7505 S. Holden St.
Midvale, UT 84047
801-567-7200
www.midvalecity.org

THE REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
June 16, 2015

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold a regular meeting on the **16th Day of June, 2015** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

7:00 p.m. – Or Immediately Following the City Council Meeting

REGULAR MEETING

I. GENERAL BUSINESS

A. Roll Call

II. PUBLIC HEARING

A. Consider Adoption of the 2016 Fiscal Year Redevelopment Agency Budget beginning July 1, 2015 and ending June 30, 2016 including salaries for employees and other positions within the Redevelopment Agency ***[Laurie Harvey, Asst. City Manager/Admin. Services Director; Danny Walz, Redevelopment Agency Director]***

ACTION: Approve Resolution No. 2015-08RDA Adopting the 2016 Fiscal Year Redevelopment Agency Budget beginning July 1, 2015 and ending June 30, 2016 including salaries for employees and other positions within the Redevelopment Agency

III. CONSENT AGENDA

A. Approve Minutes of May 5, 2015 ***[Rori Andreason, H.R. Director/City Recorder]***

IV. 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

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at http://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.

PLEASE MAKE SURE ALL CELL PHONES ARE TURNED OFF DURING THE MEETING

Date Posted: June 11, 2015

RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER

Redevelopment Agency of MIDVALE CITY
SUMMARY REPORT

MEETING DATE: JUNE 16, 2015

SUBJECT: Discussion and Action regarding Resolution No. 2015-08RDA Adopting the 2016 Fiscal Year Redevelopment Agency Budget beginning July 1, 2015 and ending June 30, 2016 including salaries for employees and other positions within the Redevelopment Agency.

SUBMITTED BY: Danny Walz, Redevelopment Director

SUMMARY: On May 5, 2015, the Board of Directors of the Redevelopment Agency was presented with and adopted the Tentative Budget for Fiscal Year 2016. On May 5, 2015 a public hearing was held as required by State Law. There have been no changes to the Tentative Budget to this point. Tonight the Final Budget will be presented and staff would ask that the Board consider approving the resolution adopting the Fiscal Year 2016 Redevelopment Agency Budget.

FISCAL IMPACT: The fiscal budget provides a listing of the Agency's planned revenues and expenses in the 2016 Fiscal Year. Staff uses the budget as a working document to prioritize the spending and operations of the Agency.

RECOMMENDED MOTION: I move that we adopt Resolution No. 2015-08RDA adopting the 2016 Fiscal Year Redevelopment Agency Budget beginning July 1, 2015 and ending June 30, 2016 including salaries for employees and other positions within the Redevelopment Agency.

ATTACHMENTS: Resolution No. 2015-08RDA, 2016 Fiscal Year Budget

RESOLUTION NO. 2015-08RDA

A RESOLUTION ADOPTING THE BUDGET FOR THE REDEVELOPMENT AGENCY OF MIDVALE CITY FOR FISCAL YEAR 2016

WHEREAS, State law requires the establishment of various budgets for each Redevelopment Agency located within the State of Utah; and

WHEREAS, the Redevelopment Agency of Midvale City has complied in all respects with state law, including holding public hearings, in establishing said budget for the Fiscal Year beginning July 1, 2015 and ending June 30, 2016.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, STATE OF UTAH, as follows:

SECTION ONE: That the Redevelopment Agency of Midvale City adopts the budget for the fiscal year beginning July 1, 2015 and ending June 30, 2016 as shown on the forms accompanying this Resolution.

SECTION TWO: The Chair of the Redevelopment Agency of Midvale City is hereby directed to certify and file a copy of the final budget for each fund on the State provided forms with the Auditor of the State of Utah within thirty (30) days after adoption.

SECTION THREE: That upon the final adoption, the budget shall be in effect for the budget year, subject to later amendments as provided by law.

SECTION FOUR: That a certified copy of the adopted final budget shall be filed in the office of the City Recorder, 7505 South Holden Street, Midvale, Utah and shall be available to the public during regular business hours.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY, STATE OF UTAH, this _____day of _____, 2015.

