



**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
September 3, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold a regular meeting on the **3rd day of September 2019** 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 COMMENTS

Any person wishing to comment on any item not otherwise scheduled for public hearing on the Agenda may address the Redevelopment Agency Board at this point by stepping to the microphone and giving his or her name for the record. **Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the Redevelopment Agency Board will be turned over to staff to provide a response outside of the Redevelopment Agency meeting.

III. CONSENT AGENDA

A. Consider Minutes of June 18, 2019 [*Rori Andreason, H.R. Director/City Recorder*]

IV. ACTION ITEMS

A. Consideration and Approval of Resolution No. 2019-10RDA Authorizing Modification to Staffing in the Redevelopment Agency of Midvale City [*Matt Dahl, Assistant City Manager/ CD 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 day 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 also posted at the following locations on the date and time as posted above: 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 SILENCE CELL PHONES DURING THE MEETING

DATE POSTED: AUGUST 30, 2019

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday June 18, 2019

**Council Chambers
7505 South Holden Street
Midvale, Utah 84047**

CHAIR: Robert M. Hale - Excused

BOARD MEMBERS: Board Member Paul Hunt
Board Member Dustin Gettel
Board Member Paul Glover
Board Member Quinn Sperry
Board Member Bryant Brown

STAFF: Kane Loader, City Manager; Bryce Haderlie, Assistant City Manager/Admin. Services Director; Matt Dahl, Assistant City Manager/Community Development Director; Rori Andreason, City Recorder; Lisa Garner, City Attorney; Glen Kennedy, Public Works Director; Chief Randy Thomas, UPD; and Matt Pierce, IT Manager.

Chair Pro-Tem Glover called the meeting to order at 8:24 p.m.

I. GENERAL BUSINESS

A. Roll Call - Board Members Paul Hunt, Dustin Gettel, Paul Glover, and Bryant Brown, and Quinn Sperry were present at roll call.

II. PUBLIC COMMENTS

Lorraine Butler said the trees along Center and Main Street that are taken care of by the City are unkept. She said it feels like the trees make it dark on Main Street. There is no lighting and its very dark and unsafe.

Glen Kennedy said he has received quotes to trim and shape the trees. He said he did not disagree that some trees maybe should be removed.

Board Member Gettel asked if there was anything that could be done when the businesses close to make them look better while it is being redeveloped.

Matt Dahl said there is no code for closed businesses to enforce on.

Board Member Gettel asked that this issue be placed on upcoming council meeting agenda to discuss code enforcement on these issues.

Matt Dahl said staff is running into other items to enforce that are not in the code as well.

Board Member Dustin Gettel said the City needs to start doing things to improve Main Street.

Matt Dahl said they are in the process of replacing concrete, and repaving. One of the alley ways will be repaved and a power pole removed. Main Street events have been scheduled. He said Public Works is currently working on getting the trees trimmed. He said he does what he can with what resources he has.

Board Member Bryant Brown said it seems like a new tenant would have a hard time being excited if the neighboring properties don't look very good.

Chair Pro-Tem Paul Glover suggested giving incentives to the owners to get the properties cleaned up.

Matt Dahl said he recognizes those changes that need to take place.

Lorraine Butler said she would like to see the City make the lighting all the same.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF JUNE 4, 2019

MOTION: Board Member Dustin Gettel **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Bryant Brown. Chair Pro-Tem Glover called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

Board Member Paul Hunt	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Bryant Brown	Aye

The motion passed unanimously.

IV. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2019-09RDA ADOPTING THE REDEVELOPMENT AGENCY OF MIDVALE CITY FISCAL YEAR 2020 BUDGET BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020

Matt Dahl said on May 7, 2019, the Board of Directors of the Redevelopment Agency of Midvale City was presented with, and adopted, the Tentative Budget for Fiscal Year 2020. On June 4, 2019, a public hearing for the final budget for Fiscal Year 2020 was held as required by State Law. No substantive changes have been made to the Tentative Budget after its adoption. Staff will present the final budget during the meeting. Staff is requesting that the Board consider approving the resolution adopting the Fiscal Year 2020 Redevelopment Agency Budget.

Fiscal Impact: The budget provides a listing of the Agency's planned revenues and expenses in the 2020 Fiscal Year. Staff uses the budget as a working document to prioritize the spending and operations of the Agency.

MOTION: Board Member Paul Hunt **MOVED** to adopt Resolution No. 2019-09RDA adopting the 2020 Fiscal Year Redevelopment Agency of Midvale City Budget beginning July 1, 2019 and ending June 30, 2020. The motion was **SECONDED** by Board Member Quinn Sperry. Chair Pro-Tem Glover called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

Board Member Paul Hunt	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Bryant Brown	Aye

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Quinn Sperry **MOVED** to adjourn the meeting. Board Member Paul Hunt **SECONDED** the motion. Chair Pro-Tem Glover called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:49 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 3rd day of September 2019.



Redevelopment Agency of Midvale City SUMMARY REPORT

MEETING DATE: SEPTEMBER 3, 2019

SUBJECT: Consideration and Approval of Resolution No. 2019-10RDA Authorizing the Hiring of Additional Staff within the Redevelopment Agency of Midvale City

SUBMITTED BY: Matt Dahl, Redevelopment Agency Director

SUMMARY: Staff is requesting that the Redevelopment Agency of Midvale City Board of Directors (Board) consider adding a new RDA Manager to the Redevelopment Agency Midvale City to provide direct staff supervision and daily management of RDA operations under the direction of the Assistant City Manager/RDA Director.

