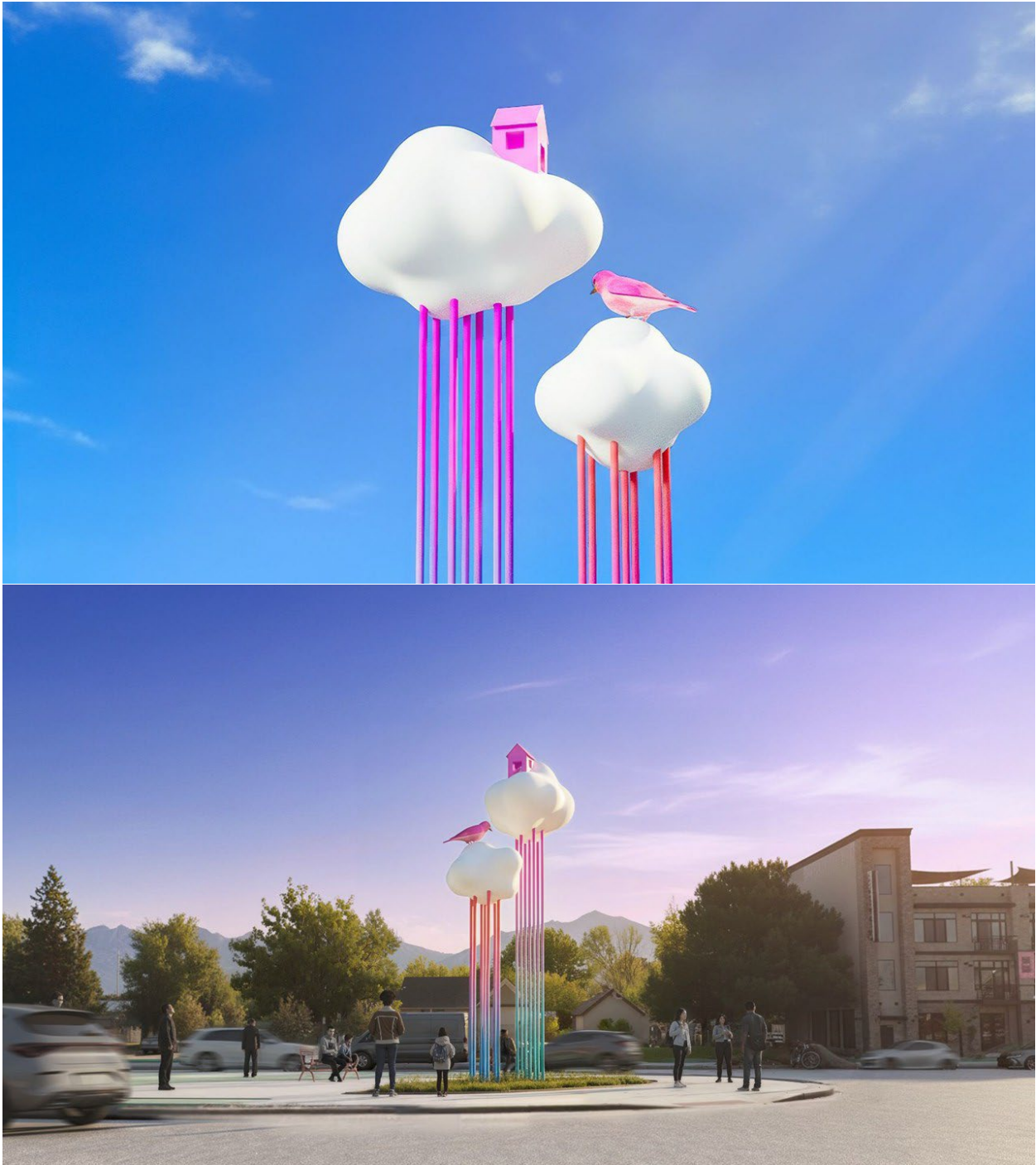
APPROACH



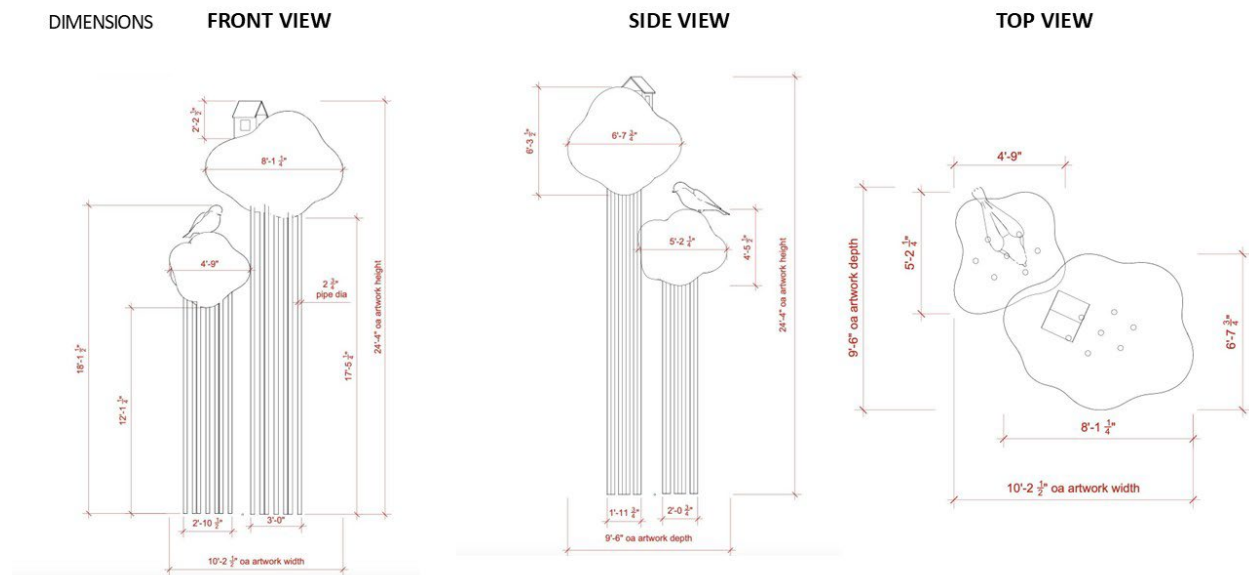
A Place for Dreams











PROJECT DESCRIPTION

A Place for Dreams is a twenty five foot tall entryway sculpture marking the north entrance of Midvale Main Street. The artwork features two cloud shaped forms floating above soft gradient color pipes that resemble gentle rain. A single bird and a small house rest atop the clouds, creating a symbolic threshold between Midvale's historic identity and its creative future.

Historically, Midvale Valley and the greater Salt Lake region were central gathering points shaped by railroads, mining, and industrial and commercial activity. People came here to work, build, and dream of new opportunities. Today, that same spirit continues as artists, muralists, and creative communities bring new life to Main Street, transforming it into a district of imagination, innovation, and cultural expression.

The floating clouds express dreaming and the growth of imagination. The small house symbolizes a place where people gather, stay, and carry their dreams forward, honoring the aspirations of the past while pointing toward the district's evolving future. The bird simply represents nature, bringing a gentle reminder of the natural world into the urban environment.