_____
JoAnn B. Seghini
Chief Administrative Officer

_____
Kane Loader
Executive Director

ATTEST:

_____
Rori L. Andreason, MMC
Secretary

Voting by the Board:	**"Aye"**	**"Nay"**
Steven Brown	_____	_____
Paul Glover	_____	_____
Quinn Sperry	_____	_____
Paul Hunt	_____	_____
Wayne Sharp	_____	_____

Account Title	2013-14 Prior year Actual	2014-15 Current year Budget	2014-15 Current year Projections	FY 2015-16 Future year Budget	FY 16 Budget over/(under) FY 15 Budget
RDA OPERATIONS					
MISCELLANEOUS REVENUE					
Interest revenue	215.05	200.00	2,400.00	2,000.00	1,800.00
Total MISCELLANEOUS REVENUE:	215.05	200.00	2,400.00	2,000.00	1,800.00
CONTRIBUTIONS					
Transfer from other RDA accts	295,800.00	390,600.00	440,600.00	466,400.00	75,800.00
Contribution from Fund Balance	.00	36,900.00	30,000.00	.00	36,900.00-
Total CONTRIBUTIONS:	295,800.00	427,500.00	470,600.00	466,400.00	38,900.00
RDA OPERATIONS					
Salaries	111,794.81	150,000.00	148,000.00	152,200.00	2,200.00
Benefits	34,969.30	60,500.00	58,800.00	61,000.00	500.00
Car allowance	1,506.12	1,500.00	1,500.00	1,500.00	.00
Subscriptions and memberships	650.08	1,000.00	1,000.00	1,000.00	.00
Travel	.00	3,000.00	2,000.00	3,000.00	.00
Equipment, supplies & maint	8,280.06	5,000.00	5,000.00	5,000.00	.00
I.T. equipment	.00	1,800.00	1,800.00	1,600.00	200.00-
Communications/telephone	380.90	400.00	400.00	400.00	.00
Professional Services	16,890.87	25,000.00	75,000.00	90,000.00	65,000.00
Administrative Fee	130,596.00	177,500.00	177,500.00	145,700.00	31,800.00-
Education	.00	2,000.00	2,000.00	7,000.00	5,000.00
Total RDA OPERATIONS:	305,068.14	427,700.00	473,000.00	468,400.00	40,700.00
RDA OPERATIONS Revenue Total:	296,015.05	427,700.00	473,000.00	468,400.00	40,700.00
RDA OPERATIONS Expenditure Total:	305,068.14	427,700.00	473,000.00	468,400.00	40,700.00
Net Total RDA OPERATIONS:	9,053.09-	.00	.00	.00	.00

Account Title	2013-14 Prior year Actual	2014-15 Current year Budget	2014-15 Current year Projections	FY 2015-16 Future year Budget	FY 16 Budget over/(under) FY 15 Budget

