



7505 South Holden Street
Midvale, UT 84047
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www.midvalecity.org

REDEVELOPMENT AGENCY OF MIDVALE CITY MEETING AGENDA June 2, 2020

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic meeting on the **2nd day of June 2020** as follows:

Electronic Redevelopment Agency Meeting

This meeting will be an electronic meeting, without a physical location, pursuant to Midvale City Resolution No. 2020-R-11. As restrictions take place across the state for limiting public gatherings, the City wants to make sure everyone interested in participating in City Council Meetings can do so. The meeting will be broadcast on the following links:

You Tube: https://www.youtube.com/channel/UCLDsZk2kMUHuc3-bV-BBslQ?view_as=subscriber
Mixlr and City website: <https://www.midvalecity.org/how-do-i/listen-to-public-meetings>

If you would like to provide public comments, please email your comments to Lmagness@midvale.com or comment on Midvale City's Facebook page prior to the completion of the public comments portion of the meeting. You may also submit comments if the Mayor and City Council open a specific agenda item to public comment. These comments will be read aloud in the meeting and will be part of the public record.

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 submit their comment via email to Lmagness@midvale.com or on Midvale City's Facebook page prior to the completion of this portion of the meeting. Items brought forward to the attention of the Board will be turned over to staff to provide a response outside of the Meeting.

III. PUBLIC HEARINGS

A. Consider Amendments to the Redevelopment Agency of Midvale City FY2020 Budgets [*Cody Hill, RDA Manager*]

ACTION: Approve Resolution No. 2020-08RDA approving the amendments to the FY2020 RDA Budgets

B. Receive public comments on the Proposed Budget for the Fiscal Year beginning July 1, 2020 and ending June 30, 2021 for the Redevelopment Agency of Midvale City [*Nate Rockwood, Community Development Director*]

IV. CONSENT AGENDA

- A. Consider Minutes of May 19, 2020 [**Rori Andreason, H.R. Director/City Recorder**]

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: MAY 28, 2020

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



REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

MEETING DATE: JUNE 2ND, 2020

SUBJECT: Public Hearing and Action regarding Resolution No. 2020- 08RDA
Amending the FY2020 Budget for the Redevelopment Agency of Midvale City.

SUBMITTED BY: Cody Hill, RDA Manager

SUMMARY: Agency staff presented proposed amendments to the FY 2020 Budget for the Bingham Junction RDA Fund and Jordan Bluffs RDA Fund on May 19, 2020. These amendments cover unanticipated expenses, balance revenues and expenses through transfers between funds, and account for higher than anticipated tax increment revenues. Funds transferred from Bingham Junction to the Jordan Bluffs redevelopment area were to cover cost related to the installation of traffic signals at the intersection of 700 W. and Bingham Junction Blvd. Tax increment collection has not yet been triggered in the Jordan Bluffs redevelopment area. All funds transferred from the Bingham Junction area to Jordan Bluffs will be repaid once tax increment is triggered and collections begin.

FISCAL IMPACT:

Bingham Junction RDA Fund – \$831,373 increase in Property Tax Revenue
Bingham Junction RDA Fund – \$300,000 increase in Interest in Bonds
Bingham Junction RDA Fund – \$59,620 increase in Contribution from Fund Ballance
Bingham Junction RDA Fund – \$1,250 increase in Professional Services
Bingham Junction RDA Fund – \$1,106,350 increase in Development Reimbursement
Bingham Junction RDA Fund – \$83,399 increase in Transfer to Jordan Bluffs RDA Fund
Jordan Bluffs RDA Fund – \$83,399 increase in Transfer from other RDA funds
Jordan Bluffs RDA Fund – \$83,399 increase in Infrastructure

RECOMMENDED MOTION: I move that we adopt Resolution No. 2020-08RDA amending the budget for the Redevelopment Agency of Midvale City for Fiscal Year 2020

ATTACHMENTS: Resolution No. 2020-08RDA, and Proposed Budget Amendment.

**REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION 2020-08RDA**

A Budget Appropriation Resolution of the Redeployment Agency of Midvale City, amending the operating budget for the Fiscal Year ending June 30, 2020.

Whereas, Utah State Code, Sections 10-6-109, 10-6-127, and 10-6-128 of the Uniform Fiscal Procedures Act for Utah Cities, requires that increases in appropriations for operating budgets be made by resolution of the governing body; and

Whereas, the Redevelopment Agency of Midvale City has complied in all respects with state law, including publishing public notices and holding public hearings, in amending said budget for the Fiscal Year ending June 30, 2020.

Whereas, pursuant to notice, the public hearing was held on the 2nd day of June 2020; and

Whereas, in compliance with statutory requirements, the Redevelopment Agency of Midvale City amends the revenue and appropriation budgets as detailed on the attached schedule:

Now therefore be it resolved, by the Redevelopment Agency of Midvale City, that the above budget amendments be made for the appropriate budgets for the Fiscal Year ending June 30, 2020.

This resolution shall become effective immediately upon passage thereof.

