REDEVELOPMENT AGENCY MEETING
Minutes
Tuesday September 15, 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; Laura Magness, Communications Director; Jerimie Thorne, Public Works Director; Aubrey Christensen, RDA Program Manager; Moira Gray, RDA Project Manager, Kate Andrus, RDA Director; Chief April Morse, UPD; and Matt Pierce, IT Director.

Chair Gettel called the meeting to order at 8:10 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT

A. CONSIDER MINUTES OF SEPTEMBER 1, 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. 2026-23RDA APPROVING THE MIDVALE MAIN STREET TRICK-OR-TREAT DECORATION GRANT PROGRAM.

Moira Gray said this grant would provide up to $50 to business and property owners on Midvale Main Street to support the decoration of the Main Street facing windows, facades, sidewalks, alleys, etc. during the Trick-or-Treat on Main Street event on October 24, 2026. The funding will be on a reimbursement basis, and can be used for materials, supplies, art, and decorations.

Eligible Applicants:

- Applicants must be owners or tenants of real property located within the area of Midvale Main Street that will be closed for the Trick-or-Treat event.

Eligible Uses of Funds:

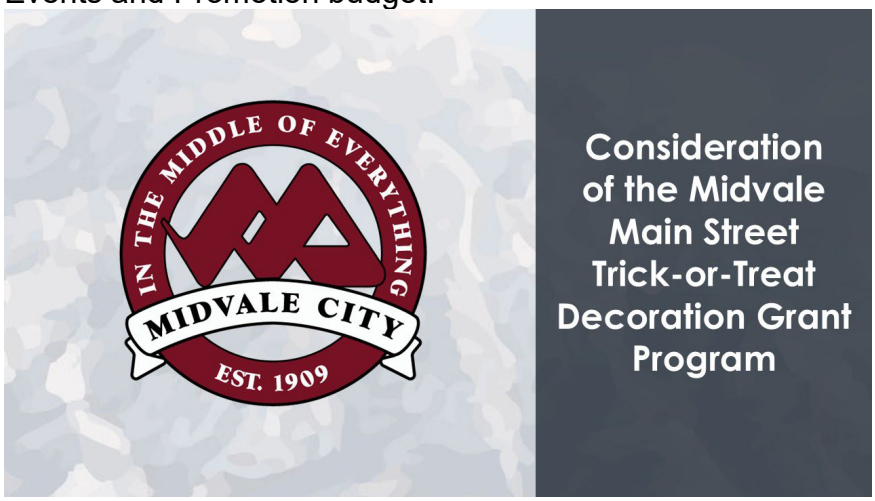
- Materials and supplies
- Art and decorations

Terms:

- Reimbursement basis
- Maximum grant award of $50.00

FISCAL IMPACT:

Staff request a budget of $700 for the program, which will come out of the Midvale Main Street Events and Promotion budget.



Background

Program Development:

- The Midvale Main Street Business Alliance was interested in having a decoration competition during the Trick-or-Treat on Main Street event. This program will support their efforts.

Program Purpose:

- The purpose of this program is to provide financial assistance to Midvale Main Street property owners and tenants for the decoration of their Main-Street-facing windows, facades, and sidewalks during the annual Trick-or-Treat on Main Street event. The decorations must be used for publicly-accessible areas of the event.

Midvale Main Street Trick-or-Treat Decoration Grant

Terms

- Post-Performance Reimbursement
- Maximum grant award of $50.00.

Eligibility

- Applicants must be owners or tenants of real property located within the area of Midvale Main Street that will be closed for the Trick-or-Treat event.

Eligible Uses of Funds

- Materials and Supplies
- Art and Decorations



Chair Dustin Gettel asked how Rocky Mountain Power got involved.

Moira Gray said that Rocky Mountain Power reached out to the Redevelopment Agency of Midvale City and said they would like to be involved in our events. This resulted in a grant donation for the Trick or Treat Decoration event and the upcoming Light Up Main event.

MOTION: Board Member Denece Mikolash MOVED to suspend the rules and pass RESOLUTION NO. 2026-23RDA approving the Midvale Main Street Trick-or-Treat Decoration Grant Program. 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.