Account Title	2013-14 Prior year Actual	2014-15 Current year Budget	2014-15 Current year Projections	FY 2015-16 Future year Budget	FY 16 Budget over/(under) FY 15 Budget
BINGHAM JUNCTION PROJECT AREA					
TAX INCREMENT REVENUE					
Contribution from other govs	2,378,256.00	2,750,000.00	3,185,600.00	3,477,000.00	727,000.00
Total TAX INCREMENT REVENUE:	2,378,256.00	2,750,000.00	3,185,600.00	3,477,000.00	727,000.00
MISCELLANEOUS REVENUE					
Interest revenue	3,541.99	3,000.00	1,000.00	1,000.00	2,000.00-
IRS debt subsidy	437,687.66	437,700.00	437,200.00	437,200.00	500.00-
Proceeds from property sales	.00	3,100,000.00	2,932,000.00	.00	3,100,000.00-
Total MISCELLANEOUS REVENUE:	441,229.65	3,540,700.00	3,370,200.00	438,200.00	3,102,500.00-
CONTRIBUTIONS					
Transfer from other RDA accts	.00	296,500.00	296,500.00	.00	296,500.00-
Transfer from Fleet	.00	3,019,100.00	.00	.00	3,019,100.00-
Transfer from General Fund	85,063.00	.00	.00	.00	.00
Contribution from Fund Balance	.00	406,700.00	931,300.00-	1,274,600.00	867,900.00
Total CONTRIBUTIONS:	85,063.00	3,722,300.00	634,800.00-	1,274,600.00	2,447,700.00-
EXPENDITURES					
Surrounding properties - 2010	852.51	49,300.00	.00	49,300.00	.00
Surrounding properties - 2011	.00	59,900.00	.00	59,900.00	.00
Surrounding properties - 2012	.00	75,000.00	.00	75,000.00	.00
Surrounding properties - 2013	.00	29,300.00	.00	29,300.00	.00
Surrounding properties - 2014	.00	55,000.00	.00	55,000.00	.00
Surrounding properties - 2015	.00	50,000.00	.00	50,000.00	.00
Surrounding properties - 2016	.00	.00	.00	70,000.00	70,000.00
Developer reimbursement	.00	.00	.00	702,300.00	702,300.00
County Storm Drain contrib	15,000.00	15,000.00	15,000.00	15,000.00	.00
Public Art	.00	120,000.00	.00	180,000.00	60,000.00
Infrastructure improvements	.00	119,000.00	119,000.00	140,000.00	21,000.00

Account Title	2013-14 Prior year Actual	2014-15 Current year Budget	2014-15 Current year Projections	FY 2015-16 Future year Budget	FY 16 Budget over/(under) FY 15 Budget
Bingham Junction Park	.00	700,000.00	50,000.00	950,000.00	250,000.00
Purchase of prop for resale	.00	3,100,000.00	3,015,600.00	.00	3,100,000.00-
Debt service principal	820,000.00	820,000.00	870,000.00	900,000.00	80,000.00
Interest on bonds	1,426,860.50	1,385,800.00	1,385,800.00	1,347,600.00	38,200.00-
Transfer to Administration	295,800.00	390,600.00	440,600.00	466,400.00	75,800.00
Transfer to Citywide Housing	.00	.00	.00	100,000.00	100,000.00
Transfer to General Fund	320,000.00	25,000.00	25,000.00	.00	25,000.00-
Transfer to Fleet	.00	3,019,100.00	.00	.00	3,019,100.00-
Total EXPENDITURES:	2,878,513.01	10,013,000.00	5,921,000.00	5,189,800.00	4,823,200.00-
BINGHAM JUNCTION PROJECT AREA Revenue Total:	2,904,548.65	10,013,000.00	5,921,000.00	5,189,800.00	4,823,200.00-
BINGHAM JUNCTION PROJECT AREA Expenditure Total:	2,878,513.01	10,013,000.00	5,921,000.00	5,189,800.00	4,823,200.00-
Net Total BINGHAM JUNCTION PROJECT AREA:	26,035.64	.00	.00	.00	.00

Account Title	2013-14 Prior year Actual	2014-15 Current year Budget	2014-15 Current year Projections	FY 2015-16 Future year Budget	FY 16 Budget over/(under) FY 15 Budget
PROGRAM INCOME					
MISCELLANEOUS REVENUE					
Interest revenue	127.38	200.00	200.00-	200.00	.00
Total MISCELLANEOUS REVENUE:	127.38	200.00	200.00-	200.00	.00
CONTRIBUTIONS					
Contribution from Fund Balance	.00	23,300.00	200.00	23,500.00	200.00
Total CONTRIBUTIONS:	.00	23,300.00	200.00	23,500.00	200.00
EXPENDITURES					
Main Street Property	.00	23,500.00	.00	23,700.00	200.00
Total EXPENDITURES:	.00	23,500.00	.00	23,700.00	200.00
PROGRAM INCOME Revenue Total:	127.38	23,500.00	.00	23,700.00	200.00
PROGRAM INCOME Expenditure Total:	.00	23,500.00	.00	23,700.00	200.00
Net Total PROGRAM INCOME:	127.38	.00	.00	.00	.00

