



REDEVELOPMENT AGENCY REGULAR MEETING
Minutes

Tuesday November 17, 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; Christopher Butte, Economic Development Director; Annaliese Eichelberger, RDA Coordinator; Michelle Henderson, Court Administrator; Lesley Burns, City Planner; and Jarin Blackham, IT Manager.

Chair Pro-tem Sharp called the meeting to order at 6:32 p.m.

I. ROLL CALL

Board Members Paul Hunt, Stephen Brown, Wayne Sharp, and Paul Glover were present at roll call. Board Member Quinn Sperry arrived at 6:42 p.m.

MOTION: Board Member Paul Hunt **MOVED** to go into a public hearing. Board Member Stephen Brown **SECONDED** the motion. Chair Pro-Tem Sharp called for discussion on the motion. There being none, he called for a call vote. The motion passed unanimously.

Chair Seghini arrived at 6:35 p.m.

II. PUBLIC HEARING

- A. PUBLIC HEARING ON THE PROPOSED COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE PROPOSED MIDVALE MAIN STREET CDA PROJECT AREA. THE AGENCY WILL HEAR AND CONSIDER INPUT AND COMMENTS FROM THE PUBLIC ON THE PROPOSED PLAN. THE AGENCY WILL ALSO RECEIVE ALL WRITTEN COMMENTS AS SUBMITTED TO THE AGENCY TO DATE**

Danny Walz stated that on September 22, 2015, the Redevelopment Agency Board of Directors

approved the resolution designating the Midvale Main Street Community Development Project Area. The purpose of the project area is to preserve the historic character of Main Street, stabilize the residential neighborhood and redevelop the surrounding commercial uses.

The next step in this process is for the Board to approve the draft plan as the official Project Area Plan. The plan provides a general description of the proposed area as well as the goals and objectives for redevelopment. Public notices were mailed to each property owner on October 16th. The plan has been prepared by Smith Hartvigsen and made available to the public for review at City Hall.

If the board approves the plan, then the City Council will consider approval and adoption of the related ordinance. Agency Staff will then begin meeting with the taxing entities to negotiate the individual Interlocal agreements which authorize the payment of tax increment to the Agency.

Chair Seghini opened the hearing to public comment.

Jayne Arnold asked about the taxing and if it will raise their property taxes. Danny Walz explained tax increment.

Board Member Glover said this project areas will not a cause the property owner's taxes to change. They will change as they normally would and a portion of that will be given to the city through different taxing entities in the area. The reason these entities will give a portion of their taxes back to this project area is due to the improvement to the properties so it will eventually give them more property taxes. The purpose of the project area is to improve the area for everyone.

Ms. Arnold asked why the avenues have never had code enforcement so it did not dilapidate as bad as it has. Phillip Hill said the code enforcement officers only look at weeds etc. If the building is unsafe, the City will step in. Otherwise those issues are not addressed.

Michael Paul said he was representing the Rivas family. He asked if his father-in-law decided to get a loan from the RDA and put up a color of facade on his restaurant that looked terrible, is there something to restrict that. Phillip Hill explained the zoning code and that it would be reviewed.

Tammy Ross said she owns the Midvale Main Street Family Theater. She wanted to give her support to this project and thanked the Council for this project area. She said she is excited for what this can do for the area. She said she felt this project will help people in this area to improve the properties.

Garth Rogerson said the proposed plan mentioned properties that may be rezoned. He asked if they would be informed of these meetings so they would know what is being proposed. Chair Seghini said yes. He asked about programs for incentives and if the homeowners are considered developers. Danny Walz said yes.

Board Member Brown said he would not be in favor of losing any single family homes in the area.

There was no one else present who desired to speak to this issue.

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

ACTION: DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2015-13-RDA A RESOLUTION APPROVING AND ADOPTING THE DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE MIDVALE MAIN STREET CDA PROJECT AREA AS THE OFFICIAL CDA PROJECT AREA PLAN FOR THE MIDVALE MAIN STREET CDA PROJECT AREA.

MOTION: Board Member Quinn Sperry **MOVED** that we adopt Resolution No. 2015-13RDA: a resolution approving and adopting the draft community development project area plan for the Midvale Main St CDA project area as the Official CDA Project Area Plan for the Midvale Main St. CDA project area. Councilmember 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:

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

II. CONSENT AGENDA

A. APPROVE MINUTES OF OCTOBER 20, 2015

MOTION: Board Member Wayne Sharp **MOVED** to approve the Consent Agenda. Board Member Paul Glover **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:

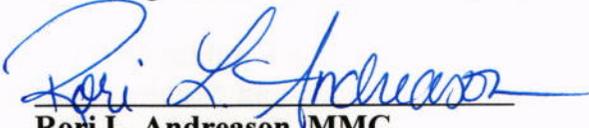
Board member Paul Glover	Aye
Board member Paul Hunt	Aye
Board member Stephen Brown	Aye
Board member Quinn Sperry	Aye
Board member Wayne Sharp	Aye

IV. ADJOURN

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

Proceedings of the Redevelopment Agency of Midvale City Meeting
November 17, 2015

Chair Seghini declared the meeting adjourned at approximately 7:08 p.m.



Rori L. Andreason, MMC
City Recorder



Approved this 1st day of December, 2015