



**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
November 12, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold a regular meeting on the **12th day of November 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 September 3, 2019 [*Rori Andreason, H.R. Director/City Recorder*]

IV. DISCUSSION ITEMS

A. Discuss Wasatch Residential Group Tax Increment Reimbursement Agreement [*Patrick O'Brien, RDA Housing 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 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: NOVEMBER 8, 2019

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday September 3, 2019

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Robert M. Hale

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

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 Hale called the meeting to order at 8:10 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

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF JUNE 18, 2019

MOTION: Board Member Quinn Sperry **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Bryant Brown. Chair Hale 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. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 2019-10RDA
AUTHORIZING MODIFICATION TO STAFFING IN THE
REDEVELOPMENT AGENCY**

Matt Dahl said 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

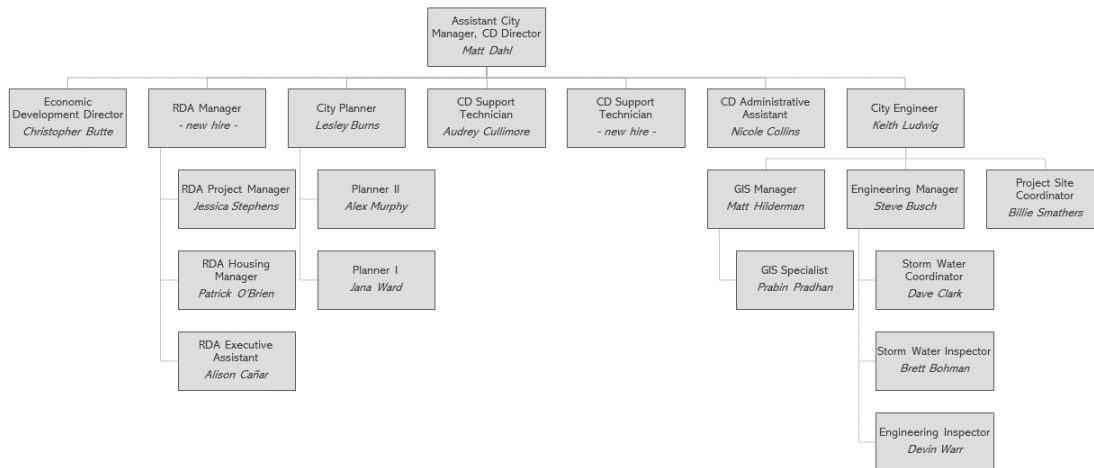
Pay Range: \$69,355.11 - \$107,416 Annually

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:

Proceedings of the Redevelopment Agency Meeting
September 3, 2019



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.

MOTION: Board Member Dustin Gettel MOVED to Adopt Resolution No. 2019-10RDA Authorizing the Hiring of Additional Staff within the Redevelopment Agency of Midvale City. The motion was SECONDED by Board Member Bryant Brown. Chair Hale 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 Paul Glover MOVED to adjourn the meeting. Board Member Paul Hunt SECONDED the motion. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:16 p.m.

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Rori L. Andreason, MMC
City Recorder

Approved this 12th Day of November 2019.

PENDING



Redevelopment Agency of MIDVALE CITY Discussion Memo

MEETING DATE: NOVEMBER 12TH, 2019

SUBJECT: Wasatch Residential Group Tax Increment Reimbursement Agreement

SUBMITTED BY: Patrick O'Brien, Housing Manager

SUMMARY:

Wasatch Residential Group (WAG) has requested a tax increment reimbursement related to their development of moderate-income housing in the Bingham Junction Project Area. The reimbursement would cover construction expenses related to the unique site conditions in the Bingham Junction Project Area. The Bingham Junction Project Area Budget that was approved at the time of the project area's creation requires that 20% of the tax increment generated over 25 years must be used to support the development of affordable housing. The Agency had previously acknowledged that the affordable housing built by WAG was sufficient to allow for the distribution housing funds, however the Agency did not enter into a tax increment reimbursement agreement with WAG. The affordable housing built by WAG was considered as part of a previous tax increment reimbursement agreement with the master developer for the southern portion of the project area, however that agreement has been terminated and the housing funds were not disbursed.

Staff will be prepared to discuss the proposed tax increment reimbursement agreement and provide further information for the RDA Board.