Account Title	2013-14 Prior year Actual	2014-15 Current year Budget	2014-15 Current year Projections	FY 2015-16 Future year Budget	FY 16 Budget over/(under) FY 15 Budget
PROJECT AREA HOUSING					
MISCELLANEOUS REVENUE					
Interest revenue	994.98	1,000.00	1,500.00	1,000.00	.00
Total MISCELLANEOUS REVENUE:	994.98	1,000.00	1,500.00	1,000.00	.00
CONTRIBUTIONS					
Contribution from Fund Balance	.00	181,300.00	1,500.00-	180,000.00	1,300.00-
Total CONTRIBUTIONS:	.00	181,300.00	1,500.00-	180,000.00	1,300.00-
EXPENDITURES					
Mercer housing credit	.00	51,500.00	.00	.00	51,500.00-
Arbor Gardner housing credit	.00	74,600.00	.00	.00	74,600.00-
Unallocated affordable housing	.00	56,200.00	.00	181,000.00	124,800.00
Total EXPENDITURES:	.00	182,300.00	.00	181,000.00	1,300.00-
PROJECT AREA HOUSING Revenue Total:	994.98	182,300.00	.00	181,000.00	1,300.00-
PROJECT AREA HOUSING Expenditure Total:	.00	182,300.00	.00	181,000.00	1,300.00-
Net Total PROJECT AREA HOUSING:	994.98	.00	.00	.00	.00

Account Title	2013-14 Prior year Actual	2014-15 Current year Budget	2014-15 Current year Projections	FY 2015-16 Future year Budget	FY 16 Budget over/(under) FY 15 Budget
CITY-WIDE HOUSING					
MISCELLANEOUS REVENUE					
Interest revenue	279.95	500.00	500.00	500.00	.00
Total MISCELLANEOUS REVENUE:	279.95	500.00	500.00	500.00	.00
CONTRIBUTIONS					
Transfer from other RDA accoun	.00	.00	.00	100,000.00	100,000.00
Contribution from Fund Balance	.00	51,200.00	500.00-	50,000.00	1,200.00-
Total CONTRIBUTIONS:	.00	51,200.00	500.00-	150,000.00	98,800.00
EXPENDITURES					
Affordable housing plan	.00	51,700.00	.00	50,500.00	1,200.00-
Housing programs	.00	.00	.00	100,000.00	100,000.00
Total EXPENDITURES:	.00	51,700.00	.00	150,500.00	98,800.00
CITY-WIDE HOUSING Revenue Total:	279.95	51,700.00	.00	150,500.00	98,800.00
CITY-WIDE HOUSING Expenditure Total:	.00	51,700.00	.00	150,500.00	98,800.00
Net Total CITY-WIDE HOUSING:	279.95	.00	.00	.00	.00

Account Title	2013-14 Prior year Actual	2014-15 Current year Budget	2014-15 Current year Projections	FY 2015-16 Future year Budget	FY 16 Budget over/(under) FY 15 Budget
SERIES 2010 BOND FUND					
MISCELLANEOUS REVENUE					
Interest in Bonds	1,551.60	.00	300.00	.00	.00
Total MISCELLANEOUS REVENUE:	1,551.60	.00	300.00	.00	.00
CONTRIBUTIONS					
Contribution from Fund Balance	.00	296,500.00	296,200.00	.00	296,500.00-
Total CONTRIBUTIONS:	.00	296,500.00	296,200.00	.00	296,500.00-
EXPENDITURES					
BJ project area - future work	398,208.90	.00	.00	.00	.00
Transfer to CIP	48,200.00	.00	.00	.00	.00
Transfer to BJ Proj Area Fund	.00	296,500.00	296,500.00	.00	296,500.00-
Total EXPENDITURES:	446,408.90	296,500.00	296,500.00	.00	296,500.00-
SERIES 2010 BOND FUND Revenue Total:	1,551.60	296,500.00	296,500.00	.00	296,500.00-
SERIES 2010 BOND FUND Expenditure Total:	446,408.90	296,500.00	296,500.00	.00	296,500.00-
Net Total SERIES 2010 BOND FUND:	444,857.30-	.00	.00	.00	.00
Net Grand Totals:	426,472.44-	.00	.00	.00	.00

