



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
January 5, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic meeting on the **5th day of January 2021** 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 Redevelopment Agency 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 meeting can do so. The meeting will be broadcast on the following link:

You Tube: https://www.youtube.com/channel/UCLDsZK2kMUHuc3-bV-BBslQ?view_as=subscriber

If you would like to provide public comments, please email your comments to Lmagness@midvale.com 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.

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 December 8, 2020 Minutes [*Rori Andreason, HR Director/City Recorder*]
- B. Set Date and Time [**January 19, 2021 at 7:00 p.m.**] for a Public Hearing to Consider Amendments to the FY2021 Budget of the Redevelopment Agency of Midvale City [*Cody Hill, RDA Manager*]

IV. DISCUSSION ITEM

- A. Discuss Proposed FY2021 Budget Amendments for the Redevelopment Agency of Midvale City [**Cody Hill, RDA Manager**]

V. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working day notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax. The agenda was also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at <http://pmn.utah.gov>. Board Members may participate in the meeting via electronic communications. Board Members' participation via electronic communication will be broadcast and amplified so other Board Members and all other persons present in the Council Chambers will be able to hear or see the communication.

PLEASE SILENCE CELL PHONES DURING THE MEETING

DATE POSTED: DECEMBER 30, 2020

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday December 8, 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 - Excused
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; Chief Randy Thomas, UPD; and Juan Rosario, Systems Administrator.

Chair Hale called the meeting to order at 9:10 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, Bryant Brown, Heidi Robinson, and Paul Glover were present at roll call. Board Member Quinn Sperry 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. There was no one that desired to comment..

III. CONSENT AGENDA

A. CONSIDER APPROVAL OF THE NOVEMBER 17, 2020 MINUTES

MOTION: Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Dustin Gettel. 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	Absent
Board Member Heidi Robinson	Aye

The motion passed unanimously.

IV. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2020-15RDA APPROVING THE PURCHASE OF .08 ACRES OF PROPERTY LOCATED AT 7657 HOLDEN 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 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.

Background and Overview

- 7200 S to Center Street & 700 W. 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 and artists

7657 Holden St.

Acre .18 or 7,840 sq. ft.

Purchase Price \$82,300

\$10.50 per sq. ft. = 82,300

Requesting to put property under contract

Main Street available RDA budget \$300,000

Require Main Street RDA Budget Amendment

Funds are available in the Agency

Fire Station Construction expected Summer 2021

MOTION: Board Member Dustin Gettel MOVED to Adopt Resolution No. 2020-15RDA which authorized the Agency to purchase the 0.18-acre lot at 7657 Holden Street for \$82,300.00. 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	Absent
Board Member Heidi Robinson	Aye

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Paul Glover Gettel MOVED to adjourn the meeting. Board Member Dustin Gettel SECONDED the motion. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 9:19 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 5th day of January 2021



**MIDVALE REDEVELOPMENT AGENCY
SUMMARY REPORT**

MEETING DATE: JANUARY 5TH, 2021

SUBJECT: Discussion regarding Budget Opening #1 for Fiscal Year 2021

SUBMITTED BY: Cody Hill, RDA Manager

SUMMARY: Agency staff proposes amendments to the FY 2021 Budget for the Operations Fund, Bingham Junction RDA Fund, and the Main Street CDA Fund. These amendments cover unanticipated expenses and balances revenues and expenses through transfers between funds.

FISCAL IMPACT:

Main Street Project Area Fund – \$41,500 increase in Professional Services

- \$3,000 Canyon School District Third Party Consultant
- \$30,000 Request for Proposals for an Arts Based Demographics Study
- \$2,500 Parcel lines correction – 21-26-480-0280-000
- \$6,000 CARES ACT funded films for Main Street outreach

Main Street Project Area Fund - \$6,000 increase in transfers from General Fund

Main Street Project Area Fund – \$328,000 increase in Property Acquisition

Main Street Project Area Fund – \$290,000 decrease in Project Area Improvements

Main Street Project Area Fund – \$73,500 increase in Transfer from the Bingham Junction RDA Fund

Bingham Junction RDA Fund – \$73,500 increase in Transfer to Main Street Project Area Fund

Bingham Junction RDA Fund – \$2,250 increase in Professional Services (Trustee fees for RDA bonds)