Passed and adopted by the City the Board of Directors of Midvale City, State of Utah, this 2nd day of June, 2020.

Robert M. Hale
Chief Administrative Officer

Kane Loader
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the Board:	“Aye”	“Nay”
Dustin Gettel	_____	_____
Paul Glover	_____	_____
Quinn Sperry	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____

MIDVALE CITY REDEVELOPMENT AGENCY - BUDGET OPENING # 2 - FY 2020

Description	A/C #	YTD Amount	Budget	Remaining Budget	% of Budget	Recommended Budget Adjustment	Increase Decrease	New Budgeted Amount	New Budgeted Amounts
BINGHAM JUNCTION RDA									-
Property Tax Revenue	31-3110-000-000	7,431,373.00	6,600,000.00	(831,373.00)	112.60%	\$ 831,373	Increase	\$ 7,431,373	7,431,373
Interest revenue	31-3610-000-000	122,919.00	116,000.00	4,055.10	96.50%				
Interest in Bonds	31-3610-100-000	157,369.00	-	(157,368.28)	0.00%	\$ 300,000	Increase	\$ 300,000	300,000
IRS debt subsidy	31-3620-000-000	387,833.64	401,000.00	13,166.36	96.70%				
Contribution from Fund Balance	31-3890-000-000	-	20,697,500.00	20,697,500.00	0.00%	\$ 59,626	Increase	\$ 20,757,126	20,757,126
		8,099,494.64	27,814,500.00	19,725,980.18					
Professional Services	31-4102-310-000	1,250.00	-	(1,250.00)	0.00%	\$ 1,250	Increase	\$ 1,250	1,250
Surrounding properites P/Y	31-4102-754-001	-	334,500.00	334,500.00	0.00%				
Developer reimbursement	31-4102-760-000	2,006,350.00	900,000.00	(540,809.00)	160.10%	\$ 1,106,350	Increase	\$ 2,006,350	2,006,350
County Storm Drain contrib	31-4102-790-001	15,000.00	15,000.00	-	100.00%				
Public Art - P/Y	31-4102-790-004	25,000.00	148,400.00	123,400.00	16.80%				
Infrastructure imprvmnts - C/Y	31-4102-790-006	-	461,400.00	461,400.00	0.00%				
Infrastructure imprvmnts - P/Y	31-4102-790-009	-	224,500.00	224,500.00	0.00%				
Infill development incentives	31-4102-790-010	-	940,000.00	940,000.00	0.00%				
Debt service principal	31-4102-810-000	20,618,000.00	20,618,000.00	-	100.00%				
Interest on bonds	31-4102-820-000	2,710,722.40	2,710,800.00	77.60	100.00%				
Transfer to Administration	31-4102-910-100	719,083.00	862,900.00	215,725.03	75.00%				
Transfer to Citywide Housing	31-4102-910-200	416,666.00	500,000.00	124,999.97	75.00%				
Transfer to Jordan Bluffs Proj	31-4102-910-300	61,666.00	74,000.00	18,499.97	75.00%	\$ 83,399	Increase	\$ 157,399	157,399
Transfer to Main St Proj	31-4102-910-500	20,833.00	25,000.00	6,250.03	75.00%				
		26,594,570.40	27,814,500.00	1,907,293.60					
		(18,495,075.76)	-	17,818,686.58					
JORDAN BLUFFS RDA									
Transfer from other RDA funds	32-3880-000-000	55,500.03	74,000.00	18,499.97	75.00%	\$ 83,399	Increase	\$ 157,399	157,399
Contribution from Fund Balance	32-3890-000-000	-	38,000.00	38,000.00	0.00%				
		55,500.03	112,000.00	56,499.97					
Infrastructure	32-4201-200-000	83,399.00	-	(83,399.00)	0.00%	\$ 83,399	Increase	\$ 83,399	83,399
Professional Services	32-4201-300-000	112,000.00	112,000.00	-	100.00%				
		195,399.00	112,000.00	(83,399.00)					
		(139,898.97)	-	139,898.97					



REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

MEETING DATE: JUNE 2ND, 2020

SUBJECT: Public Hearing for the Redevelopment Agency of Midvale City, Fiscal Year 2021 Budget beginning July 1, 2020 and ending June 30, 2021

SUBMITTED BY: Nate Rockwood, Community Development Director

SUMMARY: On May 5, 2020, the Board of Directors of the Redevelopment Agency of Midvale City ("Agency") adopted the Tentative Budget for Fiscal Year 2021. No substantive changes have been made to the Tentative Budget subsequent to its adoption. Tonight, the Final Budget will be presented, and a public hearing will be held as required by State Law.

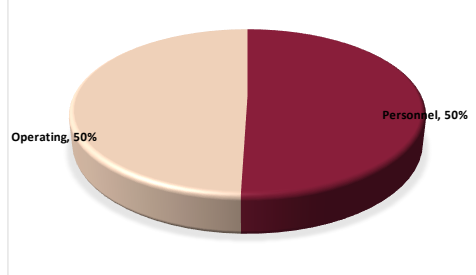
FISCAL IMPACT: The fiscal budget provides a listing of the Agency's planned revenues and expenses in the 2021 Fiscal Year. Staff uses the budget as a working document to prioritize the spending and operations of the Agency.

