



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

REDEVELOPMENT AGENCY OF MIDVALE CITY MEETING AGENDA September 7, 2021

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **7th day of September 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. **Public comments may be submitted electronically for Board consideration at www.Midvalecity.org/government/contact-us by 5:00pm on September 6th. Please indicate if you would like your comment addressed in the Redevelopment Agency meeting.**

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

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 address the Redevelopment Agency 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 Board will be turned over to staff to provide a response outside of the Redevelopment Agency meeting.

III. CONSENT AGENDA

- A. Consider Approval of the August 24, 2021, Minutes ***[Rori Andreason, HR Director/City Recorder]***
- B. Set date and time [September 21, 2021 at 7:00 p.m.] for a Public Hearing to Amendments to the FY2022 Budget of the Redevelopment Agency of Midvale City ***[Cody Hill, RDA Manager]***
- C. Set date and time [September 21, 2021 at 7:00 p.m.] for a Public Hearing to Consider Approving the Main Street Public Art Program ***[Cody Hill, RDA Manager]***

- D. Set date and time [September 21, 2021 at 7:00 p.m.] for a Public Hearing to Consider Approving the Jordan Bluffs Public Art Program **[Cody Hill, RDA Manager]**
- E. Set date and time [October 19, 2021 at 7:00 p.m.] for a Public Hearing to Consider Amendments to the Jordan Bluffs Project Area Plan, Bingham Junction Project Area Plan, and the Main Street CDA Plan **[Cody Hill, RDA Manager]**

IV. ACTION ITEM

- A. Discussion and Action Regarding **Resolution No. 2021-14RDA** approving the Term Sheet for an Agreement between the Redevelopment Agency (the "Agency") of Midvale City and O.com Land, LLC. ("Overstock"). The Agreement will facilitate the creation of a mural on the exterior of a parking structure, owned by Overstock, located on the corner of 700 West and Coliseum Way (the "Site"). **[Cody Hill, RDA Manager]**
- B. Consider **Resolution No. 2021-15RDA** A Resolution Authorizing the Implementation of the Midvale Main Street Revolving Loan Program by the Redevelopment Agency of Midvale City **[Kate Andrus, CD Executive Assistant]**

V. DISCUSSION ITEM

- A. Discuss Proposed Amendments to the Jordan Bluffs Project Area Plan, Bingham Junction Project Area Plan, and the Main Street CDA Plan **[Kate Andrus, CD Executive Assistant]**
- B. Discuss Proposed Amendments to the FY2022 Budget of the Redevelopment Agency of Midvale City **[Cody Hill, RDA Manager]**
- C. Discuss Main Street Public Art Program **[Cody Hill, RDA Manager]**
- D. Discuss Jordan Bluffs Public Art Program **[Cody Hill, RDA 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 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: SEPTEMBER 2, 2021.

**RORI L. ANDREASON, MMC
HR DIRECTOR/CITY RECORDER**



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday August 24, 2021

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Robert M. Hale

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; Jerimie Thorne, Glen Kennedy, Public Works Director; Laura Magness, Communications Director; Chief Randy Thomas, UPD; Noah Lee, IT Technician and Jake Shepherd, Network Administrator.

Chair Hale called the meeting to order at 8:59 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

Elias McCam represents All Caps Art Gallery and owns an art gallery in Midvale. Their main focus is public art, murals, etc. He said they are excited to work with Midvale City in upcoming projects.

Board Member Paul Glover asked where their art gallery is located.

Mr. McCam said they are located on the cusp of Sandy and Midvale City. He said he looks forward to working with Midvale. He announced they are having a street fair at Union Heights on August 28th and invited everyone to attend.

III. CONSENT AGENDA

A. CONSIDER APPROVAL OF THE JUNE 15, 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 ITEM

A. CONSIDER RESOLUTION NO. 2021-13RDA A RESOLUTION AUTHORIZING THE IMPLEMENTATION OF THE NEIGHBORHOOD IMPROVEMENT PROGRAM BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY

Patrick O'Brien said On October 2nd 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 and/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.

