



7505 South Holden Street
Midvale, UT 84047
(801) 567-7200
www.midvalecity.org

REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
August 18, 2015

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold a regular meeting on the **18th day of August, 2015** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

7:00 PM OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

- I. GENERAL BUSINESS**
 - A. WELCOME AND ROLL CALL
- II. PUBLIC HEARINGS**
- III. CONSENT AGENDA**
 - A. Approve Minutes of June 16, 2015 [*Rori Andreason, H.R. Director, City Recorder*]
- IV. ACTION ITEMS**
- V. DISCUSSION ITEMS**
 - A. Discussion regarding CHG project
- 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

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: AUGUST 14, 2015
RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER



REDEVELOPMENT AGENCY REGULAR MEETING

Minutes

Tuesday June 16, 2015
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: JoAnn Seghini

BOARD MEMBERS: Board Member Paul Glover – via electronic attendance
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 9:07 p.m.

I. ROLL CALL

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

MOTION: Board Member Stephen Brown **MOVED** to open a public hearing. Board Member Quinn Sperry **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. 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

Danny Walz said 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. He reviewed the following presentation:

PROJECT REVIEW FY 2015

- Public Art
 - Installation by Fall 2015
- Bingham Junction Blvd. Slopes
 - Completion by Fall 2015
- Bingham Junction Park Improvements
 - Phasing Project; Seeking funding

Proceedings of the Redevelopment Agency Meeting
June 16, 2015

- Reimbursement/Financing Agreements
 - Savage, Overstock.com, CHG Healthcare Services, & Topgolf

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

1. Actively pursue redevelopment opportunities to enhance economic potential and revitalization.
 - FY 2016 Action: Create new project areas.
2. Utilize strategic public investment that increases the tax base and optimizes value.
 - FY 2016 Action: Focus on reimbursement participation or loan programs.
3. Advance attractiveness of Midvale City through rehabilitation of residential and commercial development.
 - FY 2016 Action: Adopt building rehabilitation loan program.
4. 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

BINGHAM JUNCTION FY 2016

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 FY 2016

No Changes

- Funds earmarked for Main Street property improvements of CDA study

PROJECT AREA HOUSING FY 2016

No changes

- Consolidated funds set aside for housing within Project Area

CITY-WIDE HOUSING FY 2016

Affordable Housing Plan

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

Housing Programs

- Funds allocated for city-wide housing programs

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

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

	2015 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

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

MOTION: Board Member Wayne Sharp **MOVED** to close the 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.

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.

MOTION: Board Member Paul Hunt **MOVED** to 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. Board Member Quinn Sperry **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

III. CONSENT AGENDA

A. APPROVE MINUTES OF May 5, 2015

MOTION: Board Member Stephen Brown **MOVED** to approve the Consent Agenda. Board Member Wayne Sharp **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. 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 9:16 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 18th day of August, 2015