



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
December 8, 2020**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic meeting on the **8th day of December 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

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.

6:00 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 November 17, 2020 Minutes [**Rori Andreason, HR Director/City Recorder**]

IV. **ACTION ITEM**

- A. Consider **Resolution No. 2020-15RDA** Approving the Purchase of 0.18 acres of property located at 7657 Holden Street, Midvale, Utah [**Nate Rockwood, Community Development Director**]

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: DECEMBER 3, 2020

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday November 17, 2020

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Robert M. Hale

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

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; Chief Randy Johnson, UPD; and Juan Rosario, Systems Administrator.

Chair Hale called the meeting to order at 8:56 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, and Paul Glover were present at roll call.

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 OCTOBER 6, 2020 MINUTES

MOTION: Board Member Paul Glover MOVED to approve the consent agenda. 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.

IV. ACTION ITEM

A. CONSIDER APPROVAL OF RESOLUTION NO. 2020-R-13RDA A RESOLUTION ESTABLISHING A TIME AND PLACE TO HOLD REDEVELOPMENT AGENCY OF MIDVALE CITY MEETINGS FOR THE 2021 CALENDAR YEAR

Rori Andreason said 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.

MOTION: Board Member Quinn Sperry MOVED to adopt Resolution No. 2020-13RDA Establishing a Time and Place for Holding Redevelopment Agency of Midvale City Meetings for the 2021 Calendar Year. 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 APPROVAL OF RESOLUTION NO. 2020-14RDA A RESOLUTION APPROVING THE PURCHASE OF PARCEL #2125353043 LOCATED AT 666-668 W CENTER STREET, MIDVALE UTAH

Nate Rockwood said 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. Agency staff now seek final approval from the Agency board to purchase the property by adopting the associated resolution.

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.

MOTION: Board Member Dustin Gettel MOVED to adopt Resolution No. 2020-14RDA which authorizes the Agency to purchase the 0.44-acre lot at 666-668 Center Street for \$245,000. 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.

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

CHAIR: Robert M. Hale

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

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; and Juan Rosario, Systems Administrator.

MOTION: Board Member Dustin Gettel MOVED to go into a closed session to discuss the purchase, exchange, or lease of real property. 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.

The Board went into closed session at 9:11 p.m.

MOTION: Board Member Dustin Gettel MOVED to reconvene into open session. 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 Board reconvened into 9:24 p.m.

VI. 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 9:25 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 8th day of December 2020.



MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

MEETING DATE: DECEMBER 8, 2020

SUBJECT: Approving, by resolution, the purchase of 0.18 acre of property at 7657 Holden Street Midvale, Utah for \$82,300.

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 conditions 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 0.18-acre property at 7657 Holden 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. 2020-15RDA).

FISCAL IMPACT: The Agency has agreed to pay \$82,300 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 work with the City to make minor improvements to the lot as necessary. 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 7657 Holden Street in Midvale, Utah.

RECOMMENDED MOTION: I move that we adopt Resolution No. 2020-15RDA which authorizes the Agency to purchase the 0.18-acre lot at 7657 Holden Street for \$82,300.

ATTACHMENTS: Term Sheet; Resolution No. 2020-R-15RDA

ATTACHMENT: Term Sheet

TERM SHEET

FOR PURCHASE OF PARCEL LOCATED AT

7657 Holden Street, Midvale

Buyer: Midvale RDA (Redevelopment Agency of Midvale City)

Seller: HSHP, LLC

Property: 7657 Holden Street, Midvale, Parcel #2126479022 a 0.18-acre lot. The City/RDA owns three adjacent parcels: 1 to the north; 1 to west and 1 off the northwest corner. This will parcel will connect the currently owned City and RDA parcels. The intent is to purchase and expand public parking within the Main Street CDA 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: Eighty-two Thousand Three Hundred Dollars (\$82,300.00) or approximately \$10.50 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.

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. The RDA shall have the right to an early closing as mutually agreed by the parties.

RESOLUTION NO. 2020-15RDA

**A RESOLUTION APPROVING THE PURCHASE OF PARCEL #2126479022
LOCATED AT 7657 HOLDEN 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 7657 Holden 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 City 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 7657 Holden Street, Midvale, Utah for \$82,200.00. The property’s parcel number is 2126479022. The parcel is approximately 0.18 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.

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. The Agency will have the right to an early closing as mutually agreed by the Agency and Seller.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY, STATE OF UTAH, this 8th day of December 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	_____	_____