



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

REDEVELOPMENT AGENCY OF MIDVALE CITY MEETING AGENDA

November 17, 2020

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic meeting on the **17th day of November 2020** as follows:

Electronic City Council Meeting

This meeting will be an electronic meeting, without a physical location pursuant to Utah Code 52-4-207, as amended by HB 5002, Mayor Robert Hale as Chair of Midvale City Council hereby makes the determination that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based upon the fact that the City is unable to ensure compliance with the guidelines and public health protocols mandated by the state's current risk phase.

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-BslQ?view_as=subscriber

Mixlr and City website: <https://www.midvalecity.org/how-do-i/listen-to-public-meetings>

Public Comments are read into the record by City staff during the "Public Comments" and "Public Hearings" portions of the meeting. If you would like to make a public comment, please send an email to Laura Magness at Lmagness@midvale.com.

When commenting, please:

- Limit your comments to 400 words (the equivalent of 3 minutes)
- Include your first and last name
- Include your city of residence (optional)
- Include the name of the Agenda item so City staff know when you want your public comment to be read into the record.

City staff read into the record the equivalent of three minutes. Your input is important to us. So, please keep your comments concise.

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 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. **CONSENT AGENDA**

- A. Consider Approval of the October 6, 2020 Minutes ***[Rori Andreason, HR Director/City Recorder]***

IV. **ACTION ITEMS**

- A. Consider Approval of **Resolution No. 2020-13RDA** A Resolution Establishing a Time and Place to hold Redevelopment Agency of Midvale City Meetings for the 2021 Calendar Year ***[Rori Andreason, City Recorder/H.R. Director]***
- B. Consider Approval of **Resolution No. 2020-14RDA** A Resolution Approving the Purchase of Parcel #2125353043 located at 666-668 Center Street, Midvale, Utah ***[Nate Rockwood, C.D. Director]***

V. **CLOSED SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY**

VI. **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.

DATE POSTED: NOVEMBER 12, 2020

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday October 6, 2020

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Robert M. Hale

BOARD MEMBERS: Board Member Heidi Robinson
Board Member Paul Glover - Excused
Board Member Bryant Brown
Board Member Dustin Gettel
Board Member Paul Glover

STAFF: 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; and Jake Shepherd, Network Administrator.

Chair Hale called the meeting to order at 8:51 p.m.

Chair Hale said This meeting will be an electronic meeting, without a physical location pursuant to Utah Code 52-4-207, as amended by HB 5002. I, Mayor Robert Hale, as Chair of Redevelopment Agency, hereby make the determination that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based upon the fact that the City is unable to ensure compliance with the guidelines and public health protocols mandated by the state's current risk phase.

I. GENERAL BUSINESS

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

Chair Hale stated that this is the portion of the agenda that allows any person to express ideas, concerns, comments, or issues. If you would like to comment on a Public Hearing item, you will be allotted time during the Public Hearings portion of the meeting. This meeting will be an electronic meeting, without a physical location pursuant to Utah Code 52-4-207, as amended by HB 5002. I, Mayor Robert Hale, as Chair of Midvale City Council, hereby make the determination that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based upon the fact that the City is unable

to ensure compliance with the guidelines and public health protocols mandated by the state's current risk phase.

Email your public comment to Laura Magness at Lmagness@midvale.com. When commenting, please:

- Limit your comments to 400 words (the equivalent of 3 minutes)
- Include your first and last name
- Include your city of residence (optional)
- Include the name of the Agenda item so City staff know when you want your public comment to be read into the record.

Public Comments are read into the record by City staff during the "Public Comments" and "Public Hearings" portions of the meeting. City staff will only read into the record the equivalent of three minutes. So, please be concise with your statements. Thank you for your input.

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER APPROVAL OF THE SEPTEMBER 1, 2020 MINUTES

MOTION: Board Member Dustin Gettel **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	Absent
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

IV. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2020-R-11RDA ADOPTING THE FY2021 REDEVELOPMENT AGENCY OF MIDVALE CITY BUDGET

Cody Hill said Agency staff have developed a revised budget for the Main Street Community Development Area. Each Agency board member has met with Agency staff and gone through a presentation on the Main Street CDA and its revised budget. Although an adopted budget is not required for a Community Development Area ("CDA"), responsible governance, transparency, and effective planning dictate that the Agency develop and adopt an official revised budget.

