



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  
August 24, 2021**

**PUBLIC NOTICE IS HEREBY GIVEN** that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **24<sup>th</sup> day of August 2021** as follows:

**Electronic & In-Person City Council Meeting**

This meeting will be held electronically and in-person. Midvale City no longer requires masks and social distancing; however, Midvale City recommends following the CDC guidelines.

The meeting will be broadcast on the following:

You Tube: [www.MidvaleCity.org/YouTube](http://www.MidvaleCity.org/YouTube)

**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 address the Redevelopment Agency of Midvale City Board at this point by stepping to the microphone and giving his or her name for the record. **Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the Redevelopment Agency of Midvale City will be turned over to staff to provide a response outside of the Redevelopment Agency meeting.

**III. CONSENT AGENDA**

- A. Consider Minutes of June 15, 2021 *[Rori Andreason, HR Director/City Recorder]*

**IV. ACTION ITEM**

- A. Consider **Resolution No. 2021-13RDA** A Resolution Authorizing the Implementation of the Neighborhood Housing Improvement Program by the Redevelopment Agency of Midvale City *[Patrick O'Brien, RDA Housing Manager]*

**V. DISCUSSION ITEM**

- A. Update on Arts Initiatives and Main Street Business Alliance [**Cody Hill, Redevelopment Agency Manager**]

**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](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**

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

**DATE POSTED: AUGUST 19, 2021**



## REDEVELOPMENT AGENCY MEETING

### *Minutes*

Tuesday June 15, 2021

Council Chambers  
7505 South Holden Street  
Midvale, Utah 84047

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**CHAIR:** Robert M. Hale - Excused

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

**STAFF:** Matt Dahl, City Manager; Kyle Maurer, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney; Glen Kennedy, Public Works Director; Laura Magness, Communications Director; Chief Randy Thomas, UPD; Noah Lee, IT Technician and Jake Shepherd, Network Administrator.

Chair Pro-Tem Bryant Brown called the meeting to order at 7:57 p.m.

### **I. GENERAL BUSINESS**

**A. Roll Call** - Board Members Dustin Gettel, Quinn Sperry, Bryant Brown, Heidi Robinson, and Paul Glover were present at roll call.

### **II. PUBLIC COMMENTS**

There was no one who desired to speak.

**MOTION:** Board Member Paul Glover **MOVED** to open the public hearing. Board Member Quinn Sperry **SECONDED** the motion. Chair Pro-Tem Brown called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

### **III. PUBLIC HEARING**

**A. CONSIDER RESOLUTION NO. 2021-10RDA APPROVING AMENDMENTS TO THE REDEVELOPMENT AGENCY OF MIDVALE CITY FY2021 BUDGET**

Cody Hill said agency staff proposed amendments to the FY 2021 Budget to the Board on June 1st, 2021. These amendments cover unanticipated revenues and expenses and balance revenues and expenses through transfers between funds.

**FISCAL IMPACT:**

The following illustrates the proposed major and high-level adjustments to the FY2021 Budget.

Operations Fund Revenues (\$87,946 total decrease)  
- \$85,346 decrease in Transfers from RDA Funds

Operations Fund Expenses (\$87,946 total decrease)  
- \$61,000 decrease in Professional Services

Bingham Junction RDA Fund Revenues (\$302,204 total increase)  
- \$363,504 increase in Tax Increment Revenues  
- \$96,000 decrease in Interest Earnings

Bingham Junction RDA Fund Expenses (\$1,629,711 total decrease)  
- \$326,604 increase in Developer Reimbursement  
- \$123,400 decrease in Public Art  
- \$682,028 decrease in Infrastructure Improvements  
- \$940,000 decrease in Infill Development Incentives  
- \$118,828 decrease in Transfer to RDA Admin Fund  
- \$86,750 decrease in Transfer to Main Street Project Area Fund

Jordan Bluffs RDA Fund Revenues (\$818,927 total increase)  
- \$837,044 increase in Tax Increment Revenue