As Midvale transforms Main Street into a vibrant outdoor art gallery of murals and creative works, ***A Place for Dreams*** will serve as a sculptural focal point that complements the district's growing artistic character. Offering shifting compositions and a welcoming experience for both pedestrians and drivers, the sculpture connects Midvale's industrial heritage with its emerging role as an arts and culture district, becoming a landmark that honors the past while inviting the community to imagine what comes next with curiosity and wonder.

MAINTENANCE

- The artwork should be power-washed every 2 years.
- The clear coat should be inspected every 7 years.

Budget

Artist Fee (14%)	\$13,000.00
Project Management: Design Development, Shop Drawings, Logistics	\$3,000.00
Engineering:	\$4,800.00
Armature and Structure: Steel Pipes: Material and Labor	\$12,500.00
Painting poles	\$5,350.00
Resin Casting Fabrication	\$25,000.00
Paint and Coat	\$2,000.00
Concrete Foundation	\$5,200.00
Sculpture Installation	\$8,000.00
Transportation and Packing	\$9,000.00
Insurance	\$1,000.00
Travel and Documentation	\$2,000.00
Ground Lighting Fixtures	\$4,990.00
Ground + Sculpture Lighting Installation	\$18,550.00
Total:	\$114,390.00

Fiscal Impact

Half of the contract amount will come out of the FY26 Bingham Junction Public Art Fund upon execution of the Agreement.