ATTACHMENTS: Proposed 2021 Fiscal Year Budget

Redevelopment Agency—Operations

BUDGET

Redevelopment Agency - Operations						
	Actual FY2018	Actual FY2019	Estimated FY2020	Recommended FY2021	Difference	Percent Change
Revenues:						
Interest Earnings	1,968	5,386	4,800	4,800	-	0.0%
Miscellaneous Revenue	220,881	120	-	-	-	0.0%
Transfer From RDA Funds	675,000	489,500	862,922	796,537	(66,385)	-7.7%
Transfer From General Fund	210,000	-	-	-	-	0.0%
TOTAL REVENUES	\$ 1,107,849	\$ 495,006	\$ 867,722	\$ 801,337	\$ (66,385)	-7.7%
Expenditures:						
Personnel						
Salaries	244,730	255,384	333,000	257,847	(75,153)	-22.6%
Overtime	40	-	-	-	-	0.0%
Benefits	117,517	135,287	174,500	146,790	(27,710)	-15.9%
Car Allowance	1,500	2,769	6,000	-	(6,000)	-100.0%
Total Personnel	363,787	393,441	513,500	404,637	(108,863)	-21.2%
Operating						
Subscriptions and Memberships	1,637	2,064	1,700	2,100	400	23.5%
Travel	2,452	2,979	8,000	16,000	8,000	100.0%
Equipment, Supplies, and Maintenance	4,600	2,605	10,000	10,000	-	0.0%
Information Technology Equipment (Interfund)	3,500	5,100	3,100	3,612	512	16.5%
Communications and Telephone	853	1,147	1,000	1,000	-	0.0%
Professional Services	111,540	72,438	100,800	101,000	200	0.2%
Administrative Fee (Interfund)	240,300	241,200	262,200	262,988	788	0.3%
Education	1,542	3,152	8,000	-	(8,000)	-100.0%
Total Operating	366,424	330,685	394,800	396,700	1,900	0.5%
TOTAL EXPENDITURES	\$ 730,211	\$ 724,126	\$ 908,300	\$ 801,337	\$ (106,963)	-11.8%
NET REVENUES OVER/(UNDER)						
EXPENDITURES	\$ 377,638	\$ (229,120)	\$ (40,578)	\$ -	\$ 40,578	
Fund Balance - Beginning	22,715	400,353	171,232	130,654	(40,578)	-24%
Fund Balance - Ending	\$ 400,353	\$ 171,232	\$ 130,654	\$ 130,654	\$ -	0%



STAFFING

Position	FY2019	FY2020	Recommended FY2021
Assistant City Manager/Community Development Director	0.50	0.00	0.00
RDA Manager	0.00	1.00	1.00
RDA Housing Project Manager	1.00	1.00	1.00
RDA Project Manager	1.00	1.00	1.00
RDA Executive Assistant	1.00	1.00	1.00
TOTAL BUSINESS LICENSING	3.50	4.00	4.00

Redevelopment Agency—Bingham Junction

FUND DESCRIPTION

The Bingham Junction Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 390 acres in the northwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Bingham Junction Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

BUDGET

Redevelopment Agency - Bingham Junction Project Area						
	Actual FY2018	Actual FY2019	Estimated FY2020	Recommended FY2021	Difference	Percent Change
Revenues:						
Tax Increment Revenue	547,615	561,619	7,431,373	7,430,000	(1,373)	0.0%
Contributions From Other Governments (Tax Increment)	5,620,425	5,939,826	-	-	-	0.0%
Interest Earnings	85,593	138,687	116,000	150,000	34,000	29.3%
Bond Interest Revenue	116,409	342,662	300,000	-	(300,000)	-100.0%
IRS Debt Subsidy	414,868	402,736	401,000	-	(401,000)	-100.0%
Bond Issuance Proceeds	20,255,623	8,657,528	-	-	-	0.0%
TOTAL REVENUES	\$ 27,040,535	\$ 16,043,058	\$ 8,248,373	\$ 7,580,000	\$ (668,373)	-8.1%
Expenditures:						
Surrounding Properties Prior Year	80,523	-	334,500	-	(334,500)	-100.0%
Surrounding Properties Current Year	-	5,900	-	-	-	0.0%
Developer Reimbursement	2,079,520	7,663,672	2,006,350	630,000	(1,376,350)	-68.6%
County Storm Drain Contribution	15,000	15,000	15,000	-	(15,000)	-100.0%
Public Art - Prior Year	-	-	148,400	123,400	(25,000)	-16.8%
Public Art - Current Year	-	-	-	-	-	0.0%
Infrastructure Improvements - Current Year	75,058	195,500	461,400	461,400	-	0.0%
Infrastructure Improvements - Prior Year	-	-	224,500	224,500	-	0.0%
CHG Parking Terrace	141,971	-	-	-	-	0.0%
Infill Development Incentives	-	-	940,000	940,000	-	0.0%
Professional Services	6,250	3,250	1,250	-	(1,250)	-100.0%
Bond Issuance Costs	228,693	131,530	-	-	-	0.0%
Debt Service Principal	1,561,000	1,604,000	20,618,000	1,960,000	(18,658,000)	-90.5%
Debt Service Interest	1,910,111	2,539,264	2,710,800	1,514,685	(1,196,115)	-44.1%
Transfer to RDA Administration Fund	675,000	489,500	862,900	796,537	(66,363)	-7.7%
Transfer to RDA Housing Fund	250,000	500,000	500,000	500,000	-	0.0%
Transfer to Jordan Bluffs Project Area Fund	150,000	75,000	157,399	112,000	(45,399)	-28.8%
Transfer to Main Street Project Area Fund	50,000	375,000	25,000	300,000	275,000	1100.0%
TOTAL EXPENDITURES	\$ 7,223,126	\$ 13,597,617	\$ 29,005,499	\$ 7,562,522	\$ (21,442,977)	-73.9%
NET REVENUES OVER/(UNDER) EXPENDITURES						
	19,817,409	2,445,441	(20,757,126)	17,478	20,774,604	
Beginning Balance	2,157,377	21,974,785	24,420,226	3,663,100	(20,757,126)	-85.0%
Ending Balance	\$ 21,974,785	\$ 24,420,226	\$ 3,663,100	\$ 3,680,578	\$ 17,478	0.5%

