



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
January 19, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic meeting on the **19th 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 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:

You Tube:

https://www.youtube.com/channel/UCLDsZK2kMUHuc3-bV-BBslQ?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.

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. PUBLIC HEARINGS

A. Consider Proposed Amendments to the FY2021 Budget of the Redevelopment Agency of Midvale City [*Cody Hill, Redevelopment Agency Manager*]

ACTION: Consider Resolution No. 2021-01RDA A Budget Appropriation Resolution of the Redevelopment Agency of Midvale City, Amending The Operating Budget for the Fiscal Year Ending June 30, 2021

IV. CONSENT AGENDA

- A. Consider Approval of the January 5, 2021 Minutes [**Rori Andreason, HR Director/City Recorder**]

V. DISCUSSION ITEMS

- A. Discuss Main Street Art House [**Nate Rockwood, Community Development Director**]

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.

PLEASE SILENCE CELL PHONES DURING THE MEETING

DATE POSTED: JANUARY 14, 2021

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday January 19, 2021

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Robert M. Hale

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

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 Thomas, UPD; and Jake Shepherd, Network Administrator.

Chair Hale called the meeting to order at 9:07 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.

MOTION: Board Member Paul Glover moved to open a public hearing. The motion was **SECONDED** by Board Member Quinn Sperry. 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 FY2021 BUDGET OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY

Nate Rockwood said the 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

STAFF RECOMMENDATION: Agency staff recommends the Agency Board approve the adjustments to the budget listed above by adopting Resolution No. 2021-01RDA

Chair Hale opened the hearing to public comment. There was no one who desired to speak.

MOTION: Board Member Paul Glover moved to close the public hearing. The motion was **SECONDED** by Board Member Dustin Gettel. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: CONSIDER RESOLUTION NO. 2021- RDA APPROVING AMENDMENTS TO THE FY2021 BUDGET OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY

MOTION: Board Member Heidi Robinson **MOVED** to approve Resolution No. 2021-01RDA which adopts the proposed changes to the Fiscal Year 2021 Redevelopment Agency Budget. 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	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

IV. CONSENT AGENDA

A. CONSIDER APPROVAL OF THE JANUARY 5, 2021 MINUTES

MOTION: Board Member Paul Glover **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	Aye
Board Member Quinn Sperry	Aye

Board Member Heidi Robinson Aye
The motion passed unanimously.

V. DISCUSSION ITEM

A. DISCUSS MAIN STREET ART CENTER

Nate Rockwood said on November 17th, 2015, Midvale City ("the City") adopted the Main Street CDA designating the Main Street neighborhood as an area to be redeveloped and revitalized. In conjunction with the CDA and to further support the goal of redeveloping Main Street, the City adopted the Main Street Small Area Plan ("the SAP") and the Form Based Code ("the FBC") on December 4th, 2018 and March 3rd, 2020 respectively.

Through analyzing case studies and other nearby areas with similar development impediments, Staff believes adding more arts and culture-based developments and programs will aide in the redevelopment through placemaking. This will not just make the area more economically successful but will restore Main Street to its former status as a center of activity for residents and for individuals throughout the county.

One of the ways Staff is proposing to achieve this goal is to transform the site located at 7697 S Main Street ("the Property") into the Main Street Art House ("Art House"). Historically the site was home to the Midvale Museum. On June 6th, 2018 the property was sold to the Redevelopment Agency of Midvale City ("the RDA"). Originally, the property was slated to be sold through the Request for Proposals ("RFP") process. This process involved soliciting proposals from businesses and developers and choosing the one best suited for the task. However, the number of vacant properties, the potential the museum site possesses, and recent difficulties with RFPs on Main Street prompted Staff to investigate alternatives to selling the property. After considering three specific criteria: providing benefit to the community, financial sustainability, and promoting placemaking efforts on Main Street, Staff determined the Art House was a viable solution.

The Art House would operate by dividing the floorspace into different studios that would be rented to artists to create and sell their work from. The Art House would be open to the public to allow citizens to watch art being created and to purchase local art pieces. There would also be a community gallery that allows for all Midvale residents to submit their art for display and sale as well as space for community focused events and activities. The City would take a small percent from all sales as well as collect studio rent from the resident artists in order to fund the operations of the building.

As part of the preparation work for the Art House and continued redevelopment of the Main Street CRA Staff is preparing to issue an RFP intended to find a consultant who can conduct a full market and demographic study. The study will focus on three main topics:

- The number and survivability of businesses in the Salt Lake Valley that revolve around the Arts, Culture, and/or unique dining experiences. The goal of this topic is to understand the market that exists in the Salt Lake Valley for such businesses.
- Demographic statistics of existing successful arts and culture centers in the Rocky Mountain Region. For this project we are looking for demographics such as household income, age, gender, familial status, race, and education level.

- Analysis and comparison of the demographic statistics of the Midvale Main Street Project Area and the demographic statistics of successful arts and culture centers.

The final product of the study will contain the data gathered by the consultants as well as suggestions for activating an arts and culture area and recommendations for types of businesses and mix of uses to focus on for the Main Street CRA.

Board Member Paul Glover said he likes the idea but was concerned with the City putting money into it year after year.

Nate Rockwood said he is looking for individuals to run the art house with minimal city staff time.

Board Member Bryant Brown said the Arts Council would be a good candidate to run the art house.

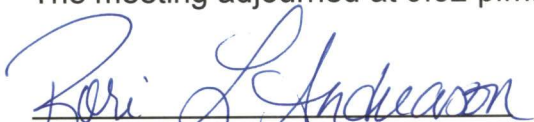
Next Steps:

- Demographics and Market Study
- Arts Center Committee Selection
- Site Prep
- Artist Rental Agreement Creation
- Advertise for Artists
- Selection of Artists
- Grand Opening

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 9:52 p.m.


Rori L. Andreason, MMC
City Recorder

Approved this 2nd day of February 2021.