The other half of the contract amount will come out of the FY27 Bingham Junction Public Art Fund upon fabrication and installation.

Terms of the Agreement

- Artist designs, creates, and manages the construction and installation of the Artwork. The deadline for installation is March 31, 2027.
- 50% of the purchase price is paid upon execution of the Agreement, 30% upon fabrication, and 20% upon installation and transference of title.
- If there are any defects within 2 years from completion the relocation, removal or repair will be at the expense of the Artist.

The Board Members all expressed approval of this sculptural art installation.

Board Member Bryant Brown said he wishes it were taller.

Board Member Paul Glover said he wishes the digital sign could be moved.

Matt Dahl said maybe we should explore putting the sculpture somewhere else.

MOTION: Board Member Denece Mikolash MOVED to suspend the rules and pass Resolution No. 2026-14RDA Authorizing the Chief Administrative Officer to Enter into an Agreement for Artist's Commissioned Work with Cloud Study LLC. The motion was SECONDED by Board Member Bonnie Billings. Chair Gettel called for discussion on the motion. There being none he called for a roll call vote.

The voting was as follows:

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

The motion passed unanimously.

C. CONSIDER RESOLUTION NO. 2026-15RDA ADOPTING THE REDEVELOPMENT AGENCY OF MIDVALE CITY FISCAL YEAR 2027 BUDGET BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.

Mariah Hill said the process of adopting the Fiscal Year 2027 budget requires several steps that must be completed by the Board. Pursuant to Utah Code Annotated 10-6-111(1), the Budget Officer is required to prepare and present a tentative budget for each City fund, including all Special Revenue Funds. These budgets must be submitted no later than the first regularly scheduled meeting in May. At that time, staff provide an update on revenue estimates, along with a brief overview of expenditures, key highlights, and any proposed program changes. The tentative budget was presented and adopted on May 5, 2026. A public hearing was held on the budget on June 2, 2026.

Changes since the tentative budget include an increase to the citywide COLA of 3.5% and updated benefit budgets reflecting open enrollment selections. The total net impact across all RDA budgets is an increase of \$3,425.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:

RDA Operations Fund: Revenues and Expenditures - \$1,352,715
RDA Bingham Junction Fund: Revenues - \$6,792,348; Expenditures - \$7,513,832
RDA Jordan Bluffs Fund: Revenues - \$3,684,454; Expenditures - \$3,775,849
RDA Main Street Fund: Revenues - \$1,601,177; Expenditures - \$2,607,858
RDA City-Wide Housing Fund: Revenues - \$2,923,363; Expenditures - \$2,874,714

Redevelopment Agency of Midvale City Proposed Budget Amendment						
General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Amended Budget	Proposed Change	FY26 Proposed Amended Budget	Description
Revenues						
Use of Fund Balance	2,345,358	-	719,137	186,497	905,634	Increased use of fund balance
TOTAL RECOMMENDED REVENUE BUDGET						
ADJUSTMENTS - RDA BINGHAM JUNCTION FUND	\$ 7,443,590	\$ 7,086,525	\$ 6,792,348	\$ 186,497	\$ 6,978,845	
Expenditures						
City Hall Plaza Project	2,482,305	186,497	-	186,497	186,497	Final Payment on City Hall Plaza
TOTAL RECOMMENDED EXPENDITURE BUDGET						
ADJUSTMENTS - RDA BINGHAM JUNCTION FUND	\$ 9,788,948	\$ 4,502,160	\$ 7,947,121	\$ 186,497	\$ 8,133,618	

MOTION: Board Member Heidi Robinson **MOVED** to adopt Resolution 2026-15RDA, Adopting the Redevelopment Agency of Midvale City Fiscal Year 2027 Budget beginning July 1, 2026, and ending June 30, 2027. 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.

VI. ADJOURN

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

The meeting adjourned at 8:52 p.m.

Rori L. Andreason, MMC
City Recorder



Approved July 7, 2026.