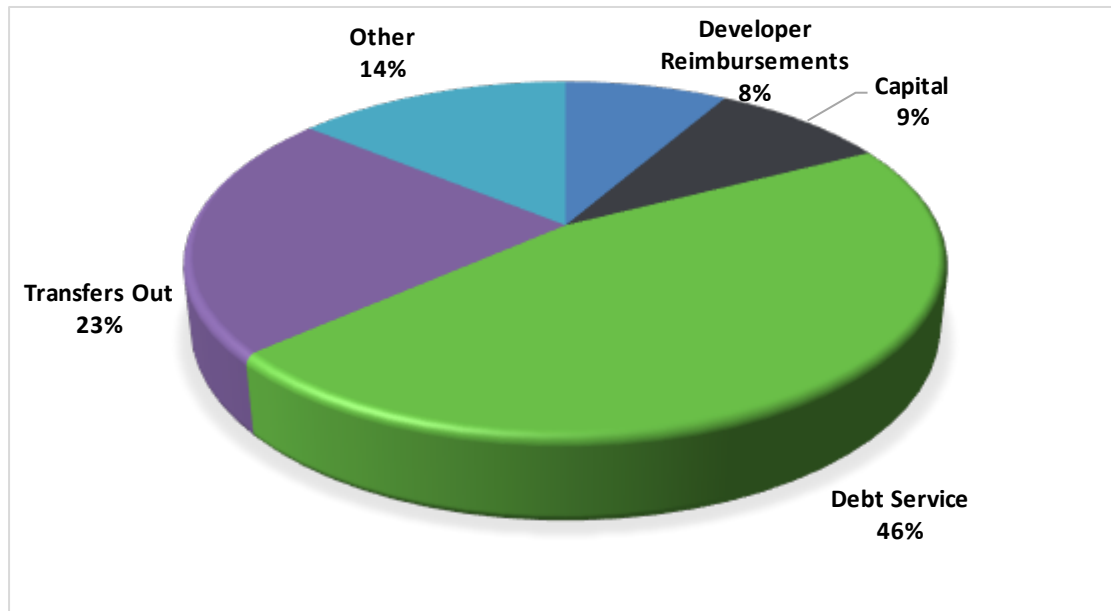
1 Last Salt Lake County storm drain contract payment made April 2020.

At a Glance:

Total Budget: \$7,562,522 | Full-Time Equivalent Employees: 0

Redevelopment Agency—Bingham Junction

BUDGET CONTINUED



BUDGET NOTES

All transfers out of the Bingham Junction project site, other than for RDA Administration and City-Wide Affordable Housing, must be repaid to the Bingham Junction project site during the life of the project area.

Redevelopment Agency—Jordan Bluffs

FUND DESCRIPTION

The Jordan Bluffs Project Area was created to assist with redevelopment of the former Sharon Steel site. After 13 years of careful work on the part of the Redevelopment Agency, Environmental Projection Agency, and the Utah Department of Environmental Quality, construction has started on what is poised to be the center of growth and industry in Midvale.

This project area has not been “triggered” yet, meaning the Redevelopment Agency is not collecting tax increment on this project area. Once triggered, the collection period will be for 25 years, with participating entities agreeing to contribute 80 percent of their tax increment to the Project Area to assist with the extraordinary costs of developing this former Superfund site.