Amended Project Term Sheet

Program Budget	\$500,000
Funding Source	City-wide Housing Fund
Purpose	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.
Property Selection Criteria	A property must be considered a blight on the neighborhood to be considered for this program. Eligible properties with a structure on site must meet two of the following criteria: • Closed to occupancy by Salt Lake County Health Department • Associated with criminal activity or domestic disturbances (frequent law enforcement visits) • Vacant

	• Run-down condition, negatively impacting the overall character and quality of the neighborhood 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. 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.
Affordability Criteria	The property is to be marketed for households with earnings 60% of the Area Median Income (AMI) The property is targeted at families, and the price will reflect the 60% AMI rate adjusted for a family of four.
Property Acquisition	Offers on property contingent on Board approval. Staff will provide Board the following for consideration: • Purchase price and contract terms • Site preparation and demolition estimate where necessary. - All other properties will be assessed to determine if renovation or demolition is the more appropriate option. • Construction estimate • Available Property Reports - Title report - Appraisal - Survey - Phase I ESA • Close on property
Project Specific Costs	The costs associated with the acquisition, redevelopment and disposition of the property are: • Agent fee • Property acquisition • Demolition and/or site clearance • Design/Engineering • Construction • Marketing • Closing costs • Site maintenance

Land Maintenance	All properties must be assessed to determine if demolition or renovation is the best option for the property. 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. 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.
Project Scope and Design	The Agency shall act as developer of the property. The following shall be considered the minimum design standards and should be noted for redevelopment: • Minimum 3-bedroom home with a minimum of 1 bathroom • Garage on property • Energy star rating • Low maintenance landscape • Accessory dwelling unit where possible and if allowed The design should be adaptable, in that it may be reused in future NHIP projects. Final design to be approved by the RDA Board.
Construction	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. 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.
Land Ownership and Security of Affordability	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. 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. 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.
Fees	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. Fees shall be payable to the City on a monthly basis.
Management	The NHIP shall be managed by the Housing Manager with support from other Agency staff.
Sale of Improvement	• The improvement will be publicly marketed. • Agency shall/may proceed with disposition without Board approval to the first qualified buyer, provided the buyer meets the following criteria: - Household income is 60% or less of AMI - Pays the established sales price

Board Member Dustin Gettel said he was concerned with paying top dollar for these homes when the price on them may be lower next year.

MOTION: Board Member Dustin Gettel **MOVED** to suspend the rules and approve Resolution No. 2021-13RDA adopting the amendments to the Neighborhood Housing Improvement Program. 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.

V. DISCUSSION ITEM

A. UPDATE ON ARTS INITIATIVES AND MAIN STREET BUSINESS ALLIANCE

Cody Hill said 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 10th. 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 30th. 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.

Board Member Bryant Brown and Dustin Gettel suggested murals on big walls within the city.

Cody Hill said would look into it. He said the Main Street Business Alliance is an important component to Main Street. Many business owners interested in participating in Main Street events and also like receiving updates.

Board Member Dustin Gettel said he would like to see a Main Street event during the Christmas holidays.

VI. 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 9:29 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 7th day of September 2021.



Redevelopment Agency of MIDVALE CITY AGENDA ACTION ITEM SUMMARY

MEETING DATE: SEPTEMBER 7TH, 2021

SUBJECT: Discussion and Action Regarding Resolution No. 2021-14RDA approving the Term Sheet for an Agreement between the Redevelopment Agency (the “Agency”) of Midvale City and O.com Land, LLC. (“Overstock”). The Agreement will facilitate the creation of a mural on the exterior of a parking structure, owned by Overstock, located on the corner of 700 West and Coliseum Way (the “Site”).

SUBMITTED BY: Cody Hill, Redevelopment Agency Manager

SUMMARY: The Agency adopted the Public Art Program for the Bingham Junction RDA. Through this program, the project area funded two statues and art wraps on utility boxes throughout the project area. The Agency has been in discussions with Overstock on the possibility of funding a mural at the Site.

The term sheet states that the Agency will be responsible for releasing a call for artists and submission of concepts, organizing the Design Advisory Board, distributing the concept submissions and instructions on ranking, coordinating with the artist whose concept was selected, and funding the mural’s installation.