REDEVELOPMENT AGENCY REGULAR MEETING
Minutes

Tuesday May 05, 2015
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: JoAnn Seghini

BOARD MEMBERS: Board Member Paul Glover
Board Member Paul Hunt
Board Member Stephen Brown
Board Member Quinn Sperry
Board Member Wayne Sharp

STAFF: Kane Loader, City Manager; Phillip Hill, Asst. City Manager/CED Director; Laurie Harvey, Assistant City Manager/Admin. Services Director; Rori Andreason, City Recorder/H.R. Director; Bob Davis, Public Works Director; Chad Woolley, City Attorney; Danny Walz, Redevelopment Agency Director; Annaliese Eichelberger, RDA Coordinator; and Jarin Blackham, IT Manager.

Chair Seghini called the meeting to order at 10:00 p.m.

I. <u>ROLL CALL</u>

Board Members, Paul Hunt, Stephen Brown, Quinn Sperry, Wayne Sharp, and Paul Glover were present at roll call.

MOTION: Board Member Paul Glover MOVED to open a public hearing. Board Member Stephen Brown SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a call vote. The motion passed unanimously.

II. <u>PUBLIC HEARING</u>

A. CONSIDER ADOPTION OF THE FY2016 TENTATIVE BUDGET FOR THE REDEVELOPMENT AGENCY OF MIDVALE CITY

Danny Walz said as we go through the process of adopting the Fiscal Year 2016 budgets there are several procedural 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. The budgets must be submitted no later than the first regularly scheduled meeting in May. Staff will update the Board on the revised revenue estimates and provide a brief overview of the expenditures and highlights or program changes.

He reviewed the proposed FY2016 Redevelopment Agency budget:

<u>Redevelopment Agency of Midvale City Budget</u>
Project Review FY2015

Public Art
- Installation by Fall 2015

Bingham Junction Blvd. Slopes
- Completion by Fall 2015

DRAFT

Bingham Junction Park Improvements
- Phasing Project; Seeking funding

Mission Statement:

The Purpose of the Redevelopment Agency of Midvale City is:

To improve the livability of Midvale City; to revitalize communities; to strengthen housing for new and existing residents; to promote economic growth and vitality; to facilitate implementation of the Midvale City General Plan

Agency Goals:
- Actively pursue redevelopment opportunities to enhance economic potential and revitalization.
  FY 2016 Action: Create new project areas.

- Utilize strategic public investment that increases the tax base and optimizes value.
  FY 2016 Action: Focus on reimbursement participation or loan programs.

- Advance attractiveness of Midvale City through rehabilitation of residential and commercial development.
  FY 2016 Action: Adopt building rehabilitation loan program.

- Improve housing opportunities and quality of life for citizens.
  FY 2016 Action: Establish City housing fund and seek partnerships

Agency Staff:
- Danny Walz, Redevelopment Director
- Annaliese Eichelberger, Planner/Project Coordinator
- Nicole Selman, CD/RDA Administrative Assistant

Staff Report
- Staff is over-performing in relation to their respective percentage of Agency salary.

Staffing Level
- Increasing work load. Potential for additional staff depending on impact of Main Street CDA, Housing Policy & Programs, Utah Redevelopment Association, Bingham Junction Projects & Jordan Bluffs.

RDA OPERATIONS FY 2016

Salaries/Benefits
- Includes half of Planner/Project Coordinator and Admin Asst. positions.

Professional Services
- Increased for legal and consulting needs.