BUDGET

Redevelopment Agency - Jordan Bluffs Project Area							
	Actual FY2018	Actual FY2019	Estimated FY2020	Recommended FY2021	Difference	Percent Change	
Revenues:							
Transfer From Bingham Junction Project Area	150,000	75,000	157,399	112,000	(45,399)	-28.8%	
TOTAL REVENUES	\$ 150,000	\$ 75,000	\$ 157,399	\$ 112,000	\$ (45,399)	-28.8%	
Expenditures:							
Site Analysis Work	25,046	-	-	-	-	0.0%	
Infrastructure	-	-	83,399	-	(83,399)	-100.0%	
Professional Services	-	112,000	112,000	112,000	-	0.0%	
TOTAL EXPENDITURES	\$ 25,046	\$ 112,000	\$ 195,399	\$ 112,000	\$ (83,399)	-42.7%	
NET REVENUES OVER/(UNDER) EXPENDITURES	124,954	(37,000)	(38,000)	-	38,000		
Beginning Fund Balance	-	124,954	87,954	49,954	(38,000)	-43%	
Ending Fund Balance	\$ 124,954	\$ 87,954	\$ 49,954	\$ 49,954	\$ -	0%	

At a Glance:

Total Budget: \$112,000 | Full-Time Equivalent Employees: 0

Redevelopment Agency—Main Street

FUND DESCRIPTION

The Redevelopment Agency is currently working with its consultant and taxing entities to develop a strategy and budget that will lead to the success of the Main Street project area. The Redevelopment Agency's goal in this project is to strengthen this part of the community by stabilizing the housing stock, upgrading infrastructure, improving parking, and adding new commercial uses through rehabilitation of existing buildings and new development.

BUDGET

Redevelopment Agency - Main Street Project Area

	Actual FY2018	Actual FY2019	Estimated FY2020	Recommended FY2021	Difference	Percent Change
Revenues:						
Transfer From Bingham Junction Project Area	50,000	375,000	25,000	300,000	275,000	1100.0%
Sale of Properties Held for Resale	-	3,000	-	-	-	0.0%
TOTAL REVENUES	\$ 50,000	\$ 378,000	\$ 25,000	\$ 300,000	\$ 275,000	1100.0%
Expenditures:						
Project Area Improvements	52,534	35,648	30,000	300,000	270,000	900.0%
Property Acquisition	-	400,000	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 52,534	\$ 435,648	\$ 30,000	\$ 300,000	\$ 270,000	900.0%
NET REVENUES OVER/(UNDER) EXPENDITURES	(2,534)	(57,647)	(5,000)	-	5,000	
Beginning Fund Balance	99,999	97,465	39,818	34,818	(5,000)	-13%
Ending Fund Balance	\$ 97,465	\$ 39,818	\$ 34,818	\$ 34,818	\$ -	0%

At a Glance:

Total Budget: \$300,000 | Full-Time Equivalent Employees: 0

Redevelopment Agency—Public Art Maintenance

FUND DESCRIPTION

The Public Art Maintenance fund was established to maintain public art installed in the Redevelopment Agency project areas.

BUDGET

Redevelopment Agency - Public Art Maintenance Fund						
	Actual FY2018	Actual FY2019	Estimated FY2020	Recommended FY2021	Difference	Percent Change
Expenditures:						
Public Art Maintenance	-	-	50,000	50,000	-	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	0.0%
NET REVENUES OVER/(UNDER) EXPENDITURES	-	-	(50,000)	(50,000)	-	
Beginning Fund Balance	50,000	50,000	50,000	50,000	-	0%
Ending Fund Balance	\$ 50,000	\$ 50,000	\$ -	\$ -	-	0%

At a Glance:

Total Budget: \$50,000 | Full-Time Equivalent Employees: 0

Redevelopment Agency—Program Income

BUDGET

Redevelopment Agency - Program Income

	Actual FY2018	Actual FY2019	Estimated FY2020	Recommended FY2021	Difference	Percent Change
Revenues:						
Interest Earnings	311	504	200	200	-	0.0%
TOTAL REVENUES	\$ 311	\$ 504	\$ 200	\$ 200	\$ -	0.0%
Expenditures:						
Main Street Property	-	-	24,200	24,200	-	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ 24,200	\$ 24,200	\$ -	0.0%
NET REVENUES OVER/(UNDER) EXPENDITURES	311	504	(24,000)	(24,000)	-	
Beginning Balance	\$ 174,009	174,320	174,824	150,824	(24,000)	-14%
Ending Balance	\$ 174,320	\$ 174,824	\$ 150,824	\$ 126,824	\$ (24,000)	-16%

At a Glance:

Total Budget: \$24,200 | Full-Time Equivalent Employees: 0

Redevelopment Agency—City-Wide Housing

FUND DESCRIPTION

The Redevelopment Agency of Midvale City is charged with leading the City's housing-related efforts through the establishment of policies and the administration of programs, including the preparation and implementation of the Midvale City Housing Plan and the Neighborhood Housing Improvement Program. The Agency has assumed the lead role in housing policy and development because it is the primary funding source for moderate- to low-income housing in Midvale. These housing funds are primarily generated by a required 20 per cent housing set-aside in the Bingham Junction Project Area and Jordan Bluffs Project Area.