Jordan Bluffs RDA Fund Expenses (\$561,401 total increase)  
- \$208,583 increase in Developer Reimbursement  
- \$133,927 increase in Transfer to City-wide Housing  
- \$167,409 increase in Transfer to Taxing Entities

Main Street Project Area Fund Revenues (\$86,750 total decrease)  
- \$86,750 decrease in Transfer

City-Wide Housing Fund Revenues (\$1,218,573 total decrease)  
- \$133,927 increase in Transfer From Other RDA Accounts

City-Wide Housing Fund Expenses (\$1,860,500 total decrease)  
- \$1,860,500 decrease in Housing Programs

**STAFF RECOMMENDATION:**

Agency staff recommended the Agency Board approve the adjustments to the budget listed above by adopting Resolution No. 2021-10RDA

# 1. Amendments to FY 2021 Budget

| Redevelopment Agency - Overview     |                      |                        |                      |                       |                   |  |
|-------------------------------------|----------------------|------------------------|----------------------|-----------------------|-------------------|--|
|                                     | Budget<br>FY2021     | Year to Date<br>FY2021 | Recommened<br>FY2021 | Difference            | Percent<br>Change |  |
| Revenues:                           |                      |                        |                      |                       |                   |  |
| Bingham Junction RDA Tax Increment  | \$ 7,430,000         | \$ 7,793,504           | \$ 7,793,504         | \$ 363,504            | 4.9%              |  |
| Jordan Bluffs RDA Tax Increment     | -                    | 837,044                | 837,044              | 837,044               | 0.0%              |  |
| All Funds Interest Earnings         | 170,100              | 58,784                 | 65,610               | (104,490)             | -61.4%            |  |
| Other Revenues                      | 34,181               | 34,882                 | 35,450               |                       |                   |  |
| <b>TOTAL REVENUES</b>               | <b>\$ 7,634,281</b>  | <b>\$ 8,724,214</b>    | <b>\$ 8,731,608</b>  | <b>\$ 1,096,058</b>   | <b>14.4%</b>      |  |
| Expenditures:                       |                      |                        |                      |                       |                   |  |
| Operations                          | \$ 808,895           | \$ 598,848             | \$ 720,949           | \$ (87,946)           | -10.9%            |  |
| Bingham Junction                    | 7,643,580            | 3,191,456              | 6,013,869            | (1,629,711)           | -21.3%            |  |
| Jordan Bluffs                       | 112,000              | 525,730                | 673,401              | 561,401               | 501.3%            |  |
| Main Street                         | 379,500              | 261,718                | 358,168              | (21,332)              | -5.6%             |  |
| Public Art Maintenance              | 50,000               | -                      | -                    | (50,000)              | -100.0%           |  |
| Program Income                      | 24,200               | -                      | -                    | (24,200)              | -100.0%           |  |
| Project Area Housing                | 194,200              | -                      | -                    | (194,200)             | -100.0%           |  |
| City-Wide Housing                   | 1,860,500            | -                      | -                    | (1,860,500)           | -100.0%           |  |
| <b>TOTAL EXPENDITURES</b>           | <b>\$ 11,072,875</b> | <b>\$ 4,577,752</b>    | <b>\$ 7,766,387</b>  | <b>\$ (3,306,488)</b> | <b>-29.9%</b>     |  |
| Fund Balance @ FY's Beginning       | 7,895,530            |                        | 7,895,530            |                       |                   |  |
| Use of/Contribution to Fund Balance | (3,438,594)          |                        | 965,221              |                       |                   |  |
| Fund Balance @ FY's End             | 4,456,936            |                        | 8,860,751            |                       |                   |  |

Chair Brown opened the hearing to public comment.

There were no public comments.

