



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
April 20, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **20th day of April 2021** as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. Those choosing to attend the meeting in person will be required to wear a face mask (covering their mouth and nose) and practice social distancing. The City seeks to provide safe options for the public to participate in-person and electronically that comply with state and local regulations, as well as common sense.

The meeting will be broadcast on the following: www.MidvaleCity.org/YouTube

If you would like to provide public comments electronically, 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. 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

7:00 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 comment in person or 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 April 6, 2021 Minutes [*Rori Andreason, HR Director/City Recorder*]
- B. Set Date and Time [May 4, 2021 at 7:00 p.m.] for a Public Hearing to Consider the Adoption of the Redevelopment Agency of Midvale City Tentative Budget beginning July 1, 2021 and ending June 30, 2022 [*Kyle Maurer, Administrative Services Director*]

IV. DISCUSSION ITEM

- A. Main Street CDA Update and Revitalization Program Overview [**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: April 15, 2021

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday April 20, 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: Matt Dahl, Interim City Manager; Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney; Kyle Maurer, Administrative Services Director; Glen Kennedy, Public Works Director; Laura Magness, Communications Director; Cody Hill, Redevelopment Agency Manager; Kate Andrus, Community Development Executive Assistant; Chief Randy Thomas, UPD; and Matt Pierce, IT Director.

Chair Hale called the meeting to order at 10:39 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 APRIL 6, 2021 MINUTES**

B. **SET DATE AND TIME [MAY 4, 2021 AT 7:00 P.M.] FOR A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE REDEVELOPEMNT AGENCY OF MIDVALE CITY TENTATIVE BUDGET BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022.**

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. **DISCUSSION ITEM**

A. **MAIN STREET CDA UPDATE AND REVITALZAITON PROGRAM OVERVIEW**

Cody Hill said Agency staff have been developing various programs believed to support the Main Street CDA in achieving its goals and creating the vision established for the area. Agency Staff would like to illustrate how these tools work with and enhance initiatives that have already been undertaken, like the Form Based Code. Staff will provide an update on the Form Based Code. Rather than presenting each program to the RDA board individually for adoption, Agency staff felt that it would be beneficial for the RDA Board to receive an overview of all the economic development tools that staff wish to

implement for the betterment of the Main Street CDA. These economic development tools include:

1. Tax Increment Reimbursement Agreements (TIRAs)
2. Infrastructure Upsizing & Improvements
3. Arts Center
4. Revolving Loan Program
5. Upper Floor Housing Program
6. Parking supported by the Agency
7. Parking Supported by a Special Assessment Area

Agency staff presented this information to the RDA Board and requested feedback on the programs and initiatives. Agency staff will incorporate the feedback by making the requested revisions. When Agency staff return to present the economic development tools to the RDA Board for adoption, the programs and initiatives will be in a more final form with the RDA Board's input considered and incorporated.

FISCAL IMPACT:

One of the purposes of a project area is to use public dollars to stimulate and leverage private investment. The entirety of the Main Street CDA's revised primary budget should be captured by these economic development tools. Thus, the cost to the Agency will be \$14,785,468 from the Main Street CDA. Only the administrative costs are not included. The Agency will also loan money to the Main Street CDA from the Bingham Junction RDA to fund the Revolving Loan Program. The initial loan amount will be \$1,500,000. Main Street CDA will repay Bingham Junction RDA as the revolving loan program borrowers repay their loans. Additional Housing dollars generated from the Bingham Junction and Jordan Bluffs project areas will be utilized within the Main Street CDA.

Funding Update

Signed ILAs with:

Local Taxing Entity	City	UFSA	CSD	SSLVMAD	Total
% of CDA's Budget	9%	14%	56%	1%	79%

Negotiations Continue with:

Local taxing Entity	SLCo	CUWCD	JVWCD	Total
% of CDA's Budget	15%	3%	3%	21%

Main Street CDA

Purpose

Illustrate how Main Street CDA appears as a whole

- Project Area vision and goals
- Achieving desired outcomes

Showcase and detail the individual economic development tools

- RDA Board will eventually vote on implementing these tools
- Provide information on the tools' functions and mechanics
- Invite questions, feedback, and proposed changes to implement prior to a vote

Main Street CDA's Vision & Goals

- Enable Increased Density
- Support Redevelopment
- Enhance Public Art
- Sense of Place Firmly Established