BUDGET

Redevelopment Agency - City-Wide Housing						
	Actual FY2018	Actual FY2019	Estimated FY2020	Recommended FY2021	Difference	Percent Change
Revenues:						
Interest Earnings	4,777	14,339	10,000	12,000	2,000	20.0%
Transfer From Bingham Junction Project Area Fund	250,000	500,000	500,000	500,000	-	0.0%
TOTAL REVENUES	\$ 254,777	\$ 514,339	\$ 510,000	\$ 512,000	\$ 2,000	0.4%
Expenditures:						
Affordable Housing Plan	1,346	1,527	5,000	-	(5,000)	-100.0%
Housing Programs	104,206	500	1,348,500	1,860,500	512,000	38.0%
TOTAL EXPENDITURES	\$ 105,552	\$ 2,027	\$ 1,353,500	\$ 1,860,500	\$ 507,000	37.5%
NET REVENUES OVER/(UNDER) EXPENDITURES	149,225	512,312	(843,500)	(1,348,500)	(505,000)	
Beginning Balance	254,676	403,901	916,213	1,348,500	432,287	47%
Ending Balance	\$ 403,901	\$ 916,213	\$ 72,713	\$ -	\$ (72,713)	-100%

At a Glance:

Total Budget: \$1,860,500 | Full-Time Equivalent Employees: 0

Redevelopment Agency—Project Area Housing

BUDGET

Redevelopment Agency - Project Area Housing						
	Actual FY2018	Actual FY2019	Estimated FY2020	Recommended FY2021	Difference	Percent Change
Revenues:						
Interest Earnings	2,434	3,948	3,100	3,100	-	0.0%
TOTAL REVENUES	\$ 2,434	\$ 3,948	\$ 3,100	\$ 3,100	\$ -	0.0%
Expenditures:						
Unallocated Affordable Housing	-	-	194,200	194,200	-	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ 194,200	\$ 194,200	\$ -	0.0%
NET REVENUES OVER/(UNDER) EXPENDITURES	2,434	3,948	(191,100)	(191,100)	-	
Beginning Balance	186,919	189,353	193,301	191,100	(2,201)	-1.1%
Ending Balance	\$ 189,353	\$ 193,301	\$ 2,201	\$ -	\$ (2,201)	-100.0%

At a Glance:

Total Budget: \$194,200 | Full-Time Equivalent Employees: 0



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday May 19, 2020

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Robert M. Hale

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

STAFF: Matt Dahl, Assistant City Manager; Rori Andreason, City Recorder; Lisa Garner, City Attorney; Kyle Maurer, Administrative Services Director; Nate Rockwood CD Director; Glen Kennedy, Public Works Director; Laura Magness, Communications Director; Cody Hill, RDA Manager; Patrick O'Brien, RDA Housing Manager; and Juan Rosario, Systems Administrator.

Chair Hale called the meeting to order at 9:45 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF MAY 5, 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 ITEMS

A. DISCUSSION AND ACTION TO CONSIDER RESOLUTION NO. 2020-06RDA APPROVING THE TERMS FOR FIRST AMENDMENT TO TAX INCREMENT REIMBURSEMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND ZIONS BANCORPORATION N.A.

Patrick O'Brien said The Agency has been in discussion with Zions Bancorporation and the Gardner Company regarding the development of 400,000 square foot of commercial office space on a 19.5-acre site within the Jordan Bluffs Project Area.

It is the developer's intent to build a parking structure as a part of the previously agreed development. The overall development will provide financial and economic benefits to the City, as well as providing a development with a high-quality design that provides technologically advanced features for energy and environmental design. The Agency intends to utilize funds from the State Infrastructure Bank to support the development of the parking structure.

Tax Increment generated from the project will be used to repay this loan and the accrued interest. Agency staff has negotiated a proposed amendment to the Tax Increment Reimbursement Agreement (attached) that details the proposed amended terms of the reimbursement agreement. The reimbursement cap remains at \$9,000,000. Staff proposes the following amendments to the TIRA:

These proposed amendments to the Original Agreement are believed to be beneficial to both the Owner and the Agency. The amendments include:

1. Changing the Silver LEED certification requirement. Instead of obtaining the certification from the U.S. Green Building Council (the process for which is complex and expensive), the Owner would be required to have a qualified architect certify that the building qualifies for, at a minimum, Silver LEED Certification. Staff believes the same benefits to the community of the project meeting the Silver LEED standards can be obtained at a lower cost to the project by making this change.
2. Replacing the minimum employment condition (1,500 full time, benefited employees) for eligibility for \$1,000,000 in Tax Increment. Owner shall be eligible to begin receiving the \$1,000,000 previously approved as part of the employment incentive as a part of the \$9,000,000 overall incentive once the parking structure and office building are complete.

As part of qualifying for the \$1,000,000, Owner will be obligated to construct a parking structure with standards in accordance with specified minimum design standards. Design guidelines will be prepared by the CD Director and agreed to by Owner and RDA prior to execution of the agreements.