**MOTION:** Board Member Quinn Sperry **MOVED** to close the public hearing. Board Member Paul Glover **SECONDED** the motion. Chair Pro-Tem Brown called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

**ACTION:** **CONSIDER RESOLUTION NO. 2021-10RDA APPROVING AMENDMENTS TO THE REDEVELOPMENT AGENCY OF MIDVALE CITY FY2021 BUDGET**

**MOTION:** Board Member Quinn Sperry **MOVED** to Adopt Resolution No. 2021-10RDA which adopts the proposed changes to the Fiscal Year 2021 Redevelopment Agency Budget. The motion was **SECONDED** by Board Member Paul Glover. Chair Pro-Tem Brown 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 JUNE 1, 2021 MINUTES**

**MOTION:** Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Quinn Sperry. Chair Pro-Tem Brown 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. ACTION ITEMS**

**A. CONSIDER RESOLUTION NO. 2021-11RDA APPROVING THE REDEVELOPMENT AGENCY OF MIDVALE CITY FY2022 FINAL BUDGET BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022**

Cody Hill said agency staff have prepared and previously presented a draft budget for Fiscal Year 2022 (which begins July 1, 2021 and ends June 30, 2022) to the Agency Board during the RDA Board Meeting on May 4, 2021. The Agency Board did not have any concerns with the proposed FY 2022 Budget and adopted Resolution No. 2021-11RDA which adopted the Tentative Budget for FY2022 for the Redevelopment Agency. The FY 2022 Budget being proposed for adoption at this time has undergone a few minor adjustments compared to the version seen by the Agency Board on May 4, 2021, and tentatively adopted. These changes include:

- \$12,000 decrease in expenses for Operations (Reduction in Salaries & Benefits),
- \$4,000 increase in expenses for Bingham Junction RDA (Debt Service),
- \$10,000 increase in expenses for Jordan Bluffs RDA (Public Art), and
- \$25,000 increase in expenses for City-Wide Housing (Salaries & Benefits).

**FISCAL IMPACT:** The FY2022 Budget anticipates revenues totaling \$9.1 million and outlines how those revenues will be allocated and spent. The Agency has budgeted tax increment revenues to meet all of its financial obligations outlined in tax increment reimbursement agreements (TIRA's), make required debt service payments, maintain an acceptable level of operations, and satisfy legal requirements to allocate funds to support affordable housing. In addition, Staff uses the budget as a working document to prioritize the spending and operations of the Agency.

**STAFF RECOMMENDATION:** Staff recommended the Agency Board approve the proposed Budget for the Redevelopment Agency for Fiscal Year 2022.

## 2. Proposed FY 2022 Budget

| Redevelopment Agency - Overview     |                      |                      |                     |                     |                     |                |  |
|-------------------------------------|----------------------|----------------------|---------------------|---------------------|---------------------|----------------|--|
|                                     | Actual FY2019        | Actual FY2020        | Budget FY2021       | Recommened FY2022   | Difference          | Percent Change |  |
| Revenues:                           |                      |                      |                     |                     |                     |                |  |
| Bingham Junction RDA Tax Increment  | \$ 6,501,445         | \$ 7,431,373         | \$ 7,430,000        | \$ 7,830,000        | \$ 400,000          | 5.4%           |  |
| Jordan Bluffs RDA Tax Increment     | -                    | -                    | -                   | 1,090,080           | 1,090,080           | 0.0%           |  |
| All Funds Interest Earnings         | 162,864              | 166,546              | 170,100             | 48,000              | (122,100)           | -71.8%         |  |
| Other Revenues                      | 9,402,926            | 921,850              | 34,181              | 193,000             |                     |                |  |
| <b>TOTAL REVENUES</b>               | <b>\$ 16,067,235</b> | <b>\$ 8,519,769</b>  | <b>\$ 7,634,281</b> | <b>\$ 9,161,080</b> | <b>\$ 1,367,980</b> | <b>20.0%</b>   |  |
| Expenditures:                       |                      |                      |                     |                     |                     |                |  |
| Operations                          | \$ 724,126           | \$ 690,244           | \$ 808,895          | \$ 601,955          | \$ (206,940)        | -25.6%         |  |
| Bingham Junction                    | 12,152,216           | 25,781,618           | 5,853,985           | 4,900,715           | (953,270)           | -16.3%         |  |
| Jordan Bluffs                       | 112,000              | 195,399              | 112,000             | 660,315             | 548,315             | 489.6%         |  |
| Main Street                         | 435,648              | 6,456                | 379,500             | 1,510,000           | 1,130,500           | 297.9%         |  |
| Public Art Maintenance              | -                    | -                    | 50,000              | -                   | (50,000)            | -100.0%        |  |
| Program Income                      | -                    | -                    | 24,200              | -                   | (24,200)            | -100.0%        |  |
| Project Area Housing                | -                    | -                    | 194,200             | -                   | (194,200)           | -100.0%        |  |
| City-Wide Housing                   | 2,027                | 5,870                | 1,860,500           | 1,253,444           | (607,056)           | -32.6%         |  |
| <b>TOTAL EXPENDITURES</b>           | <b>\$ 13,426,017</b> | <b>\$ 26,679,588</b> | <b>\$ 9,283,280</b> | <b>\$ 8,926,429</b> | <b>\$ (825,456)</b> | <b>-3.8%</b>   |  |
| Fund Balance @ FY's Beginning       | 23,414,130           | 26,055,349           | 7,895,530           | 6,246,531           | (1,648,999)         |                |  |
| Use of/Contribution to Fund Balance | 2,641,218            | (18,159,819)         | (1,648,999)         | 234,651             | 1,883,650           |                |  |
| Fund Balance @ FY's End             | 26,055,349           | 7,895,530            | 6,246,531           | 6,481,182           | 234,651             |                |  |