B. CONSIDER RESOLUTION NO. 2026-24RDA APPROVING THE PROPERTY LEASE AGREEMENT WITH CRAFT LAKE CITY FOR HOSTING CURATED WORKSHOPS IN THE ART HOUSE.

Aubrey Christensen said Craft Lake City is currently in the process of curating twelve (12) unique workshops to host at the Art House. Based on the tentative schedule provided, there will be a workshop once a month throughout the duration of the year 2027. Each workshop will draw the community to Midvale Main in a different way. They will focus on teaching new skills, demonstrating unique techniques, and engaging the public with fresh, creative opportunities.

The Agency is proposing to lease the Midvale Main Art House at no cost to Craft Lake City to maximize this community impact. The new workshops will initiate in January 2027. Midvale City Staff and Craft Lake City will work together closely to activate and promote the Art House as an engaging, landmark community art space.

Staff concluded that this new activation, hosted by a highly popular local partner, will help bring vibrant foot traffic to the street. As a prominent art-centered organization, Craft Lake City will help continue to establish and grow the Arts & Culture District here on Midvale Main.



Craft Lake City Local Partner



- Host of Annual LetterWest Conference on Midvale Main.
- Collaborator on other projects such as helping reach out to potential vendors.
- Well-established, art-centered company that will help to draw more artists to the street.

Proposed Lease Terms

Terms:

- 1-year lease agreement (Jan-Dec 2027)
- $1,000 deposit (to cover possible damages)
- 1 workshop per month OR 12 workshops total
- Termination allowed at any point
- Craft Lake City is responsible for curating, managing, and hosting all workshops
- Cost of Workshops: $35-$50 per person

Workshop Series Approach

Workshops would generally be project-based and accessible to beginners, with a priority that every attendee leaves with a completed, tangible project they have created during the workshop.

The following ideas are a starting point, and Craft Lake City is happy to develop additional workshops based on Art House's audience, space, and programming goals.

Tentative Workshop Ideas

- Past Workshop Examples
  - Handmade Leather Book Covers
  - Embroidered Patchmaking
  - Ornamental Penmanship
  - Oragami Bouquets
  - Perfume eMixology
  - Fossil Printmaking
  - Visible Mending on Knits
  - Travel Notebook Binding

- New Workshop Ideas
  - Kintsugi
    - Exploring the art of repairing ceramics while highlighting the beauty of repair.
  - Chainmail
    - Basic chainmail techniques creating small wearable or decorative pieces.
  - Zine-Making
    - Creating small self published zine using writing, illustration, collage, or photography.
  - Macrame Plant Hangers

Tentative Workshop Dates

Month	Date 2027	Workshop
January	14th	Kintsugi: PENDING
February	11th	TBD
March	11th	TBD
April	8th	Macrame plant hangers: PENDING
May	7th	Participant Mixer
	27th	LetterWest Mixer
	28th	LetterWest Workshop
	29th	LetterWest Workshop
June	10th	TBD
July	8th	TBD
August	26th	TBD
September	9th	Chainmail: PENDING
October	21st	TBD
November	11th	TBD
December	16th	TBD

MOTION: Board Member Denece Mikolash MOVED to pass Resolution No. 2026-24RDA approving the Property Lease Agreement with Craft Lake City for Hosting Curated Workshops in the Art House. 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.

C. CONSIDER RESOLUTION NO. 2026-25RDA APPROVING THE TERM SHEET FOR A BUSINESS LOAN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND POST EXCHANGE, LLC DBA THE VALE

Aubrey Christensen said agency staff received a $250,000 loan proposal from Post Exchange LLC dba The Vale. The application was reviewed and evaluated against the program's guidelines and criteria, and staff confirmed that the applicant met and exceeded the minimum threshold required for consideration. The proposal demonstrates strong potential to support the attraction, growth, and enhancement of businesses within the Main Street Area. Based on this evaluation, agency staff determined that the proposal qualifies for the 0% interest loan incentive.

