



7505 South Holden Street
Midvale, UT 84047
(801) 567-7200
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 MEETING

Minutes

Tuesday June 2, 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: Kane Loader, City Manager; Matt Dahl, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney; Kyle Maurer, Administrative Services Director; Nate Rockwood Community Development Director; Glen Kennedy, Public Works Director; Laura Magness, Communications Director; Cody Hill, RDA Manager; Alex, Murphy, Planning Director; Chief Randy Thomas, UPD; and Matt Pierce, IT Manager.

Chair Hale called the meeting to order at 9:25 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.

MOTION: Board Member Paul Glover **MOVED** to go into a public hearing. Board Member Bryant Brown **SECONDED** the motion. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

III. PUBLIC HEARINGS

A. CONSIDER AMENDMENTS TO THE REDEVELOPMENT AGENCY OF MIDVALE CITY FY2020 BUDGETS

Cody Hill said 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

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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.

Description	A/C#	YTD Amount	Budget	Remaining Budget	% of Budget	Recommend Budget Adjustment	Increase Decrease	New Budgeted Amount
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
Interest Revenue	31-3610-000-000	122,919.00	116,000.00	4,055.10	96.5%			
Interest Bonds	31-3610-100-000	157,369.00	-	(157,368.28)	0.00%	300,000	Increase	300,000
IRS debt subsidy	31-3620-000-000	387,833.64	401,000.00	13-166.36	96.7%			
Contribution from Fund Balance	31-3890-000-000	-	20,697,500.00	20,697,500.00	0.0%	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	-	(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 Contrib.	31-4102-790-001	15,000.00	15,000.00	*	100.0%			
Public Art P/Y	31-4102-790-004	25,000.00	148,400.00	123,400.00	16.8%			
Infrastructure Improvements C/Y	31-4102-790-006	-	461,400.00	461,400.00	0.0%			
Infrastructure improvement P/Y	31-4102-790-000	-	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%			
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	75.0%			
Transfer to Citywide Housing	31-4102-910-200	416,666.00	500,000.00	124,999.97	75.0%			
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	75.0%			
		26,594,570.40	27,814,500.00	1,907,293.60				
		(18,495,075.76)	*	17,818,686.58				

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Jordan Bluffs RDA								
Transfer from other RDA Funds	32-3880-000-000	55,500.03	74,000.00	18,499.97	75.0%	83,399	Increase	157,399
Contribution from Fund Balance	32-3890-000-000	-	38,000.00	38,000.00	0.0%			
		55,500.03	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	*	100.0%			
		195,399.00	112,000.00	(83,399.00)				
		(139,898.97)	*	139,898.97				

Chair Hale opened the hearing to public comment. There was no public comment on this issue.

MOTION: Board Member Bryant Brown **MOVED** to close the public hearing. Board Member Paul Glover **SECONDED** the motion. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: APPROVE RESOLUTION NO. 2020-08RDA APPROVING THE AMENDMENTS TO THE FY2020 RDA BUDGETS

MOTION: Board Member Paul Glover **MOVED** to approve Resolution No. 2020-08RDA amending the budget for the Redevelopment Agency of Midvale City for Fiscal Year 2020. 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.

MOTION: Board Member Dustin Gettel **MOVED** to go into a public hearing. Board Member Bryant Brown **SECONDED** the motion. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

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 said 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. He reviewed the proposed FY2021 budget for the Redevelopment Agency of Midvale City.

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.

Redevelopment Agency Operations

RDA 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%
Misc. Revenue	220,881	120	-	*	-	0.0%
Transfer from RDA Funds	675,000	489,500	862,922	796,537	(66,385)	-7.7%
Transfer from Gen. 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 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%
Equip., Supplies, Maint	4,600	2,605	10,000	10,000	-	0.0%
IT Equip.						
(interfund)	3,500	5,100	3,100	3,612	512	16.5%
Communications Telephone	853	1,147	1,000	1,000	-	0.0%
Professional Services	111,540	72,438	100,800	100,800	200	0.2%
Admin 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%
Bingham Junction Project Area						
Revenues						
Tax Increment Revenue	547,615	561,619	7,431,373	7,430,000	(1,373)	0.0%
Contributions from other	5,620,425	5,939,826	-	-	-	0.0%

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Government (Tax Increment)						
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 Insurance 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)	0.0%
Expenditures						
Surrounding Properties Prior Year	80,253	-	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 Improve. Current Year	75,058	195,500	461,400	461,400	-	0.0%
Infrastructure Improve. Prior Year	-	-	224,500	224,500	-	0.0%
CHG Parking Terrace	141,971	-	-	-	-	0.0%
Infill Dev. 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 Admin. 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%

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RDA Jordan Bluffs Project Area						
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%
RDA Main Street Project Area						
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%
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%
RDA Public Art Maint. Fund						
Expenditures						
Public Art Maint	-	-	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%

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Ending Fund Balance	50,000	50,000	-	-	-	0%
RDA Program Income						
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%
RDA City Wide Housing	4,777	14,339	10,000	12,000	2,000	20.0%
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	-	0.08%
Total Revenues	254,777	14,339	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)	-100.0%
RDA Project Area Housing						
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%

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Ending Balance	189,353	193,301	2,201	-	(2,201)	-100.0%
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Chair Hale opened the hearing to public comment. There was no public comment on this item.

MOTION: Board Member Bryant Brown **MOVED** to close the public hearing. Board Member Paul Glover **SECONDED** the motion. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

IV. CONSENT AGENDA

A. CONSIDER MINUTES OF MAY 19, 2020

MOTION: Board Member Bryant Brown **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Paul Glover. 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 Quinn Sperry **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 9:37 p.m.


Rori L. Andreason, MMC
City Recorder

Approved this 16th day of June 2020.