Administrative Fee
- Adjusted for current ratios

Education
- Increased for additional staff

DRAFT

BINGHAM JUNCTION FY2016

Property Taxes
- Annual property tax increment payment

Surrounding Properties
- Annual allocation for 2015
- Property Improvement Loan Program

Developer Reimbursement
- Beginning of annual payments

Public Art Program
- Combined allocations for 2015 & 2016

Infrastructure Improvements
- Bingham Junction Slopes; 7200 So. Medians

Bingham Junction Park
- Combined allocations for 2015 and 2016 for redesign and construction of Phase I improvements
- Leverage of County funds for construction of ball field

PROGRAM INCOME FY2016

No changes
- Funds earmarked for Main Street property improvements or CDA study

PROJECT AREA HOUSING FY2016

No changes
- Consolidated funds set aside for housing within Project Area

CITY-WIDE HOUSING FY2016

Affordable Housing Plan
- Funds allocated for housing portion of City's Master Plan

Housing Programs
- Funds allocated for city-wide housing programs

SERIES 2010 BOND FUND FY2016

Future Needs

Consultants
- Main Street CDA – Project area creation, Planning studies
- CHG – Legal, Bond counsel & Financial analysis
- Jordan Bluffs – Environmental studies, Financial analysis, Planning studies, Legal

DRAFT

Staff
- Impact of project areas
- Scope of Housing programs

BUDGET REDUCTIONS

Revenue
- Increasing

Expenditures
- Cover debt service and administration costs
- Developer reimbursement
- Projects
- Balancing Accounts to offset changes

Reductions
- Expenditures don't exceed Revenue

CITY GENERAL FUND IMPACT

	2014 Taxable Value
Total Project Area Taxable Value	$272,372,636
Multiply by City Tax Rate	0.000736
	$ 200,466
Agency Portion	80%
	$ 160,373
Agency Administration Fee	$ 145,700

Does not include:
- Half of Planner & Admin. Assistant positions
- Project costs

Chair Seghini opened the public hearing to public comment. There was no one present who desired to speak.

MOTION: **Board Member Stephen Brown MOVED to close the public hearing. Board Member Paul Hunt SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a call vote. The motion passed unanimously.**

ACTION: APPROVE RESOLUTION NO. 2015-05RDA ADOPTING THE FY2016 TENTATATIVE BUDGET FOR THE REDEVELOPMENT AGENCY OF MIDVALE CITY

MOTION: **Board Member Paul Hunt MOVED to approve Resolution No. 2015-05RDA adopting the FY2016 Tentative Budget for the Redevelopment Agency of Midvale City. Board Member Stephen Brown SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:**

Board member Paul Glover Aye

DRAFT

Board member Paul Hunt	**Aye**
Board member Stephen Brown	**Aye**
Board member Quinn Sperry	**Aye**
Board member Wayne Sharp	**Aye**

MOTION: **Board Member Stephen Brown MOVED to open the public hearing. Board Member Wayne Sharp SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a call vote. The motion passed unanimously.**

B. CONSIDER AMENDMENTS TO THE FY2015 BUDGET OF THE REDEVELOPMENT AGENCY OF MIDVALEY CITY

Danny Walz said on August 5, 2014, the Board of Directors of the Redevelopment Agency adopted the Fiscal Year 2015 budget. In March the Agency received the final disbursement of tax increment which makes it necessary to adjust the annual budget. Detail of the budget adjustment is attached to the resolution. Staff recommends approval of the resolution and amendment of the Fiscal Year 2015 budget.

FISCAL IMPACT:
This amendment to the Fiscal Year 2015 has a minimal impact on the Agency's overall budget. The final receipt of the Agency's tax increment payment from the County warrants adjustment of revenue and expenditure line items.