**MOTION:** Board Member Quinn Sperry MOVED to Adopt Resolution No. 2021-11RDA Adopting the 2022 Fiscal Year Redevelopment Agency of Midvale City Budget beginning July 1, 2021 and ending June 30, 2022. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Pro-Tem Brown 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. CONSIDER RESOLUTION 2021-12RDA ENTERING INTO AN INTERLOCAL COOPERATION AGREEMENT WITH JORDAN VALLEY WATER CONSERVANCY DISTRICT FOR THE MAIN STREET CDA

Cody Hill said The District's governing board met on June 9th 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 the other local taxing entities and the Agency:

- 60% participation for 20 years
- Trigger by March 2024
- A total tax increment collection cap of \$471,000 or \$820,500 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

This Agreement has a significant change related to water efficiency standards. Before the Agency can collect and retain the District's tax increment, Midvale City must have adopted water efficiency standards approved by the District. The Agreement does not create any obligations or requirements for the City.

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 3% of Main Street CDA's budget. Under the Primary Budget, this will amount to \$471,000 over 20 years or \$820,500 under the Contingency Budget.

**STAFF RECOMMENDATION:**

Agency staff recommended the Agency Board approve and adopt the Interlocal Cooperation Agreement between Jordan Valley Water Conservancy District for the participation of property tax increment to support the Main Street Interlocal Agreement with Jordan Valley Water Conservancy District Agreement between Jordan Valley Water Conservancy District (JVWCD) & Agency.

**MOTION:** Board Member Quinn Sperry **Moved** to Adopt Resolution No. 2021-12RDA which enters the Agency into the Interlocal Cooperation Agreement with Jordan Valley Water Conservancy 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 Pro-Tem Brown 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.

**VI. ADJOURN**

**MOTION:** Board Member Paul Glover **Moved** to adjourn the meeting. Board Member Quinn Sperry **SECONDED** the motion. Chair Pro-Tem Brown called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:07 p.m.

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**Rori L. Andreason, MMC**  
**City Recorder**

Approved this 24<sup>th</sup> day of August 2021

PENDING



## **REDEVELOPMENT AGENCY OF MIDVALE CITY ACTION ITEM**

**MEETING DATE: AUGUST 24TH, 2021**

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**Subject:** Neighborhood Housing Improvement Program

**Submitted By:** Patrick O'Brien, Redevelopment Agency Housing Manager

**Summary:** On October 2<sup>nd</sup> 2018, the RDA Board adopted the Neighborhood Housing Improvement Program (Program), which was intended to improve residential neighborhoods, contribute to the overall quality of Midvale's housing stock, encourage homeownership, and support long-term housing affordability. To achieve these goals, the Program identifies, acquires, and redevelops single-family homes that are currently closed to occupancy, attract crime, or otherwise negatively impact their surrounding neighborhood. The redeveloped properties are then subsequently sold to households that earn 60% or less of the area median income with restrictions tied to the land to ensure the property remains affordable. After unsuccessfully pursuing a number of approved properties, staff requests changes to the program to help in achieving its goal of acquiring and redeveloping properties.