Redevelopment Agency of Midvale City Main Street CDA

- Overview
- Budget(s)

- Fiscal Impact
- Economic Impact
- Community Impact

Project Area

- 7200 South to Center Street & 700 West to I-15
- 117 Acres
- Development Efforts will Include:
 - o Supporting parking
 - o Relocating powerlines
 - o Infill development
 - o Supporting affordable housing
 - o Enhancing local arts & artists

The Main Street Objective

Although there are many initiatives and goals couched within the City's efforts to redevelop the Main Street Area, the Main and overarching goal is to create a sense of place.

- Shape Redevelopment
- Enhance Arts & Culture
- Preserve & Celebrate History
- Support Spaces to Gather & Recreate

The Contingency Budget

- Agency staff developed a "Contingency Budget" for the possible development of 300,000 square feet of Class-A office space on the north end of the Project Area.
- If a single nonresidential project is developed with a taxable value of at least \$60,000,000, the Contingency Budget will automatically replace the Preliminary Budget.
- The main difference between the Primary Budget and the Contingency Budget is adjusting the cap on collected and retained tax increment from \$15.5M to \$27M.

Agency Budget	Primary Budget	Contingency Budget
Administrative Costs	\$457,282	\$804,582
Affordable Housing	3,048,550	5,363,880
Redevelopment Activities	11,736,917	20,650,937
Large Project Parking Structure	0	8,914,020
Parking Structures	5,100,000	5,100,000
Relocations, demolition, land acquisitions, Etc..	1,000,000	1,000,000
Capital Projects	2,000,000	2,000,000
Professional Services	150,000	150,000

Developer Reimbursements	1,500,000	1,500,000
Public Art	1,445,000	1,445,000
Bingham Junction Repayment	541,667	541,667
Total CDA Expenses	15,242,750	26,819,399

The Net Benefit

Taxing Entity	Ave Net Annual Benefit During Participation	Total Net Benefit Over 20 Years	Net Present Value Over 20 Years	Net Benefit in Year 21
City (Primary Budget)	25,907	518,148	350,522	103,402
City (Contingency Budget)	57,258	1,145,152	796,084	181,778
Total	\$284,608	\$5,692,187	\$3,831,697	\$1,066,550

The City's Additional Costs

- Additional costs to the City are based on the cost per residents for the City to provide police, public works, and community development (\$396) multiplied by the estimated increase in population from redevelopment (226)
- The costs to provide services increases annually by two percent to account for inflation.

Additional Benefits

- The City and other taxing entities will benefit from economic impacts created through redevelopment in the area.
- Additional Jobs:

Jobs Directly Created	Additional Jobs Induced	Total Jobs Created (Direct & Induced)
Primary Budget		
92	203	295
Contingency Budget		
1,092	2,406	3,498

Interlocal Cooperation Agreements

Meet with, present to, and form Interlocal Cooperation Agreements with the local taxing entities.

- We will begin with the City, School District, and County, which make up 8%, 52%, and 14% of the budget.
- The Agency will fulfill all associated noticing and filing requirements.

- With a significant portion of the budget secured, the Agency will direct more of its attention to achieving the aims and outcomes presented in the Project Area Budget document

FISCAL IMPACT:

Technically None. The Budget is a planning document that dictates and guides where the agency will allocate projected future resources.

STAFF RECOMMENDATION:

Staff recommendation was to pass the resolution and adopt the revised Main Street Community Development Budget.

MOTION: Board Member Dustin Gettel **MOVED** that the Agency Adopt Resolution No. 2020-11RDA and Adopt Revised Main Street Community Development Area Budget. 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	Absent
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

B. CONSIDER RESOLUTION NO. 2020-R-12RDA APPROVING AN INTERLOCAL AGREEMENT BETWEEN MIDVALE CITY AND REDEVELOPMENT AGENCY OF MIDVALE CITY

Cody Hill said now that the Agency has adopted an official plan and budget for the Main Street CDA, Agency staff believe that the requisite planning is in place and the time is right for the Agency to begin pursuing ILAs with the local taxing entities. These ILAs will secure future funding to create development opportunities designed to redevelop the historic Main Street area into a cultural center for Midvale City. Per the ILA, the City will participate 60 percent of property tax increment for 20 years or until a cap of \$15.5M or \$27M (under the contingency budget) is reached, whichever comes first. The Main Street CDA must be triggered to collect property tax increment no later than March 1, 2024.

