



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

REDEVELOPMENT AGENCY OF MIDVALE CITY MEETING AGENDA January 21, 2020

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold a regular meeting on the **21st day of January 2020** 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 January 7, 2020 [*Rori Andreason, H.R. Director/City Recorder*]

IV. ACTION ITEMS

A. Consider Resolution No. 2020-02RDA Amending the Request for Proposals Term Sheet (RFP) for the Property and Improvements located at 7697 South Main Street [*Jessica Stephens, RDA 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 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: JANUARY 16, 2020

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday January 21, 2020

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Robert M. Hale

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

STAFF: Kane Loader, Services Director; Matt Dahl, Assistant City Manager; Rori Andreason, City Recorder; Lisa Garner, City Attorney; Kyle Maurer, Administrative Services Director; Glen Kennedy, Public Works Director; Chief Randy Thomas, UPD; and Jake Shepherd, Network Administrator.

Chair Hale called the meeting to order at 9:00 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. **CONSIDER MINUTES OF JANUARY 7, 2020**

MOTION: Board Member Paul Glover **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 Bryant Brown	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

IV. ACTION ITEM

A. **CONSIDER RESOLUTION NO. 2020-02RDA AMENDING THE REQUEST FOR PROPOSALS TERM SHEET (RFP) FOR THE PROPERTY AND IMPROVEMENTS LOCATED AT 7697 SOUTH MAIN STREET**

Jessica Stephens said The Redevelopment Agency of Midvale City ("Agency") is proposing to amend the Request for Proposals ("RFP") terms sheet that was approved on October 2, 2018 to sell the building and land that is currently home to the Midvale Historical Museum ("Museum") on Main Street ("Property") in order to facilitate the redevelopment of the Main Street area. The Agency purchased the property from the City on August 23, 2018 for \$400,000 with the intent to redevelop the property after the relocation of the Museum.

City Council approved the RFP with the following terms: The price for the property and building will be set at \$400,000. Proposed designs shall incorporate high quality façade materials, adhere to all zoning code requirements, and utilize green building techniques in any improvements made to the building. Preference will be given to those proposals that provide neighborhood-oriented programming or services, significantly increase daily pedestrian activity, and contribute to the emergence of a Main Street activity center. Each RFP submission must include a project description, drawings, proforma, development budget, statement of qualification, financial capacity, and down payment.

A Selection Committee comprised of representatives of the RDA, City, and community. The Selection Committee will provide the Agency Board with a developer selection recommendation. The Selection Committee may recommend a first and second ranked developer, or no developer. The developer will be selected based on criteria including but not limited to, completeness of proposal, developer's vision, scope of development, development preferences, developer qualifications, and financing. The RDA Board will consider the Selection Committee recommendation and make and the final selection.

The selected developer will go through a design review process that will require them to obtain approval for Basic Design, Schematic Design, Design Development, and Final Construction Documents for the proposed development.

The original term sheet set the date of issuance as November 15th, 2018. This date was based on the anticipated relocation of the Museum, which was stated in the term sheet to be May 2019. The construction of the new Museum location was delayed and so the issuance of the RFP was postponed until the Agency could confidently give developers a timeline for when development could begin. Based on updates to the construction of the new Museum location, the Agency is proposing to amend the RFP Term sheet to say the Museum will be relocated in August 2020 and the RFP will be released before February 21, 2020.

MOTION: Board Member Bryant Brown MOVED to Adopt Resolution No. 2020-02RDA Amending the Museum Property Request for Proposals Term Sheet and Authorizes the Marketing of the Property for Disposition. The motion was SECONDED by Board Member Quinn Sperry. 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 Bryant Brown	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Paul Glover MOVED to adjourn the meeting. Board Member Dustin Gettel 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 9:05 p.m.


Rori L. Andreason, MMC
City Recorder



Approved this 4th day of February 2020.