During the RDA Board Meeting, staff will present the new Program's policies and procedures. It is the RDA staff's intent to return to the RDA Board in a future meeting with a list of proposed properties for inclusion in this program. Alternatively, staff can identify a property, and bring it to the Board for approval after initial discussions. The Board can opt to approve both methods or approve only one.

### **Site Selection and Eligibility:**

- Property must be located in Midvale
- Property must meet blight criteria – closed to occupancy, vacant, rundown, in disrepair, criminal activity, etc.
- Must be approved by RDA Board
- Priority of selection given to properties in single-family zoned neighborhoods

### **Program Costs:**

- Agent costs for acquisition of property
- Property acquisition and due diligence
- Site clearance and demolition (if necessary)
- Pre-development costs – architectural design, engineering, other professional services
- Construction costs
- Marketing
- Closing costs
- Ongoing administration

**Program Funding:**

- Redevelopment Agency City-Wide Housing Funds utilized as financing source

**Land Management:**

- Properties split ownership between land and improvements
- Agency maintains ownership of land
- Land is leased by homeowners
- Use of land intended for long-term leases to ensure housing affordability
- Agency requires regular maintenance of the land and of dwelling units
- Agency sets appreciation restriction on improvements to ensure dwelling units remain affordable for duration of land-leases

**Fiscal Impact:**

- \$500,000 allocated from City-Wide Housing Fund for Program's implementation
- Program's funding could impact future funding for programs identified in Housing Plan
- The competitive housing market could make necessary additional funding for future properties

**Recommendation:** I propose that we suspend the rules and approve resolution 2021-13RDA adopting the amendments to the Neighborhood Housing Improvement Program.

**Attachments:** Resolution No. 2021-13RDA; Amended Project Term Sheet; Original Adopted Project Term Sheet.

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY**

**RESOLUTION NO. 2021-13RDA**

**A RESOLUTION AUTHORIZING THE IMPLEMENTATION  
OF THE NEIGHBORHOOD HOUSING IMPROVEMENT PROGRAM  
BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY**

**WHEREAS**, the Redevelopment Agency of Midvale City (“Agency”) was created to transact the business and exercise the powers provided for in the Utah Redevelopment Agencies Act; and

**WHEREAS**, twenty percent of tax increment generated in the project areas are required to fund affordable housing; and

**WHEREAS**, the Board of Directors of the Agency has established the City-Wide Housing Fund to support the development and retention of affordable housing in Midvale; and

**WHEREAS**, the Redevelopment Agency of Midvale City has committed to provide affordable housing opportunities for Midvale residents; and

**WHEREAS**, the Redevelopment Agency of Midvale City seeks to establish the Neighborhood Housing Improvement Program to provide affordable housing, remove blighted buildings, and improve the condition of the City’s housing stock.

**NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY**, that the Board of Directors does hereby authorize the Chief Administrative Officer and Executive Director to implement the Neighborhood Housing Improvement Program and execute all necessary documents, subject to the Neighborhood Housing Improvement Program Term Sheet and such other terms and conditions as recommended by Agency’s legal counsel.

**Passed and Adopted by the Board of Directors of the Redevelopment Agency of Midvale City, State of Utah, this 24<sup>th</sup> day of August 2021.**

\_\_\_\_\_  
Robert Hale  
Chief Administrative Officer

ATTEST:

\_\_\_\_\_  
Rori L. Andreason, MMC  
Secretary

\_\_\_\_\_  
Matt Dahl  
Executive Director

**Voting by the Board:**

Dustin Gettel  
Paul Glover  
Quinn Sperry  
Heidi Robinson  
Bryant Brown

**“Aye”**

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

**“Nay”**

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## AMENDED PROJECT TERM SHEET