FISCAL IMPACT:

Based on the Main Street CDA Budget, If the Agency and City enter into this ILA, the City will participate \$1.2M in Tax Increment Revenue to the Agency over 20 years or \$2.1M over 20 Years under the contingency budget.

STAFF RECOMMENDATION:

Adopt Resolution and enter into the Main Street Community Development Tax Increment Interlocal Agreement with Midvale City

MOTION: Board Member Dustin Gettel MOVED that the Agency Adopt Resolution No. 2020-12RDA and enter into the Main Street Community Development Tax Increment Interlocal Cooperation Agreement with 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 Bryant Brown	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Absent
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Dustin Gettel 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 9:08 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 17th day of November 2020.



MIDVALE RDA SUMMARY REPORT

Meeting Date: November 17, 2020

SUBJECT: Establish Time and Place to hold Redevelopment Agency Meetings for the 2021 Calendar Year

SUBMITTED BY: Rori Andreason, Secretary

SUMMARY:

Section 2.12.060 of the Midvale Municipal Code designates the City Council to act as the Redevelopment Agency Board. The Redevelopment Agency meetings are scheduled on an as needed basis to be held in conjunction with regularly scheduled City Council meetings.

A Resolution has been prepared outlining the proposed Redevelopment Agency meeting schedule for the 2021 calendar year.

FISCAL IMPACT: N/A

RECOMMENDED MOTION:

I move that we adopt Resolution No. 2020-13RDA Establishing a Time and Place for Holding Redevelopment Agency Meetings for the 2021 Calendar Year.

Attachments: Proposed Resolution

**MIDVALE CITY, UTAH
RESOLUTION NO. 2020-13RDA**

**A RESOLUTION ESTABLISHING A TIME AND PLACE
FOR HOLDING REDEVELOPMENT AGENCY
MEETINGS FOR THE 2021 CALENDAR YEAR**

WHEREAS, pursuant to Section 52-4-2 of Utah Code Annotated and the Midvale Municipal Code, Section 2.12.080, the Board of Directors for the Redevelopment Agency of Midvale City hereby gives notice of their 2021 meeting schedule; and

WHEREAS, the Board desires to encourage residents of Midvale City to attend City meetings; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH:

Section 1. The Board of Directors hereby gives notice of the time and place for holding Redevelopment Agency meetings for the 2021 Calendar Year as follows:

Redevelopment Agency: The City Council, acting in its capacity as the Board of Directors of the Midvale Redevelopment Agency will usually meet on Tuesdays, in conjunction with City Council meetings, as needed and for which public notice shall be given.

Location of Meetings: All meetings described above, except those meetings for which notice is given that the meeting will be held at a different location, will be held at City Hall, 7505 South Holden Street, Midvale, Utah.

Section 2. The Board directs the City Recorder to publish the 2021 City Council meeting schedule in at least one newspaper of general circulation in Midvale City, State of Utah.

Section 3. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this 17th day of November 2020.

Robert M. Hale, Chief Administrative Officer

ATTEST:

Rori L. Andreason, MMC
Secretary

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



MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

MEETING DATE: NOVEMBER 17TH, 2020

SUBJECT: Approving, by resolution, the purchase of 0.44 acres of property at 666-668 Center St. Midvale, Utah for \$245,000.

SUBMITTED BY: Nate Rockwood, Community Development Director

SUMMARY: A major focus for the Agency this year has been the Main Street CDA. Agency staff have created a new budget which was adopted by the Board. The Agency is now actively seeking support from the local taxing entities through interlocal agreements pledging property tax increment. A critical element to the Agency's redevelopment goals on Main Street is providing solutions to the anticipated parking situation with increased development and density under the form-based code. The Agency board has previously convened in a close session and discussed the purchase of the 0.44-acre lot located at 666-668 Center Street. The intent is for the Agency to consolidate land it already owns and expand public parking within the Main Street CDA. This parcel will help further a consolidated parking strategy which may be used to incentive desired development on Main Street and throughout the Main Street Community Development Area.

The CD Director and Economic Development Director have negotiated with the owner who is prepared to sell the parcel to the Agency under terms that are harmonious with those approved of by the Agency board (see Attachment: Term Sheet). Agency staff now seek final approval from the Agency board to purchase the property by adopting the associated resolution (see Attachment: Resolution No. 2020-14RDA).