Agency efforts include:

- Support parking
- Relocate powerlines
- Targeted infrastructure improvements

Support Redevelopment

Agency efforts include:

- Guide development with tax incentives
- Support Infill Development
- Improve connectivity, streetscapes, and landscapes

Enhance Public Art

- Preserve existing arts centric establishments
- Promote the development of additional arts establishments & artists
- Make the Area a hub for arts culture

What Tools Do We Have to Work With

Guiding Documents

- Small Area Plan
- Form Based Code
- Project Area Plan
- Project Area Budget

Shaping the Right Development

The Form-based Code

The balance of form and function

- Place Making – Preserves and enhances the look and feel of Main Street
- Walkability, Scale and Vibrancy
- Flexibility and streamlined process
- Prohibits uses that do not fit the long-term vision
- What it limits, the RDA overcomes with incentives
- Creates density and tax increment value

Tool #1 TIRAs

Tax Increment Reimbursement Agreements

- Agency develops these on an as need basis
- RDA Board considers each TIRA individually
- Terms are individualized to specific sites, developments, and desired outcomes
- This tool has been used to great effect within the Bingham Junction & Jordan Bluffs RDAs

Tool#2 Infrastructure upsizing

Infrastructure Upsizing

- This effort will involve the Agency, developers, and the City
- The City will plan for required infrastructure improvements and upsizing based on likely future developments
- Developers will pay for project improvements and the City will fund system improvements

Tool #3 Arts Center

- Funded through tax increment, CDBG funds, and eventually self-funded
- Display and sell art from local artist and rent space for artists to create art
- Classes where artists can teach and learn from each other
- Opportunity to collaborate with CSD, arts focused entities and organizations along Main Street

Tool #4 Loan Program

- Funded through loans from the Bingham Junction RDA to the Main Street CDA
- Businesses within the Main Street CDA may apply for loans of up to \$250,000
- Loans may be used to
 - Purchase real property
 - Construction and renovation
 - Façade improvements
 - Energy & equipment upgrades
- Interest rate & repayment schedule determined by applying objective criteria to each application

Tool #5 Upper Floor Housing Program

Upper Floor Housing Program

- Funded through RDA funds earmarked for housing (20% of tax increment from Bingham Junction, Jordan Bluffs, and Main Street)
- Support the development of affordable housing and increased density within the Main Street CDA
- Maximum City Assistance – Up to 50% of the cost of the residential component of the project
- Per Unit Limit – Up to \$20,000 per unit
- Loan is forgiven if property remains in compliance as moderate-income housing for 60% - 80% AMI for a period of fifteen years (or another agreed upon timeframe)

Tool #6 Parking - Agency Support

- Funded through tax increment revenues: roughly 1/3 of the primary budget dedicated to parking or \$5.1M
- Agency will purchase and consolidate parcels along Main Street to support public parking
- Agency will improve and maintain parking lots as necessary
- Agency will, to the best of its ability, facilitate the establishment of a special assessment area that further supports parking

Tool #7 Special Assessment Area

- Funded by a special assessment levied on owners of a specific property type or usage
- Development of the SAA determines how it is governed, what it pays for, the size of the levy, etc.
- SAA revenues can be bonded against and can support the development of structured parking
- Combined with Main Street CDA funds, structured parking becomes feasible

Matt Dahl asked if any discussions have taken place with the developers.

Council Member Quinn Sperry asked what discussions staff has had with developers and are there any issues?

Nate Rockwood said staff have had discussions with developers that can acquire pieces. There are developers interested in making it work and being a part of Main Street. The incentive tools will get some developments going.

Council Member Quinn Sperry asked who the interlocal agreements are with.

Cody Hill said it is the Central Utah Water Conservancy District. They are meeting next week. Jordan Valley Water Conservancy District would like to include water conservation standards. They will need to coordinate with them in the future. Salt Lake County is working with staff closely and are making good progress with them.

Council Member Quinn Sperry asked about using RDA Funds for loans. He asked if it would it be possible to use the RDA to build a building that Midvale wants to see in the Main Street area and then sell it?

Cody Hill said yes that is possible.

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 11:26 p.m.


Rori L. Andreason, MMC
City Recorder

Approved this 4th day of May 2021