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Program Budget</b>              | \$500,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Funding Source</b>              | City-wide Housing Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Purpose</b>                     | The Neighborhood Housing Improvement Program (NHIP) is an Agency-led effort to strategically invest in neighborhoods throughout Midvale, by acquiring and redeveloping properties that pose a significant negative impact on the overall quality of housing stock.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Property Selection Criteria</b> | <p>A property must be considered a blight on the neighborhood to be considered for this program.</p> <p>Eligible properties with a structure on site must meet two of the following criteria:</p> <ul style="list-style-type: none"> <li>• Closed to occupancy by Salt Lake County Health Department</li> <li>• Associated with criminal activity or domestic disturbances (frequent law enforcement visits)</li> <li>• Vacant</li> <li>• Run-down condition, negatively impacting the overall character and quality of the neighborhood</li> </ul> <p>Properties that are vacant lots with no major structures capable of human occupancy are eligible without needing to meet any of the other above criteria.</p> <p>Staff will submit a list of properties in closed session for pre-approval by the Board. Staff also seeks approval from the Board to engage with non-approved property owners prior to approval by the Board. Once discussions have begun, staff will notify the Board to discuss property and get their approval.</p> |
| <b>Affordability Criteria</b>      | <p>The property is to be marketed for households with earnings 60% of the Area Median Income (AMI)</p> <p>The property is targeted at families, and the price will reflect the 60% AMI rate adjusted for a family of four.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Property Acquisition</b>        | <p>Offers on property contingent on Board approval.</p> <p>Staff will provide Board the following for consideration:</p> <ul style="list-style-type: none"> <li>• Purchase price and contract terms</li> <li>• Site preparation and demolition estimate where necessary. <ul style="list-style-type: none"> <li>- All other properties will be assessed to determine if renovation or demolition is the more appropriate option.</li> </ul> </li> <li>• Construction estimate</li> <li>• Available Property Reports</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | <ul style="list-style-type: none"> <li>- Title report</li> <li>- Appraisal</li> <li>- Survey</li> <li>- Phase I ESA</li> <li>• Close on property</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Project Specific Costs</b>   | <p>The costs associated with the acquisition, redevelopment and disposition of the property are:</p> <ul style="list-style-type: none"> <li>• Agent fee</li> <li>• Property acquisition</li> <li>• Demolition and/or site clearance</li> <li>• Design/Engineering</li> <li>• Construction</li> <li>• Marketing</li> <li>• Closing costs</li> <li>• Site maintenance</li> </ul>                                                                                                                                                                                                                                                                                                                                       |
| <b>Land Maintenance</b>         | <p>All properties must be assessed to determine if demolition or renovation is the best option for the property.</p> <p>Each property shall have all items left on the land removed from the land in preparation for construction. In the case of demolition, the vacant land shall have a soft landscaping (wood chipping) applied to it until construction can begin, to minimize any negative impacts to the neighborhood.</p> <p>Properties that are not demolished and are to be renovated shall be secured in the most appropriate manner. This may involve the bolting of doors and covering of all windows and entryways with a secure material to deter any unlawful entry or occupation of a premises.</p> |
| <b>Project Scope and Design</b> | <p>The Agency shall act as developer of the property.</p> <p>The following shall be considered the minimum design standards and should be noted for redevelopment:</p> <ul style="list-style-type: none"> <li>• Minimum 3-bedroom home with a minimum of 1 bathroom</li> <li>• Garage on property</li> <li>• Energy star rating</li> <li>• Low maintenance landscape</li> <li>• Accessory dwelling unit where possible and if allowed</li> </ul> <p>The design should be adaptable, in that it may be reused in future NHIP projects.</p> <p>Final design to be approved by the RDA Board.</p>                                                                                                                       |