FISCAL IMPACT: The Agency has agreed to pay \$245,000 for the property and has agreed to pay for the title insurance, gap endorsements, closing fees, and title updates as needed. The Agency Board has agreed to pay that amount and for those services outlined in the Term Sheet. Once purchased, the Agency will need to work with the City to make minor improvements to the lot. These improvements will not create a significant cost to the Agency or City. Any parking improvements or agreements will come before the City Council or RDA Board for approval.

STAFF RECOMMENDATION: Staff recommends the Agency Board adopt the resolution approving the purchase of the property located at 666-668 Center Street in Midvale, Utah.

RECOMMENDED MOTION: I move that we adopt Resolution No. 2020-14RDA which authorizes the Agency to purchase the 0.44-acre lot at 666-668 Center Street for \$245,000.

ATTACHMENTS: Term Sheet; Resolution No. 2020-R-14RDA

TERM SHEET

FOR SALE OF PARCEL LOCATED AT

668 Center Street, Midvale

Buyer: Midvale RDA (Redevelopment Agency of Midvale City)

Property: 666-668 Center Street, Midvale, Parcel #2125353043 is located just west of Midvale City owned public parking lot east of Main Street comprising approximately 19,166 square feet or .44 acres of vacant land. The intent is to purchase and expand public parking within the Main Street Project Area. Property is being sold in "as is where is" condition with all faults and defects, known or unknown, physical or otherwise, and without representation or warranty, express or implied.

Purchase Price: Two Hundred Forty-Five Thousand Dollars (\$245,000.00) or approximately \$12.78 per square foot.

Closing: Closing shall occur as mutually agreed by the parties.

Title Insurance and Closing Fees: Midvale RDA shall be responsible for obtaining and paying the cost of title insurance, gap endorsements, closing fees, and title updates, if any. Request by Seller that Metro National Title be used and Sue Anthony, Escrow Officer, 1597 Woodland Park Drive, Suite 100B, Layton, Utah 84041. Telephone: 801-773-3101.

Due Diligence: Midvale RDA shall have a 60-day due diligence period that shall begin after (1) the purchase agreement is executed and delivered to Midvale RDA and (2) receipt of all books and records for the Property.

Contingency: This transaction is being made with Seller using sale for a 1031 Exchange, hence the request for specific title company and notation request for contract.

**REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION NO. 2020-14RDA**

**A RESOLUTION APPROVING THE PURCHASE OF PARCEL # 2125353043
LOCATED AT 666-668 CENTER STREET, MIDVALE UTAH**

WHEREAS, the Redevelopment Agency of Midvale City (the “Agency”) was created to transact the business and exercise the powers provided for in the Utah Redevelopment Agencies Act; and

WHEREAS, the Agency, per Utah State Code Section 17C-1-202 (c), may buy, obtain an option upon, acquire by gift, or otherwise acquire any interest in real or personal property; and

WHEREAS, the Agency has a vested interest in consolidating parking space adjacent to Main Street in order to promote and encourage economic development within the Main Street Community Development Area; and

WHEREAS, the Agency has developed and approved a Term Sheet with parameters with which the Agency may purchase the parcel located at 666-668 Center Street (the “Parcel”) from the Owner or Seller; and

WHEREAS, the Parcel is adjacent to several parcels of land already owned by the Agency and currently used as public parking.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, STATE OF UTAH, AS FOLLOWS:

SECTION ONE: The Redevelopment Agency of Midvale City approves of and permits the purchase of the property located at 666-668 Center Street, Midvale, Utah for \$245,000. The property’s parcel number is 2125353043. The parcel is approximately 0.44 acres. The Agency will purchase the property in an “as is where is” condition with all faults and defects, known or unknown, physical or otherwise, and without representation or warranty, express or implied. The transaction will be made with Seller using sale for a 1031 Exchange.

SECTION TWO: The Agency will close on the Parcel as mutually agreed by the Agency and Seller.

SECTION THREE: The Agency will be responsible for obtaining and paying the cost of title insurance, gap endorsements, closing fees, and title updates, if any.

SECTION FOUR: The Agency will have a 60-day due diligence period that will begin after (1) the purchase agreement is executed and delivered to the Agency and (2) receipt of all books and records for the Property.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY, STATE OF UTAH, this 17th day of November 2020.

Robert M. Hale
Chief Administrative Officer

Kane Loader
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

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