



Midvale City  
7505 South Holden Street  
Midvale, UT 84047  
801-567-7200  
[www.midvalecity.org](http://www.midvalecity.org)

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**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 2<sup>nd</sup> Floor City Hall Lobby, on the City's website at [www.midvalecity.org](http://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 MEETING

### Minutes

Tuesday May 3, 2016  
Council Chambers  
7505 South Holden Street  
Midvale, Utah 84047

**CHAIR:** JoAnn Seghini

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

**STAFF:** Kane Loader, City Manager; Phillip Hill, Assistant City Manager/Community Development Director; Laurie Harvey, Assistant City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Lisa Garner, City Attorney; Bob Davis, Public Works Director; Danny Walz, RDA Director; Lesley Burns, City Planner; Dalin Hackett, Asst. Finance Director/City Treasurer; David Starkey, Senior Accountant; Annaliese Eichelberger, RDA Project Manager; and Jarin Blackham, IT Manager.

Chair Seghini called the meeting to order at 9:05 p.m.

### I. CONSENT AGENDA

A. APPROVE MINUTES OF APRIL 19, 2016

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

**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.

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

The motion passed unanimously.

### II. ACTION ITEM

A. APPROVE RESOLUTION NO. 2016-03RDA ADOPTING THE TENTATIVE BUDGET FOR THE REDEVELOPMENT AGENCY OF MIDVALE CITY FOR FISCAL YEAR 2017

Danny Walz reviewed the procedures steps the Board Members would be required to complete in regards to adoption of the Fiscal Year 2017 budget for the Redevelopment Agency. He reviewed the following budget detail:

## **RDA Operations FY 2017**

### Salaries/Benefits

- 100% of Project Coordinator position
- 50% of Admin Assistant position shared with CD
- New Housing Director position

### Professional Services

- Increased for legal and consulting needs

### Equipment & Supplies

- Increased for additional staff

### Administrative Fee

- Adjusted for current ratios

## **Bingham Junction FY 2017**

### Revenue:

#### Property Taxes

- Annual property tax increment payment

#### Grant Revenue

- SLCO TRCC funds for Bingham Junction Park
- LHM Grant for basketball court

### Expenses:

#### Surrounding Properties

- Annual allocation for 2017

#### Developer Reimbursement

- Continuation of annual payments

#### Public Art Program

- Allocations for 2016 & 2017

#### Infrastructure Improvements

- Potential 2017 road projects

#### Bingham Junction Park

- Combined allocations for 2016 and 2017 for construction of Phase I improvements
- Leverage of County funds for construction of ball field
- Donation from LHM for construction of basketball court

Fund Transfers:

Administration

- RDA Operations

Citywide Housing

- Funds for future housing programs

Jordan Bluffs (New)

- Ongoing consulting & due diligence costs

Public Art Maintenance (New)

- New fund for ongoing maintenance and repairs

Main Street (New)

- Seed money for new project area

Program Income FY 2017

No changes

- Funds earmarked for Main Street property improvements or CDA study
- Future receipt of loan repayments

**Project Area Housing FY 2017**

No changes

- Consolidated funds set aside for housing within Project Area

**City-Wide Housing FY 2017**

Affordable Housing Plan

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

Housing Programs

- Funds allocated for city-wide housing programs

**RDA Bond fund FY 2017**

Tax Increment Revenue Bond Series 2015

- CHG Parking Structure



## City General Fund Impact

	<u>2015 Taxable Value</u>
Total Project Area Taxable Value	\$332,762,817
Multiply by City Tax Rate	0.000609
<u>Agency Portion</u>	<u>\$ 202,653</u>
	80%
Agency Administration Fee	\$ 162,122
	\$ 177,900

**MOTION:** Board Member Quinn Sperry **MOVED** that we adopt Resolution No. 2016-03RDA adopting the Fiscal Year 2017 Redevelopment Agency of Midvale City Tentative Budget. 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.

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

The motion passed unanimously.

### III. DISCUSSION ITEM

#### A. DISCUSS THE PROPOSED BUDGET FOR THE REDEVELOPMENT AGENCY OF MIDVALE CITY FOR FISCAL YEAR 2017

Discussed with the previous item.

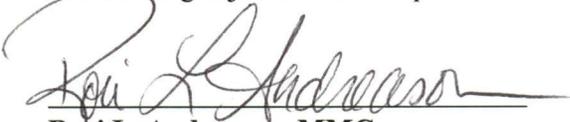
#### B. DISCUSS BINGHAM JUNCTION PARK CONTRACT

Annaliese Eichelberger discussed the proposed Bingham Junction Park contract which will be brought back next week for approval.

### 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 vote. The motion passed unanimously.

The meeting adjourned at 9:27 p.m.

  
Rori L. Andreason, MMC  
City Recorder



Approved this 17<sup>th</sup> day of May, 2016

