



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

THE REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
May 03, 2016

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold a regular meeting on the **3rd Day of May, 2016** 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. CONSENT AGENDA

A. Approve minutes of April 19, 2016 [*Rori Andreason, H.R. Director/City Recorder*]

B. Set date and time (7:00 p.m.-June 21, 2016) for a public hearing to receive public comment on the proposed FY 2017 Budget of the Redevelopment Agency of Midvale City [*Kane Loader, City Manager/Laurie Harvey, Asst. City Manager/Admin. Services Director*]

III. ACTION ITEMS

A. Approve Resolution No. 20106-03RDA Adopting the Tentative Budget for the Redevelopment Agency of Midvale City for Fiscal Year 2017 [*Laurie Harvey, Asst. City Manager/Admin. Services Director*]

IV. DISCUSSION ITEMS

A. Discuss the proposed Budget for the Redevelopment Agency of Midvale City for Fiscal Year 2017 [*Danny Walz, Redevelopment Agency Director*]

B. Discuss Bingham Junction Park Contract [*Annaliese Eichelberger, Project Manager*]

V. 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: April 29, 2016

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



REDEVELOPMENT AGENCY REGULAR MEETING
Minutes

Tuesday April 19, 2016
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; Rori Andreason, City Recorder/H.R. Director; Lisa Garner, City Attorney; Bob Davis, Public Works Director; Danny Walz, Redevelopment Agency Director; and Jarin Blackham, IT Manager.

Mayor Seghini called the meeting to order at 9:13 p.m.

I. ROLL CALL

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

II. CONSENT AGENDA

A. APPROVE MINUTES OF March 15, and April 12, 2016

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

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

The motion passed unanimously.

III. ACTION ITEMS:

A. APPROVE RESOLUTION NO. 2016-02RDA AUTHORIZING THE EXECUTION OF LEGAL DOCUMENTS RELATED TO THE CHG PROJECT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY, ARBOR GARDNER BINGHAM JUNCTION OFFICE 3, L.C. AND U.S. BANK NATIONAL ASSOCIATION

Danny Walz said on November 10, 2015, the Redevelopment Agency of Midvale City finalized the issuance of the Series 2015 Tax Increment Revenue Bonds in the amount of \$12,961,000. The purpose of the bonds is to fund the construction of a parking structure as part of the CHG

project within the Bingham Junction project area. CHG Healthcare is relocating their corporate headquarters to View 72. Phase 1 of the project includes 282,000 square feet of office space within two buildings along with a 1,225 stall parking structure. A second and future phase is anticipated to include an additional 100,000 sf of office space and approximately 800 parking stalls.

CHG is one of the largest providers of healthcare staffing within the county specializing in the temporary and permanent placement of medical professionals nationwide. The developer Arbor Gardner has secured financing for the project through U.S. Bank and construction is well underway with completion targeted for December 31, 2016. The Agency is financing the parking structure and the debt service on the bonds will be paid with the tax increment generated from the project.

The developer is responsible for construction of the parking structure and will be reimbursed for the costs from the Agency bond funds as the project is developed. The developer will retain ownership of the land and the Agency will enter into a 50-year Ground Lease. Both parties will also enter into a 35-year Sub-Lease for the structure itself which will make the parking available to CHG as the office building tenant. The developer has the option to purchase the parking structure from the Agency at any time but is obligated to purchase the structure or renegotiate the lease arrangement at the termination of the sub-lease. Because of this financing and leasing arrangement, the developer's construction lender, U.S. Bank, is also a party to several documents that relate to the construction and leasing of the structure. The Agency will also receive a parent guaranty from the developer as security for its obligations under the agreements.

Agency staff has been negotiating the legal documents over the past 9 months as the bonds have been issued and the developer has secured financing. Several terms and conditions have had to be discussed between legal counsel for the Agency and developer as well as Agency's bond counsel and U.S. Bank's legal department. The resolution authorizes the execution of the following legal agreements for the project:

1. Ground Lease Agreement
2. Sublease Agreement
3. Parking Structure Construction and Financing Agreement
4. Assignment of Parking Structure Construction and Financing Agreement
5. Subordination, Nondisturbance and Attornment Agreement
6. Assignment of Architect's Agreement
7. Assignment of Construction Contract

Tom Berggren of Jones Waldo has served as the Agency's lead counsel for these documents and Randy Larsen of Ballard Spahr has reviewed them for conformance with the Agency's bond obligations. The documents have also been approved by the developer's legal counsel as well as U.S. Bank.

FISCAL IMPACT: The construction of the parking structure will be financed through the Series 2015 bond funds. Debt service for the bond will be paid through a pledge of future tax increment from the CHG project as well as

MOTION: Board Member Wayne Sharp MOVED to approve Resolution No. 2016-

02RDA authorizing 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. ADJOURN

MOTION: Board Member Wayne Sharp MOVED to adjourn. 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.

Chair Seghini declared the meeting adjourned at approximately 9:18 p.m.

Rori L. Andreason, MMC
H.R. Director/City Recorder

Approved this 3rd day of May, 2016



**Redevelopment Agency of MIDVALE CITY
SUMMARY REPORT**

MEETING DATE: MAY 3, 2016

SUBJECT: Consider Resolution No. 2016-03RDA adopting the Fiscal Year 2017 Redevelopment Agency of Midvale City Tentative Budget

SUBMITTED BY: Danny Walz, Redevelopment Director

SUMMARY: As we go through the process of adopting the Fiscal Year 2017 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.

Staff will present a Tentative Operating Budget for the Redevelopment Agency for Fiscal Year 2017 at the meeting.

FISCAL IMPACT: The tentative budget provides a starting point and discussion process for the operating budget for Fiscal Year 2017 prior to final approval.

RECOMMENDED MOTION: I move that we adopt Resolution No. 2016-03RDA, adopting the Fiscal Year 2017 Redevelopment Agency of Midvale City Tentative Budget

ATTACHMENTS: Resolution No. 2016-03RDA.

RESOLUTION No. 2016-03RDA

**A RESOLUTION ADOPTING THE FISCAL YEAR 2017 REDEVELOPMENT
AGENCY OF MIDVALE CITY TENTATIVE BUDGET**

WHEREAS, State law requires the filing of a tentative budget for each Redevelopment Agency located within the State of Utah; and

WHEREAS, the tentative budget complies with the requirements set out in U.A.C. § 10-6-111; and

WHEREAS, the budget shall be reviewed, considered, and tentatively adopted by the governing body and may be amended or revised in such manner as is considered advisable prior to public hearings.

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 tentative budget for the fiscal year beginning July 1, 2016 and ending June 30, 2017 as shown on the forms accompanying this Resolution.

SECTION TWO: That this Resolution shall become effective immediately upon the passage thereof.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY, STATE OF UTAH, this 3rd day of May, 2016.

JoAnn B. Seghini
Chief Administrative Officer

Kane Loader
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the Board:

Steve Brown
Paul Glover
Quinn Sperry
Paul Hunt
Wayne Sharp

“Aye”

“Nay”

