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

REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
May 17, 2016

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold a regular meeting on the **17th day of May, 2016** 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. CONSENT AGENDA

A. Approve Minutes of May 3, 2017 ***[Rori Andreason, H.R. Director/City Recorder]***

B. Set date and time (7:00 p.m. - June 21, 2016) for a public hearing to consider amending the FY2016 Redevelopment Agency of Midvale City Budget ***[Danny Walz, Redevelopment Agency Director; Laurie Harvey, Assistant City Manager/Admin. Services Director]***

III. ACTION ITEM

A. Approve Resolution No. 201604RDA authorizing the execution of a contract with Stratton & Bratt for the construction of the Bingham Junction Park. ***[Danny Walz, Redevelopment Agency Director]***

IV. DISCUSSION ITEM

A. Discuss proposed budget amendments to the FY2016 Redevelopment Agency of Midvale City Budget ***[Danny Walz, Redevelopment Agency Director]***

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: MAY 12, 2016

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

REDEVELOPMENT AGENCY REGULAR MEETING
Minutes

Tuesday May 17, 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 8:18 p.m.

I. ROLL CALL

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

II. CONSENT AGENDA

A. APPROVE MINUTES OF May 3, 2016

B. SET DATE AND TIME (7:00 P.M. – JUNE 21, 2016) FOR A PUBLIC HEARING TO CONSIDER AMENDING THE FY 2016 REDEVELOPMENT AGENCY OF MIDVALE CITY BUDGET

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**

The motion passed unanimously.

III. ACTION ITEM:

A. APPROVE RESOLUTION NO. 2016-04RDA AUTHORIZING THE EXECUTION OF A CONTRACT WITH STRATTON & BRATT FOR THE CONSTRUCTION OF THE BINGHAM JUNCITON PARK

Danny Walz stated that on March 14, 2016, the Redevelopment Agency of Midvale City issued the Bid Documents for construction of improvements to Bingham Junction Park. The project includes a softball field, basketball court, and a restroom building. The design was completed by Logan Simpson Landscape Architects and financing was secured by the RDA budgeted funds, Salt Lake County TRCC funding, and a grant from the Larry H. Miller foundation. The Agency received bids from four general contractors on March 30, 2016. Upon review of the bids, Stratton & Bratt was the lowest qualified bidder at $1,415,000.

All four bids received by the Agency came in slightly over the architect's estimate. However, Stratton and Bratt included value engineering in their estimate that brought the price down to the original estimate. Staff has reviewed and approved these value engineering items. The agreement is a construction contract agreement between Owner and Contractor. The agreement has been reviewed by the City Attorney and is subject only to minor revisions precipitated by final negotiations with the contractor. If the Board is comfortable with the contract, staff recommends approval of the resolution and execution of the agreement so that construction can proceed on schedule.

FISCAL IMPACT: The total project cost is covered between Agency budget allocations over multiple years, $665,000 in TRCC funding, and a $25,000 grant from the Larry H. Miller Foundation.

MOTION: **Board Member Quinn Sperry MOVED to adopt Resolution No. 2016-04RDA authorizing the Chief Administrative Officer to execute a contract with Stratton & Bratt for the construction of Bingham Junction Park. 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**

The motion passed unanimously.

IV. DISCUSSION ITEM

A. DISCUSS PROPOSED BUDGET AMENDMENTS TO THE FY2016 REDEVELOPMENT AGENCY OF MIDVALE CITY BUDGET

Danny Walz discussed the following proposed budget amendments:

MIDVALE CITY REDEVELOPMENT AGENCY - BUDGET OPENING #1 - FY 2016						
Description	Revenue	A/C #		Expenditure	A/C #	
RDA - Operations Fund (30)						
Transfer from Bingham Junction Fund (31)	$115,000	30-3880-000-000				

	Miscellaneous revenue (developers)	$ 60,000	30-3690-000-000			
	Professional services (legal)			$ 50,000	30-4101-310-000	
	Professional services (lobbyists)			75,000	30-4101-310-000	
	Contrib to Fund Bal (cash not transferred last yr)			50,000	30-4101-910-000	
	Total Operations Fund	$175,000		$ 175,000		
RDA - Bingham Junction Project Area Fund (31)						
	Tax increment revenue	$339,400	31-3110-000-000			
	Interest revenue	14,000	31-3610-000-000			
	Grant from Larry H. Miller Group	25,000	31-3301-000-000			
	Contribution from Fund Balance	61,600	31-3890-000-000			
	Basketball Court - Bingham Junction			$ 25,000	31-4102-790-007	
	Transfer to RDA Administration (30)			115,000	31-4102-910-100	
	Transfer to new Jordan Bluffs Project Area Fund (32)			300,000	31-4102-910-300	
	Total Bingham Junction Project Area Fund	$440,000		$ 440,000		
RDA - Jordan Bluffs Project Area Fund (32)						
	Transfer from Bingham Junction Fund (31)	$300,000	32-3880-000-000			
	Site analysis - Jordan Bluffs			$ 300,000	32-4201-100-000	
	Total Jordan Bluffs Project Area Fund	$300,000		$ 300,000		
RDA - Bond Fund (39)						
	Proceeds from Series 2015 Bond Issuance	$12,961,000	39-3670-000-000			
	Interest revenue	20,000	39-3610-100-000			
	Debt service interest payment			$ 170,200	39-4109-811-000	
	Bond issuance costs			312,400	39-4109-815-000	
	Bingham Junction future work			300	39-4109-900-904	
	CHG Parking Terrace			11,683,600	39-4109-900-910	
	Contribution to Fund Balance (capitalized interest)			794,800	39-4109-910-000	
	Contribution to Fund Balance (unrestricted)			19,700	39-4109-910-000	
	Total Bond Fund	$12,981,000		$12,981,000		

V. 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 vote. The motion passed unanimously.

Chair Seghini declared the meeting adjourned at approximately 8:29 p.m.

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

Approved this 21st day of June, 2016