To host the mural, Overstock requires certain assurances, including the following:

- The Design Advisory Board will contain a representative from Overstock and
- The Overstock representative may exercise veto power against any and all submissions

Agency staff believe these conditions are reasonable, given the art installation’s scale and degree of permanence. Overstock wants to avoid the possibility of hosting a large mural on their property that they could dislike. While Overstock will have the ability to eliminate consideration of proposed mural concepts they don’t want, they will not be able to unilaterally dictate which mural concept is chosen. The Design Advisory Board will still function as a whole to select a winning mural concept.

The term sheet has been prepared in consultation with Tom Berggren of Jones Waldo and has been reviewed by and approved by Overstock.

FISCAL IMPACT: The Agency will be responsible for funding the mural. Murals of this type can range from \$10,000 to well over \$20,000, depending on the size, materials, and artist. The Bingham Junction project area has \$50,000 budgeted for public art, which will be the cap for this project.

RECOMMENDED MOTION: I propose that we suspend the rules and adopt Resolution No. 2021-14RDA, approving the term sheet for an agreement between the Agency and Overstock for the installation of public art.

ATTACHMENTS: Resolution No 2021-14RDA

RESOLUTION NO. 2021-14RDA

A RESOLUTION APPROVING THE 2019 BINGHAM JUNCTION PUBLIC ART PROJECT AND AUTHORIZING THE ISSUANCE OF THE REQUEST FOR PROPOSALS FOR BINGHAM JUNCTION PUBLIC ART INSTALLATION

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

WHEREAS, the Agency’s Board of Directors adopted the Bingham Junction Project Area Plan on August 10th, 2004; and

WHEREAS, the Agency adopted the Bingham Junction Public Art Program on January 14th, 2014, which established the framework for selecting new public artwork (the “Artwork”) within the Bingham Junction Project Area; and

WHEREAS, the Agency intends to create a new public art project (the “2020 Public Art Project”) through the Bingham Junction Public Art Program; and

WHEREAS, the Agency has identified the north and west facing exterior of the parking garage located on the corner of Coliseum and 700 West (“Proposed Site”) as a suitable location for the next public art installation; and

WHEREAS, The Proposed Site is owned and operated by O.com Land, LLC. (Overstock”) who has indicated a willingness to host a public art installation on the Proposed Site as long as the Agency is willing to agree to certain conditions; and

WHEREAS, Agency staff prepared a term sheet containing those certain conditions and outlining the Agency and Overstock’s roles in advancing the goals of the public art program at the Proposed Site.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, that the Board of Directors does hereby approve the 2020 Public Art Project Term Sheet as the outline and framework for an agreement between the Agency and Overstock for the installation of public art at the Proposed Site.

Attachments: Overstock Public Art Term Sheet

**PASSED AND ADOPTED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY
BOARD OF DIRECTORS, this 7th day of September.**

Robert M. Hale
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the Board of Directors:	“Aye”	“Nay”
Bryant Brown	_____	_____
Paul Glover	_____	_____
Quinn Sperry	_____	_____
Heidi Robinson	_____	_____
Dustin Gettel	_____	_____

ATTACHMENT: Overstock Public Art Term Sheet

Parties:	Redevelopment Agency of Midvale City, Utah (the “Agency”) and O.com Land, LLC. (“Overstock”)
Project:	The Agency seeks to further implement the Public Art Program for the Bingham Junction RDA, which it previously developed and adopted. The Agency would like to partner with Overstock for the creation of a mural on the north and west facing surfaces of the parking structure located on the southwest corner of 700 West and Coliseum Way (the “Site”).
Project Funding:	The Project will have a budget capped at \$50,000 and will be completely funded by the Agency.
Request for Proposals:	The Agency will be responsible for writing and releasing a call for artists and a request for proposals (RFP) to solicit artists’ proposed submissions for a mural at the Site. The Agency will seek input from Overstock as to possible themes to guide submissions.
Design Advisory Board:	The Agency will be responsible for the creation and organization of the Design Advisory Board. Per the program, approved by the Redevelopment Agency’s Board, the Design Advisory Board will consist of five members: 1. RDA representative 2. City Planner 3. Council Member 4. Arts Community representative 5. Community/property owner representative The fifth member of the Design Advisory Board will be a representative from Overstock.
Artist Selection:	The Design Advisory Board members will review and rank each proposal. Overstock will have the power to veto any and all submissions. The Design Advisory Board may not recommend a submission to the Redevelopment Agency Board for selection that has been vetoed by Overstock.
Ownership and Maintenance:	The mural will be owned and maintained by the Agency.