3. Adding a reimbursement amount from the Agency of up to \$5,500,000 to support the construction of the parking structure. The reimbursement would be funded by the proceeds from a loan from the City to the Agency ("UDOT Loan"). The City will be able to fund the loan to the Agency from the proceeds of a loan from the State Infrastructure

Board to the City. The Agency will be able to repay the loan to the City from the tax increment generated by the project. The Agency will not be obligated to make the reimbursement payment until the parking structure is completed.

(a) The Agency will disburse the full amount of \$5,500,000 to Zions for use in completing the parking structure upon satisfaction of the following requirements:

- (1) Copies of paid invoices relating to the construction of the parking structure in excess of \$5,500,000; and
- (2) Evidence or certification by Owner's representative (Gardner) that Owner has spent \$100,000,000 on the acquisition of the Site and the construction of the office building and parking structure. City to pay the \$5,500,000 within 30 days of Owner's satisfaction of the foregoing two requirements. The estimated cost of the parking structure is \$11,200,000. The \$5.5 million payment to Owner is for just under 50% of the cost of the parking structure.

(b) The obligation to make annual payments to reimburse the Owner up to \$9,000,000 under the Original Agreement from tax increment will be subordinate to the Agency's receipt of tax increment sufficient to pay the Agency's debt service to the City each year.

(c) The Reimbursement Term shall be lengthened to 2042.

(d) The UDOT Loan under existing UDOT regulations will be limited initially to 10 years. Owner and Agency agree to work together to advocate for UDOT amending its regulations to allow for 15-year term loans so that the UDOT Loan may be modified to a 15-year term.

If the UDOT Loan is not amended to be a 15-year term by the end of 2020, then the Developer's Share of increment under the TIRA shall increase from 48% to 52%. If, however, the UDOT Loan is amended to a 15-year term, the Developer's Share of increment shall remain 48%.

The term sheet has been prepared in consultation with Tom Berggren of Jones Waldo and has been reviewed and approved by Zions Bancorporation.

FISCAL IMPACT:

The Developer is responsible for paying the initial costs of the development. Reimbursement is limited by the amount of tax increment generated by the Property and the amount of reimbursement expenses approved by the Agency. The maximum reimbursement amount will remain at \$9,000,000. Additional tax increment generated from the project will be utilized to repay the SIB Loan of \$5,500,000 and the associated interest (total \$7,028,476 P&I). Therefore, the total contribution by the RDA to the project will be \$16,028,476 which is the combination of the \$9M reimbursement and the repayment of principal and interest by the RDA of the SIB Loan. The total increment amount used for the \$9M reimbursement and the repayment of the \$5.5M loan will not exceed 48% of increment in any given year under the 15-year SIB loan scenario and will not exceed 52% under the 10-year SIB loan scenario.

Under UDOT administrative rule, loan terms are permitted over 10 years in contrast to the state code loan where a legislative change permits loan terms to be up to 15 years.

Board members Dustin Gettel and Bryant Brown expressed their concern with the change in one of the terms regarding the number of employees for the building.

Mr. Jedd Pierson, Zions Bank, stated there is no change in the number of employees they will have. In fact, they are more concerned with fitting all of the employees in the building. There will be at least 1500 employees with some working remotely due to the COVID.

MOTION: Board Member Dustin Gettel MOVED to approve Resolution No. 2020-06RDA approving the term sheet for First Amendment to Tax Increment Reimbursement Agreement between Midvale RDA and Zions Bancorporation and authorizing the execution of a tax increment reimbursement agreement between the Redevelopment Agency of Midvale City and Zions Bancorporation. The motion was SECONDED by Board Member Heidi Robinson. 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.

B. CONSIDER RESOLUTION NO. 2020-07RDA APPROVING THE TERMS FOR AN INTERLOCAL AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND MIDVALE CITY FOR USE OF AND REPAYMENT OF \$5,500,000 LOAN FROM STATE INFRASTRUCTURE BANK

Patrick O'Brien said the Agency intends to receive a loan from the City of up to \$5,500,000 to support the construction of a parking structure as part of the Zions project. The City will be able to fund the loan to the Agency from the proceeds of a loan from the State

Infrastructure Board (SIB) to the City. The Agency will be able to repay the loan to the City from the tax increment generated by the developer from the Zions project.

The agreement terms have been prepared by City and Agency staff and reviewed by Tom Berggren of Jones Waldo. Staff recommends adopting the resolution establishing the terms for the Interlocal Agreement as stated in Midvale City Redevelopment Agency Term Sheet for Loan and authorize the Agency Board Chair to execute the Interlocal Agreement.

FISCAL IMPACT:

The SIB Loan is for \$5,500,000.00. The loan will be repaid (including accrued interest) through tax increment generated from the Zions Bancorporation project and is guaranteed by the City.

