



7505 South Holden Street  
Midvale, UT 84047  
(801) 567-7200  
[www.midvalecity.org](http://www.midvalecity.org)

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**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 **8<sup>th</sup> 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-BsIQ?view\\_as=subscriber](https://www.youtube.com/channel/UCLDszK2kMUHuc3-bV-BsIQ?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](mailto: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.

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**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](mailto: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](http://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 December 8, 2020

Council Chambers  
7505 South Holden Street  
Midvale, Utah 84047

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**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](mailto: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:
  - Supporting parking
  - Relocating powerlines
  - Infill development
  - Supporting affordable housing
  - 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 |

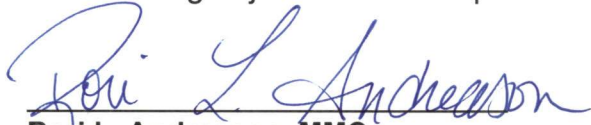
|                             |        |
|-----------------------------|--------|
| Board Member Paul Glover    | Aye    |
| Board Member Quinn Sperry   | Absent |
| Board Member Heidi Robinson | Aye    |

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 5<sup>th</sup> day of January 2021