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| <b>Construction</b>                                 | <p>In the case of redevelopment, or significant renovation, the contractor will be selected through a competitive RFP. This may be done on a site-by-site basis or for a selected number of sites.</p> <p>At the Agency's sole discretion, the property may be placed on market with a deed restriction for 80% AMI, should redevelopment not be a feasible option. If there is interest in the property from a developer, the Agency may negotiate a price that makes the property economically viable for a developer to acquire with the deed restriction.</p>                                                                                                                                                            |
| <b>Land Ownership and Security of Affordability</b> | <p>The land shall be owned by the Redevelopment Agency to ensure the affordability of the property is maintained. The land-ownership model shall be similar to that of a community land trust, which allows for the property to be purchased for the cost of the improvements upon the land.</p> <p>The ground lease allows the homeowner secure, long-term rights to use the land. Homeowners have exclusive use of the land, and they have full responsibility for the property.</p> <p>Midvale RDA will charge \$0.01 per square foot of land on the lot as a lease fee to all lease-holders. The lease fee gives the homeowner full use of the land, and all maintenance responsibilities lie with the lease-holder.</p> |
| <b>Fees</b>                                         | <p>The leasing fee shall be based on the overall square footage of the lot. It is proposed that a fee of \$0.01 per square, per month will be charged.</p> <p>Fees shall be payable to the City on a monthly basis.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Management</b>                                   | <p>The NHIP shall be managed by the Housing Manager with support from other Agency staff.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Sale of Improvement</b>                          | <ul style="list-style-type: none"> <li>• The improvement will be publicly marketed.</li> <li>• Agency shall/may proceed with disposition without Board approval to the first qualified buyer, provided the buyer meets the following criteria: <ul style="list-style-type: none"> <li>- Household income is 60% or less of AMI</li> <li>- Pays the established sales price</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                            |

## ORIGINAL ADOPTED PROJECT TERM SHEET

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Program Budget</b>              | \$400,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Funding Source</b>              | City-wide Housing Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Purpose</b>                     | The Neighborhood Housing Improvement Program (NHIP) is a City-led effort to strategically invest in neighborhoods throughout Midvale, by acquiring and redeveloping properties that pose a significant negative impact on the overall quality of housing stock                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Property Selection Criteria</b> | <p>A property must be considered a blight on the neighborhood to be considered for this program.</p> <p>Eligible properties must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• Closed to occupancy by Salt Lake County Health Department</li> <li>• Associated with criminal activity or domestic disturbances (frequent law enforcement visits)</li> <li>• vacant</li> <li>• Run-down condition, negatively impacting the overall character and quality of the neighborhood</li> </ul> <p>Staff will submit a ranked list of properties in closed session for approval by the Board.</p>                                                                              |
| <b>Affordability Criteria</b>      | <p>The property is to be marketed for households with earnings 60% of the Area Median Income (AMI)</p> <p>The property is targeted at families, and the price will reflect the 60% AMI rate adjusted for a family of four.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Property Acquisition</b>        | <p>Offers on property contingent on Board approval.</p> <p>Staff will provide Board the following for consideration:</p> <ul style="list-style-type: none"> <li>• Purchase price and contract terms</li> <li>• Site preparation and demolition estimate where necessary <ul style="list-style-type: none"> <li>- All properties closed to occupancy will require demolition. All other properties will be assessed to determine if renovation or demolition is the more appropriate option.</li> </ul> </li> <li>• Construction estimate</li> <li>• Available Property Reports <ul style="list-style-type: none"> <li>- Title report</li> <li>- Appraisal</li> <li>- Survey</li> </ul> </li> </ul> |