Key Terms:

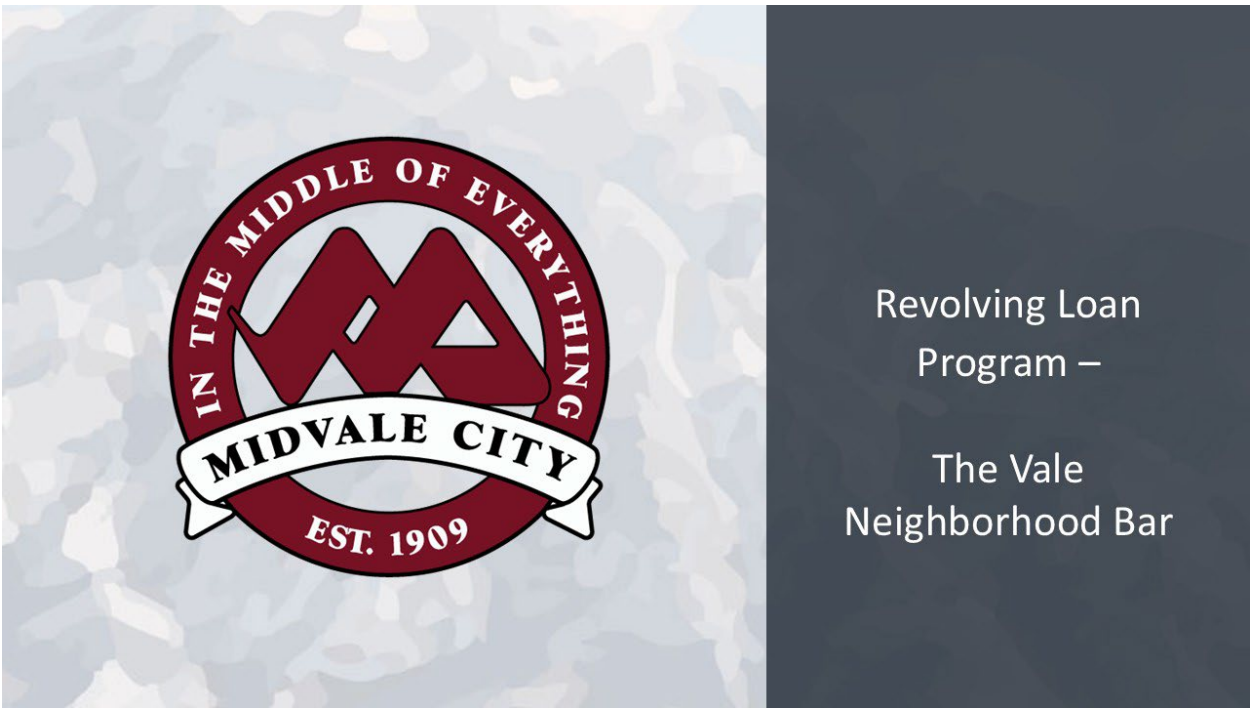
- $250,000 loan amount
- 7-year term

- 0% Interest
- 100% of loan covered by collateral

A term sheet outlining the proposed loan terms was presented to the Board for discussion on September 1, 2026. The finalized term sheet is now being presented to the Board for approval.

FISCAL IMPACT:

The FY2027 program budget is $1 million to be utilized for individual loans. If approved, the RDA will provide a $250,000 loan to The Vale. This will bring the current overall FY2027 budget for the Revolving Loan Program to $750,000 to be loaned to additional projects throughout the 2027 Fiscal Year.



The Vale- 7584 S. Main Street



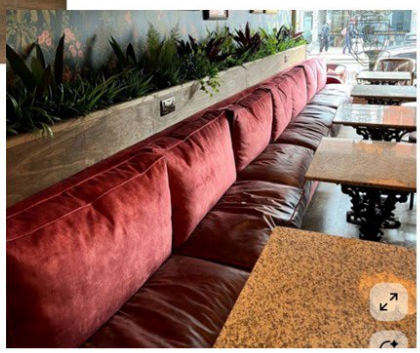


- The Post Exchange LLC applied for a $250,000 loan to finance tenant improvements, furniture, equipment and initial operating expenses to bring The Vale to Midvale Main
- The Vale is a classy-but-approachable neighborhood bar. It will be a meeting space for friends and family to unwind, celebrate, or simply hang out.
- The Vale will be owned and operated by an experienced ownership group with nearly two decades of industry expertise and a history of successful bar operations, including Good Grammar and Melancholy Wine & Spirits.

Draft Term Sheet

- $250,000 loan
- 0% interest rate
- 7-year loan
- First Payment Date:
  - First day of the first full month following the opening of the business or February 1, 2027
- 100% of the requested loan amount is covered by collateral.