REDEVELOPMENT AGENCY OF MIDVALE CITY - BUDGET OPENING #1 - FY 2015

Description	Revenue	A/C #	Expenditure	A/C #
RDA Operations				
Transfer from Bingham-	$ 50,000	30-3880-000-000		
Junction Project Area Fund				
Professional fees			$50,000	30-4101-310-000
Bingham Junction Project Area Fund				
Tax increment revenue	$ 435,600	31-3110-000-000		
Transfer to RDA Operations Fund			$50,000	31-4102-910-100
Contribution to Fund Balance			$385,600	31-4102-910-000
Total	$ 485,600		$485,600	

MOTION: **Board Member Wayne Sharp MOVED to close the public hearing. Board Member Paul Hunt SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a call vote. The motion passed unanimously.**

ACTION: APPROVE RESOLUTION NO. 2015-06RDA AMENDING THE FY2015 BUDGET OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY

MOTION: **Board Member Stephen Brown MOVED to adopt Resolution No. 2015-06RDA amending the FY2015 Budget for the Redevelopment Agency of Midvale City. Board Member Paul Hunt SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:**

DRAFT

Board member Paul Glover	**Aye**
Board member Paul Hunt	**Aye**
Board member Stephen Brown	**Aye**
Board member Quinn Sperry	**Aye**
Board member Wayne Sharp	**Aye**

III. CONSENT AGENDA

A. APPROVE MINUTES OF April 14 & 21, 2015

MOTION: Board Member Wayne Sharp MOVED to approve the Consent Agenda. Board Member Stephen Brown SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:

Board member Paul Glover	**Aye**
Board member Paul Hunt	**Aye**
Board member Stephen Brown	**Aye**
Board member Quinn Sperry	**Aye**
Board member Wayne Sharp	**Aye**

IV. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2015-07RDA AUTHORIZING THE EXECUTION OF A TAX INCREMENT REIMBURSEMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY

Annaliese Eichelberger said that on February 19, 2013, the Redevelopment Agency of Midvale City Board of Directors approved the creation of a program for the reimbursement of a percentage of the incremental costs associated with projects within the Bingham Junction Project Area. The overall goal of the program is to facilitate and attract development to the area that has a positive impact for Midvale City. The program was created to provide reimbursement for projects that increase tax value, provide high paying jobs, attract prominent tenants, promote green building standards or encourage good planning design.

The reimbursement agreement is separate from the master reimbursement agreement that was executed with Littleson and subsequently assigned to Mercer Bingham Junction LLC and Arbor Gardner Bingham Junction Holdings LC. It is a limited obligation payable from the tax increment of the specific project and subordinate to any prior tax increment obligations of the Agency including the debt service of current and future bonds as well as the Agency's administration costs.

The agreement details the requirements the owner must satisfy in order to receive the portion of tax increment. The attached agreement represents a commitment for reimbursement from tax increment up to an amount of $720,000 for Phase I and $480,000 for Phase II. The Agency will reimburse the developer through annual payments for a period of seventeen (17) years or until the costs have been paid, whichever comes first. Over the course of the agreement, the owner must continue to meet the requirements for reimbursement. If not, the Agency has the option to reduce the reimbursement payment.

The reimbursement agreement has been prepared by Tom Berggren of Jones Waldo and has been reviewed by legal counsel for Savage Companies.

FISCAL IMPACT:

The reimbursement agreement will be subordinate to the Agency's existing obligations. Future payments will be allocated within future budgets as funds are available. The Owner is responsible for paying the initial costs of the project and the reimbursement is limited by the amount of tax increment generated from the property.

MOTION: Board Quinn Sperry Sharp MOVED to approve Resolution No. 2015-07RDA authorizing

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the execution of a Tax Increment Reimbursement Agreement between the Redevelopment Agency of Midvale City and Savage Companies. Board Member Stephen Brown SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:

Board member Paul Glover	**Aye**
Board member Paul Hunt	**Aye**
Board member Stephen Brown	**Aye**
Board member Quinn Sperry	**Aye**
Board member Wayne Sharp	**Aye**

V. DISCUSSION ITEMS

A. DISCUSSION ON REIMBURSEMENT AGREEMENT WITH RIVERWALK INVESTMENTS II. LLC

Danny Walz discussed the details of the Reimbursement Agreement with Riverwalk Investments II, LLC. He reviewed the terms of the agreement as follows:

PROJECT: The proposed project encompasses 12.65 acres and includes a 65,000 square foot three story building, and 4.7 acre 240 foot long driving range.