Bingham Junction RDA Fund – \$7,558 increase in Transfer to Administration

Operations Fund - \$7,558 increase in Transfer from other RDA accts

Operations Fund - \$5,877 increase in Salaries

Operations Fund - \$1,681 increase in Benefits

ATTACHMENTS: FY 2021 Budget Report and Proposed Adjustments

MIDVALE CITY REDEVELOPMENT AGENCY - BUDGET OPENING # 1 - FY 2021				As of 11/20/2020						
Description	A/C #	YTD Amount	Budget	Remaining Budget	% of Budget		Recommended Budget Adjustment	Increase Decrease	New Budgeted Amount	New Budgeted Amounts
Fund 30: Operations Fund										
REVENUES										
Interest Revenue	30-3610-000-000	886	4,800.00	4,078	18.46%					
Miscellaneous revenue	30-3690-000-000	200	-	(200)	#DIV/0!					
CONTRIBUTIONS										
Transfer from other RDA accts	30-3880-000-000	331,890	796,537.00	531,025	41.67%		\$ 7,558	Increase	\$ 804,095	\$ 804,095
EXPENSES										
Salaries	30-4101-110-000	98,618	257,847.00	178,529	38.25%		\$ 5,877	Increase	\$ 263,724	\$ 263,724
Benefits	30-4101-130-000	70,832	146,790.00	88,799	48.25%		\$ 1,681	Increase	\$ 148,471	\$ 148,471
Car allowance	30-4101-135-000	0	-	-	#DIV/0!					
Subscriptions and memberships	30-4101-210-000	0	2,100.00	2,100	0.00%					
Education and Travel	30-4101-230-000	0	16,000.00	16,000	0.00%					
Equipment, supplies & maint	30-4101-250-000	0	10,000.00	10,000	0.00%					
I.T. equipment	30-4101-258-000	1,505	3,612.00	2,107	41.67%					
Communications/telephone	30-4101-290-000	555	1,000.00	445	55.50%					
Professional Services	30-4101-310-000	15,728	101,000.00	85,272	15.57%					
Administrative Fee	30-4101-311-000	109,578	262,988.00	153,410	41.67%					
Education	30-4101-330-000	0	-	-	#DIV/0!					
NET TOTAL RDA OPERATIONS		36,160	0	-36,160						
BINGHAM JUNCTION RDA										
REVENUES										
Property Tax Revenue	31-3110-000-000	\$ -	\$ 7,430,000	\$ (7,430,000)	0.00%					
Interest revenue	31-3610-000-000	21,118.00	150,000.00	(128,882)	14.08%					
Interest in Bonds	31-3610-100-000	-	-	-	#DIV/0!					
IRS debt subsidy	31-3620-000-000	-	-	-	#DIV/0!					
Contribution from Fund Balance	31-3890-000-000	-	-	-	#DIV/0!					
		21,118.00	7,580,000.00	(7,558,882.00)						
EXPENSES										
Professional Services	31-4102-310-000	2,250.00	-	(1,250.00)	#DIV/0!		\$ 2,250	Increase	\$ 2,250	\$ 2,250
Surrounding properites P/Y	31-4102-754-001	-	-	334,500.00	#DIV/0!					
Developer reimbursement	31-4102-760-000	-	630,000.00	(540,809.00)	0.00%					
County Storm Drain contrib	31-4102-790-001	-	-	-	#DIV/0!					
Public Art - P/Y	31-4102-790-004	-	123,400.00	123,400.00	0.00%					
Infrastructure imprvmnts - C/Y	31-4102-790-006	-	461,000.00	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	-	1,960,000.00	-	0.00%					
Interest on bonds	31-4102-820-000	757,342.00	1,514,685.00	77.60	50.00%					
Transfer to Administration	31-4102-910-100	331,890.00	796,537.00	215,725.03	41.67%		\$ 7,558	Increase	\$ 804,095	\$ 804,095
Transfer to Citywide Housing	31-4102-910-200	208,333.00	500,000.00	124,999.97	41.67%					
Transfer to Jordan Bluffs Proj	31-4102-910-300	46,667.00	112,000.00	18,499.97	41.67%					
Transfer to Main St Proj	31-4102-910-500	125,000.00	300,000.00	6,250.03	41.67%		73,500	Increase	373,500	373,500
		1,471,482.00	7,562,122.00	1,907,293.60						\$ 1,179,845
		(1,450,364.00)	17,878.00	(9,466,175.60)						
MAIN STREET CDA RDA										
REVENUES										
Transfer from General Fund	33-3892-000-000	0	0	0	0		\$ 6,000	Increase	\$ 6,000	\$ 6,000
Transfer From Bingham Junction Project Area	33-3880-000-000	\$ 125,000	\$ 300,000	\$ (175,000)	41.67%		73,500	Increase		