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|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | <ul style="list-style-type: none"> <li>- Phase I ESA</li> <li>• Close on property</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Project Specific Costs</b>   | <p>The costs associated with the acquisition, redevelopment and disposition of the property are:</p> <ul style="list-style-type: none"> <li>• Property acquisition</li> <li>• Demolition and/or site clearance</li> <li>• Design/Engineering</li> <li>• Construction</li> <li>• Marketing</li> <li>• Closing costs</li> <li>• Site maintenance</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Land Maintenance</b>         | <p>All properties which have been closed to occupancy by the County Health Department shall be demolished within 90 days of when the Agency takes ownership of the property.</p> <p>All other properties must be assessed to determine if demolition or renovation is the best option for the property.</p> <p>Each property shall have all items left on the land removed from the land in preparation for construction. In the case of demolition, the vacant land shall have a soft landscaping (wood chipping) applied to it until construction can begin, to minimize any negative impacts to the neighborhood.</p> <p>Properties that are not demolished and are to be renovated shall be secured in the most appropriate manner. This may involve the bolting of doors and covering of all windows and entryways with a secure material to deter any unlawful entry or occupation of a premises.</p> |
| <b>Project Scope and Design</b> | <p>The Agency shall act as developer of the property.</p> <p>The following design requirement shall be adhered to:</p> <ul style="list-style-type: none"> <li>• Minimum 3-bedroom home with a minimum of 1 bathroom</li> <li>• Garage on property</li> <li>• Energy star rating</li> <li>• Low maintenance landscape</li> <li>• Accessory dwelling unit where possible and if allowed</li> </ul> <p>The design should be adaptable, in that it may be reused in future NHIP projects.</p> <p>Final design to be approved by the RDA Board.</p>                                                                                                                                                                                                                                                                                                                                                              |
| <b>Construction</b>             | <p>The contractor will be selected through a competitive RFP. This may be done on a site by site basis or for a selected number of sites.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|                                                     | <p>Upon acquisition of the Property, if the Agency is unable to enter into an agreement to commence construction within 270 days of acquisition, the property will be placed on market with a deed restriction for 80% AMI. If there is interest in the property from a developer, the Agency may negotiate a price that makes the property economically viable for a developer to acquire with the deed restriction.</p>                                                                                                                                                                                                                                                                                                    |
| <b>Land Ownership and Security of Affordability</b> | <p>The land shall be owned by the Redevelopment Agency to ensure the affordability of the property is maintained. The land-ownership model shall be similar to that of a community land trust, which allows for the property to be purchased for the cost of the improvements upon the land.</p> <p>The ground lease allows the homeowner secure, long-term rights to use the land. Homeowners have exclusive use of the land, and they have full responsibility for the property.</p> <p>Midvale RDA will charge \$0.01 per square foot of land on the lot as a lease fee to all lease-holders. The lease fee gives the homeowner full use of the land, and all maintenance responsibilities lie with the lease-holder.</p> |
| <b>Fees</b>                                         | <p>The leasing fee shall be based on the overall square footage of the lot. It is proposed that a fee of \$0.01 per square, per month will be charged.</p> <p>Fees shall be payable to the City on a monthly basis.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Management</b>                                   | <p>The NHIP shall be managed by the Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Sale of Improvement</b>                          | <ul style="list-style-type: none"> <li>• The improvement will be publicly marketed.</li> <li>• Agency shall/may proceed with disposition without Board approval to the first qualified buyer, provided the buyer meets the following criteria: <ul style="list-style-type: none"> <li>- Household income is 60% or less of AMI</li> <li>- Pays the established sales price</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                            |



## **REDEVELOPMENT AGENCY OF MIDVALE CITY DISCUSSION ITEM**

**MEETING DATE: AUGUST 24TH, 2021**

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**Subject:** Main Street Business Alliance & Art Initiatives Update

**Submitted By:** Cody Hill, Redevelopment Agency Manager

**Summary:** The Agency has been doing outreach to the businesses within the Main Street Community Development Area, as called out in the Small Area Plan, in order to form a Main Street Business Alliance (the “Alliance”). We held the first meeting on August 10<sup>th</sup>. 15 people were in attendance representing 10 businesses within the Main Street Area. The Alliance decided to be governed by a board with a board chair. Tammy Ross, owner of the Main Street Theatre, volunteered to be the chair. The Alliance agreed on holding an event on Main Street on October 30<sup>th</sup>. The Agency is working with the Alliance chair to plan the event, which will involve trick-or-treating, active participation public art, food trucks, music, etc.

The Agency has also been working to bring art initiatives before the Redevelopment Agency Board. The Agency is working on and has made progress with the Permission Wall, the Bingham Junction RDA Public Art Initiative, the City-wide Mural Program, and a Main Street CDA Public Art Initiative.

**Fiscal Impact:** The Agency is working on amending the FY2022 budget to include several of items listed above that were not included in the budget adopted by the board. At the next RDA Board meeting, Agency staff will propose budget amendments for discussion.

**Recommendation:** N/A

**Attachments:** N/A