MOTION: Board Member Dustin Gettel MOVED to approve Resolution No. 2020-07RDA approving the term sheet and authorize the Agency Board Chair to execute the Interlocal Agreement between the Redevelopment Agency of Midvale City and Midvale City for a loan agreement. 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. DISCUSS PROPOSED AMENDMENTS TO THE FY2020 BUDGET OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY

Cody Hill said Agency staff proposes amendments to the FY 2020 Budget for the Bingham Junction RDA Fund and Jordan Bluffs RDA Fund. These amendments cover unanticipated expenses, balance revenues and expenses through transfers between funds, and account for higher than anticipated tax increment revenues. Funds transferred from Bingham Junction to the Jordan Bluffs redevelopment area were to cover cost related to the installation of traffic signals at the intersection of 700 W. and Bingham Junction Blvd. Tax increment collection has not yet been triggered in the Jordan Bluffs redevelopment area. All funds transferred from the Bingham Junction area to Jordan Bluffs will be repaid once tax increment is triggered and collections begin.

FISCAL IMPACT:

Bingham Junction RDA Fund – \$831,373 increase in Property Tax Revenue
Bingham Junction RDA Fund – (\$243,915) decrease in Contribution from Fund Balance
Bingham Junction RDA Fund – \$1,250 increase in Professional Services
Bingham Junction RDA Fund – \$540,809 increase in Development Reimbursement
Bingham Junction RDA Fund – \$83,399 increase in Transfer to Jordan Bluffs RDA Fund
Jordan Bluffs RDA Fund – \$83,399 increase in Transfer from other RDA funds
Jordan Bluffs RDA Fund – \$83,399 increase in Infrastructure

MIDVALE CITY REDEVELOPMENT AGENCY - BUDGET OPENING # 1 - FY 2020

Description	A/C#	YTD Amount	Budget	Remaining Budget	% of Budget	Recomm end Budget Adjustm ent	Increase Decrease	New Budgeted Amount
Bingham Junction RDA								

Proceedings of the Redevelopment Agency of Midvale
City May 19, 2020

Property Tax Revenue	31-3110-000-000	7,431,373.00	6,600,000.00	(831,373.00	112.60 %	831,373	Increase	7,431,373
Interest Revenue	31-3610-000-000	122,919.00	116,000.00	4,055.10	96.50%			
Interest in Bonds	31-3610-100-000	157,369.00	-	(157368.28)	0.00%	300,000	Increase	300,000
IRS debt subsidy	31-3620-000-000	387,833.64	401,000.00	13,166.36	96.70%			
Contribution from Fund Balance	31-3890-000-000	-	20,697,500.00	20,697,500.00	0.00%	59,626	Increase	20,757,126
		8,099,494.64	27,814,500.00	19,725,980.18				
Professional Services	31-4102-310-000	1,250.00	-	(1,250.00)	0.0%	1,250	Increase	1,250
Surrounding properties P/Y	31-4102-754-001	-	334,500.00	334,500.00	0.0%			
Developer reimbursement	31-4102-760-000	2,006,350.00	900,000.00	(540,809.00)	160.10 %	1,106,350	Increase	2,006,350
County Storm Drain Conbrib	31-4102-790-001	15,000.00	15,000.00	-	100.00 %			
Public Art P/Y	31-4102-790-004	25,000.00	148,400.00	123,400.00	16.80 %			
Infrastructure imprvmnts C/Y	31-4102-790-006	-	461,400.00	461,400.00	0.0%			
Infrastructure imprvmnts P/Y	31-4102-790-009	-	224,500.00	224,500.00	0.0%			
Infill dev. Incentives	31-4102-790-010	-	940,000.00	940,000.00	0.0%			
Debt service principal	31-4102-810-000	20,618,000.00	20,618,000.00	-	100.0 %			
Interest on bonds	31-4102-820-000	2,710,722.40	2,710,800.00	77.60	100.0 %			
Transfer to Admin	31-4102-910-100	719,083.00	862,900.00	215,725.03	75.00 %			
Transfer to city wide Housing	31-4102-910-200	416,666.00	500,000.00	124,999.97	75.00 %			
Transfer to Jordan Bluffs Project	31-4102-910-300	61,666.00	74,000.00	18,499.97	75.0%	83,399	Increase	157,399
Transfer to Main St project	31-4102-910-500	20,833.00	25,000.00	6,250.03	75.00 %			
		26,594,570.40	27,814,500.00	1,907,293.60				
		(18,495,075.76	-	17,818,686.58				
Jordan Bluffs RDA								

Transfer from other RDA Funds	32-3880-000-000	61,666.00	74,000.00	18,499.97	75.00 %	83,399	Increase 157,399	
Contribution from Fund balance	32-3890-000-000	-	38,000.00	38,000.00	0.0%			
			61,666.00	112,000.00	56,499.97			
Infrastructure	32-4201-200-000	83,399.00	-	(83,399.00)	0.0%	83,399	Increase	83,399
Professional Services	32-4201-300-000	112,000.00	112,000.00	-	100.00 %			
		195,399.00	112,000.00	(83,399.00)				
		(133,733.00)	-	139,898.97				

VI. ADJOURN

MOTION: Board Member Paul Glover **MOVED** to adjourn the meeting. Board Member Heidi Robinson **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 10:17 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 2nd day of June 2020.