PURPOSE: Reimburse Owner for a portion of the construction and site costs from the Tax Increment from the development.

OWNER REQUIREMENTS: Owner shall submit for Agency approval, the plans and specifications for the development. Owner shall construct the development in accordance with the plans and specifications. The cost of construction of the development shall be borne solely by the Owner.

CONDITIONS FOR REIMBURSEMENT: The Agency will reimburse Owner for a portion of the construction and site costs solely from the Tax Increment from the development. Agency has no obligation to reimburse Owner except from Tax Increment generated by the property tax values of the development and excluding any personal property tax value. The Tax Increment available to reimburse Owner ("Owner Tax Increment Share") is defined as 75% of the portion of the Tax Increment that is generated from the development that is paid to the Agency (which is 80% of the Tax Increment) after deduction of all previously committed reimbursement obligations from the Tax Increment. The total amount of Reimbursement Cap is Six Hundred and Fifty Thousand ($650,000) Dollars.
Owner shall deliver to the Agency each year a copy of the applicable property tax notice as well as proof of payment of the property taxes for the property. Owner shall not protest or appeal any property taxes unless Owner notifies Agency in advance.
Development continues to provide a regional entertainment draw to the Bingham Junction area and Midvale City as a whole.

PROPERTY BASE TAXABLE VALUE: $4,011,544 (2014 taxable value)

DISBURSEMENT OF INCREMENT: Provided that the all of the conditions have been satisfied by Owner, Agency shall make each annual payment by the later of (a) March 31 following the applicable tax year or (b) thirty (30) days following Agency's receipt of Tax Increment from Salt Lake County.

REIMBURSEMENT TERM: The Reimbursement Term shall mean tax years 2016 through 2033. Agency agrees to make a payment to Owner each year during the Reimbursement Term until the earlier to occur of (a)

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Owner has received an amount equal to the Reimbursement Cap or (b) the expiration of the Reimbursement Term.

REDUCTION IN PAYMENT: In the event that some but not all of the Owner Improvements Requirements are satisfied at the time a payment is due, Agency shall have no obligation to make such payment. In such event, Agency may decide to make a reduced payment in an amount which shall be in Agency's sole discretion.

SUBORDINATION: Payment of Owner's Tax Increment share shall be subordinate to Agency's payment of the following: (i) debt service on bonds or other indebtedness issued in relation to the Project Area and secured by a pledge of the Tax Increment, and (ii) pre-existing reimbursement obligations; (iii) Agency's administration costs; (iv) payment to the City for any outstanding Owner fees or Owner costs associated with the Owner Improvements.

ASSIGNMENT AND TRANSFER: Owner shall not assign or transfer any obligations or rights to the Agreement without the prior written approval of the Agency.

CITY APPROVALS: Owners are responsible for obtaining required City approvals and Building Permits.

INDEMNITY: Owners shall indemnify both the Agency and the City from any action or claim caused by the acts of the Owners as further provided in the Agreement.

PREPAYMENT: Agency may elect at any time to prepay all or any portion of the reimbursement without consent of the Owner.

MISCELLANEOUS: Such other terms and conditions as recommended by Agency's or negotiated with Owner's legal counsel.

VI. ADJOURN

MOTION: Board Member Wayne Sharp MOVED to adjourn. Board Member Stephen Brown SECONDED the motion. Chair Seghini called for discussion on the motion. There being none, she called for a call vote. The motion passed unanimously.

Chair Seghini declared the meeting adjourned at approximately 10:23 p.m.

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Rori L. Andreason, MMC
City Recorder

Approved this 16th day of June, 2015

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