The Redevelopment Agency is currently staffed by a director, two project managers, and an executive assistant. Following recent changes in staffing, the director has also taken on the role of Community Development Director and Assistant City Manager. The RDA is proposing the addition of an RDA Manager that would have mid-level management responsibilities for the Agency. The position would supervise the project management staff and would be supervised by the RDA Director. The reasons for this proposed change are as follows:

- The proposed addition would create a similar structure to other divisions in the City (e.g., Planning, Engineering, etc.).
- The proposed position would increase overall project capacity for the RDA.
- The position would be able to provide dedicated daily administration of the RDA.

Staff is proposing the following for the requested position:

Title: Redevelopment Agency Manager

Status: Full-Time

FLSA: Exempt

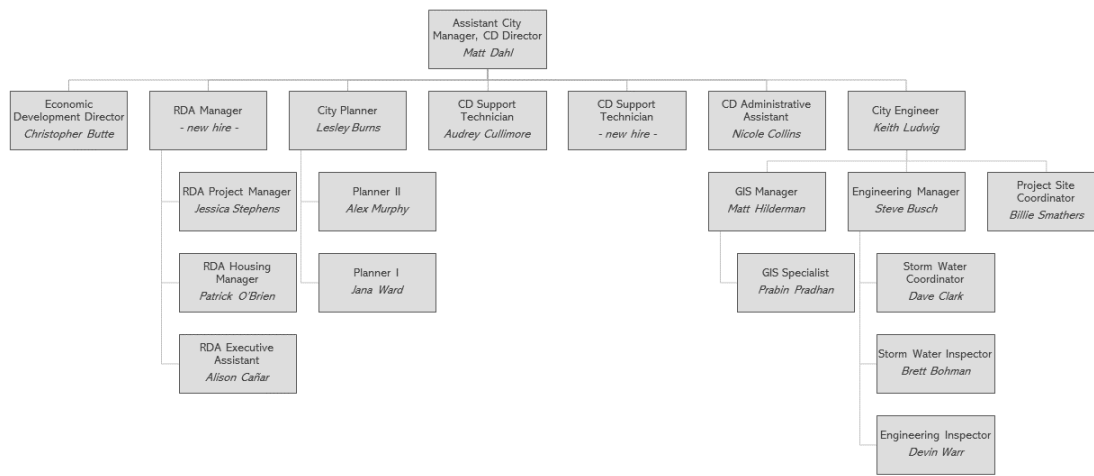
Pay Grade: 59

Pay Range: \$69,355.11 - \$107,416 Annually

Hiring Range: \$69,335.11 - \$88,385 Annually

General Purpose: Under the direction of the Redevelopment Director, the Redevelopment Manager responsible for planning, organizing, and coordinating the day-to-day operational and administrative service functions of the Redevelopment Agency of Midvale City, including staff supervision and project management.

Proposed Community Development Organization Chart:



Fiscal Impact: The proposed position would be funded through tax increment and will require a future budget amendment to allocate funds from the Bingham Junction Project Area Account to the Administration Account. The position has a proposed pay range of \$69,355.11 - \$107,416 annually and would receive full benefits. The total expense for this position (pay plus benefits) in the first year would not exceed \$123,739. The proposed position, if approved, would be hired approximately 1/3 of the way through the current fiscal year, which will proportionally reduce the impact on the current budget.

RECOMMENDED MOTION: I move that we adopt Resolution No. 2019-10RDA Authorizing the Hiring of Additional Staff within the Redevelopment Agency of Midvale City.

RESOLUTION No. 2019-10RDA

**A RESOLUTION AUTHORIZING THE HIRING OF ADDITIONAL STAFF WITHIN
THE REDEVELOPMENT AGENCY OF MIDVALE CITY**

WHEREAS, the Redevelopment Agency Director has identified the need for additional staff within the Redevelopment Agency of Midvale City (Agency); and

WHEREAS, the Redevelopment Agency Director has requested the addition of a new Redevelopment Agency Manager that would be responsible for planning, organizing, and coordinating the day-to-day operational and administrative service functions of the Redevelopment Agency of Midvale City, including staff supervision and project management; and

WHEREAS, the Redevelopment Agency Board of Director (RDA Board) has evaluated the need for the proposed position and considered the cost of the additional hire; and

WHEREAS, the RDA Board has determined that it would enhance the efficiency of the Agency and benefit the community to hire a Redevelopment Agency Manager.

NOW THEREFORE BE IT RESOLVED BY REDEVELOPMENT AGENCY OF MIDVALE CITY BOARD OF DIRECTORS, that they do hereby authorize the Executive Director to hire a Redevelopment Agency Manager, and thereby add one additional full-time employee within the Agency.

APPROVED AND ADOPTED this _____ day of September 2019.

Robert M. Hale, Chief Administrative Officer

ATTEST:

Rori L. Andreason,
City Recorder

Voting by the Board of Directors	“Aye”	“Nay”
Dustin Gettel	_____	_____
Paul Glover	_____	_____
Quinn Sperry	_____	_____
Paul Hunt	_____	_____
Bryant Brown	_____	_____