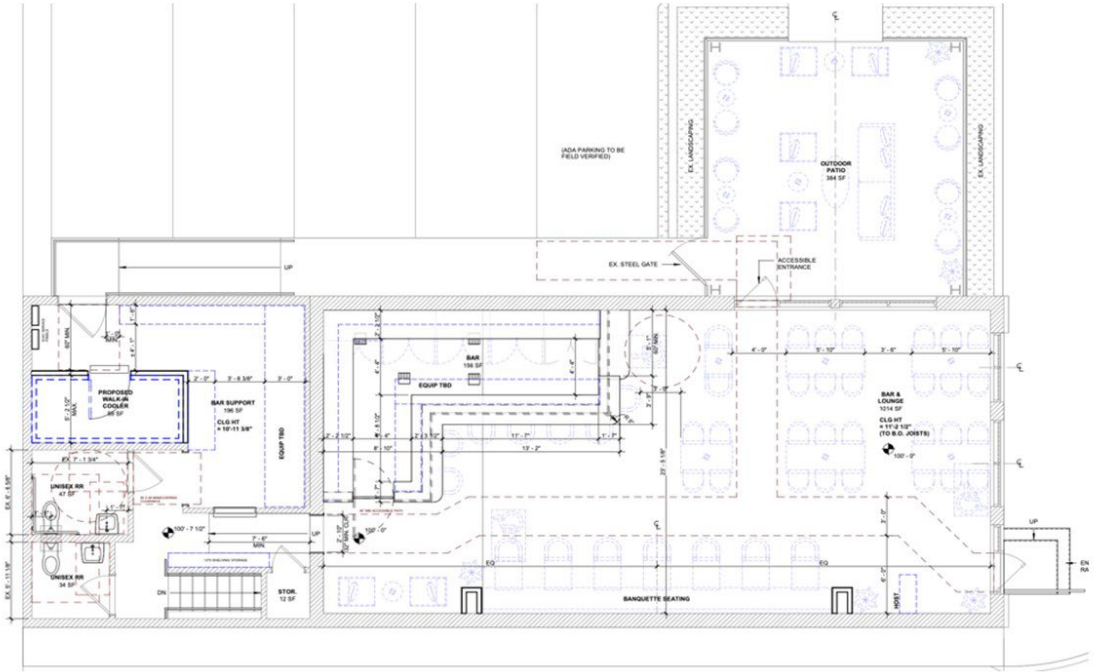


Business Plan

- Grand Opening Goal:
  - February 2027
- Open 7 days a week
  - Mon-Sun: Midday – 10 PM
  - Possible extended weekend hours until 1:00 AM
- Job Creation:
  - 13-16 positions
  - Mix of full-time and part-time

- Year-round patio activation
- Recurring neighborhood gatherings and community events
- Game-day and cultural watch parties
- The constantly refreshed tap list and seasonal cocktail menu





Business Plan



Craft cocktails — the centerpiece: a focused, seasonally evolving menu of well-executed classics and original creations.

Wine — an approachable, well-curated by-the-glass and bottle list spanning easy crowd-pleasers.

Twelve rotating draft lines — the program is curated to keep neighborhood favorites on permanently while rotating in fun, new, and local selections.

Non-Alcoholic — A curated selection of N/A mocktails, wine and beer.

Food — The Vale serves genuinely good food. The menu centers on pressed sandwiches, salads, and cold shareables, the kind of food that pairs naturally with cocktails and keeps guests comfortable and lingering longer.

Approved Collateral

- The borrower pledges collateral equal to 100% of the loan amount.
- Collateral includes equity in a personal residence, with the RDA holding a first-position lien.

Changes to Collateral

- Collateral includes equity in a personal residence, with the RDA as a junior lienholder.
- Collateral includes new equipment for the Midvale location, with the RDA holding a first-position lien.

MOTION: Board Member Bryant Brown MOVED to approve Resolution No. 2026-25RDA approving the Term Sheet that was presented at the RDA Board meeting for a Exchange LLC dba The Vale. 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.

VI. ADJOURN

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

The meeting adjourned at 8:28 p.m.

Rori L. Andreason, MMC
City Recorder

Approved October 20, 2026.