



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
March 16, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic meeting on the **16th day of March 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: https://www.youtube.com/channel/UCLDszK2kMUHuc3-bV-BBsIQ?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. CONSENT AGENDA

- A. Consider Approval of the February 16, 2021 Minutes [*Rori Andreason, HR Director/City Recorder*]

IV. ACTION ITEMS

- A. Discuss and consider adopting Resolution No. 2021-04RDA A Resolution adopting the Interlocal Cooperation Agreement between South Salt Lake Valley Mosquito

Abatement District ("The District") and the Agency concerning the Main Street Community Development Area ("Main Street CDA") **[Cody Hill, RDA Manager]**

- B. Discuss and Consider Resolution No. 2021-05RDA adopting the Central Community Park Project Agreement between Blu Line Designs and the Agency **[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: March 11, 2021

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday March 16, 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; Glen Kennedy, Public Works Director; Nate Rockwood, Community Development Director; Cody Hill, Redevelopment Agency Manager; Laura Magness, Communications Director; Chief Randy Thomas, UPD; and Matt Pierce, IT Director.

Chair Hale called the meeting to order at 9:18 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 FEBRUARY 16, 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.

IV. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2021-04RDA A RESOLUTION ADOPTING THE INTERLOCAL COOPERATION AGREEMENT BETWEEN SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT ("THE DISTRICT") AND THE AGENCY CONCERNING THE MAIN STREET COMMUNITY DEVELOPMENT AREA ("MAIN STREET CDA")

Cody Hill said the District's governing board met on March 8th and approved and adopted the Interlocal Cooperation Agreement between the District and the Agency concerning participating tax increment toward the Main Street CDA. The terms for participation are nearly identical to those included in the ILA between Midvale City and the Agency:

- 60% participation for 20 years
- Trigger by March 2024

- A total tax increment collection cap of \$15,500,000 or \$27,000,000 if the Main Street CDA hits the benchmark *by March 2025*
- The benchmark is a single nonresidential project completed or commenced by 3/2025 with a taxable value of at least \$60,000,000 Once the Agency adopts the ILA, publishes it, and waits 30 days, the ILA will be executed and fully in place.

FISCAL IMPACT:

The District's contribution makes up about 0.1% of Main Street CDA's budget. Under the Primary Budget, this will amount to \$16,000 over 20 years or \$35,000 under the Contingency Budget.

STAFF RECOMMENDATION: Agency staff recommended the Agency Board approve and adopt the Interlocal Cooperation Agreement between South Salt Lake Valley Mosquito Abatement District for the participation of property tax increment to support the Main Street Community Development Area by adopting Resolution No. 2021-04RDA

MOTION: Board Member Paul Glover **MOVED** to adopt Resolution No. 2021-04RDA which enters the Agency into the Interlocal Cooperation Agreement between South Salt Lake Valley Mosquito Abatement District for the participation of property tax increment to support the Main Street Community Development Area. 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. DISCUSS AND CONSIDER RESOLUTION NO. 2021-05RDA ADOPTING THE CENTRAL COMMUNITY PARK PROJECT AGREEMENT BETWEEN BLU LINE DESIGNS AND THE AGENCY

Nate Rockwood said as part of the Jordan Bluffs Development Agreement with Gardner Jordan Bluffs L.C., the developer has agreed to provide a 15-acre linear park with a value of no more than \$6 million of public improvements, which will be dedicated to the City. The developer has agreed to work with city staff in developing the design and amenities of the park. The RDA issued a Request for Proposals for Professional Design, Development, and Architectural Services for the Central Community Park Project. The consultant will work with the City and RDA, developer, and community to provide these park design services.

City staff, including Executive, Community Development, Planning, Public Works, Parks, Attorneys Office, and RDA department staff evaluated the proposals and recommend contracting with Blu Line Design for the Central Community Park Project. Blu Line

Designs was chosen based off the proposed scope of work, schedule, experience, and cost proposed of \$21,200. The Agreement will include data gathering, reporting, planning, cost estimates, maintenance estimates, and a public open house during the second phase of the design process. The scope will allow ongoing consultant services for a term of up to 3 years. Staff recommends contracting for these services to provide the highest quality amenities to the Midvale community.

Council Member Bryant Brown asked if they would stay within the cost schedule. Nate Rockwood said the City would decide on overage costs.

Council Member Paul Glover feels a plan should be submitted with the costs.

MOTION: Board Member Dustin Gettel **Moved** to approve Contract Resolution No. 2021-05RDA entering into an Agreement with Blu Line Design for the Jordan Bluffs Central Community Park Project. 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.

V. ADJOURN

MOTION: Board Member Paul Glover **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 9:34 p.m.


Rori L. Andreason, MMC
City Recorder



Approved this 6th day of April 2021