REDEVELOPMENT AGENCY OF MIDVALE SUMMARY REPORT

September 7, 2021

SUBJECT:

Approval of Resolution No. 2021-15RDA, approving the Main Street Revolving Loan Program

SUBMITTED BY:

Kate Andrus, CD/RDA Executive Assistant

SUMMARY:

Intent:

The Main Street Area Revolving Loan Program is another funding tool in the Main Street redevelopment tool bag which has a wide range of potential uses and is very flexible in its ability to incentivize the right development or improvements to activate the street. The role of the Main Street Area Revolving Loan Program is to attract, support, and promote the growth and improvement of businesses within the Main Street Area. The program's goal is to stimulate business development and expansion to enhance the area's economic vitality by making low interest loans available to businesses already operating within Midvale's Main Street Area or businesses who are interested in relocating or wanting to start a new business within the Main Street area. This program will be structured to strategically target businesses that facilitate activity and lend to creative and innovative clusters of activities and provide a mix of business types that support activity along the street and draw local and regional visitors to the area.

Funding Source:

Funds available in the amount of 1.5 million dollars will be loaned from the Bingham Junction Project Area to the Main Street Project Area to be utilized as loans for eligible businesses. As individual business loans are repaid the funding can continue to be revolved into additional business loans for Main Street. At the end of the project area life, the amount loaned from Bingham Junction will be repaid from the Main Street Project Area to the Bingham Junction Area. By using funds currently available in the Bingham Junction Project Area the City is able to further infuse funding into the Main Street Project Area while reserving Main Street CDA funds for critical infrastructure improvements that are barriers to development of Main Street such as parking capacity and needed utility improvements.

Loan Types:

Loans will generally follow similar terms but will be adaptable to fit individual circumstances. Small loans under \$25,000 will have different requirements than larger loans which will have more strict collateral and repayment requirements.

Loans for under \$25,000

1. Loans for startups and businesses expansion.
 - a. Inventory, marketing, materials, space, labor, supplies, tenant improvements, and initial operating cost.
2. Loans for physical improvement and real estate purchases under \$25,000
 - a. Land and building acquisition.
 - b. Building construction and renovation (with restrictions)
 - c. Façade improvements: signage, building, and landscaping (restrictions apply)
 - d. Energy and equipment upgrades and building retrofits.
 - e. Improvements needed to get building/business in compliance with all applicable Midvale City building codes and ordinances.

Loans for Over \$25,000 and up to \$250,000

3. Loans for physical improvement and real estate purchases over \$25,000.
 - a. Land and building acquisition.
 - b. Building construction and renovation (with restrictions)
 - c. Façade improvements: signage, building, and landscaping (restrictions apply)
 - d. Energy and Equipment upgrades and building retrofits.
 - e. Improvements needed to get building/business in compliance with all applicable Midvale City building codes and ordinances.

Loan Criteria

All applications for loans will be scored based on the following criteria. Only proposals which achieve a minimum score in key categories will be considered for a loan. Proposals which score higher in categories which significantly achieve the activation goals for the street will receive more favorable terms on the loan.

Public Benefit	Description	Criteria
Economic Impact	To foster redevelopment, neighborhood services, and locally owned businesses.	The project will catalyze economic impacts through one of the following: • The project will remove blight through the rehabilitation/replacement of a vacant and distressed building, or construct a new building on vacant and underutilized land, • The project will provide complementary services and businesses that are currently lacking in the Main Street Project Area;

		• The Project will provide a venue or useable space for events. • The project will prioritize space for locally owned businesses. • The project will provide new local restaurants or similar businesses. Additional points will be given for projects that provide outdoor/rooftop dining or unique dining experiences.
Public Amenities	To promote community amenities that provides opportunity for social interaction; support cultural events; promote neighborhood identity; and reinforce neighborhood character.	The project includes one of the following public amenities that reinforces neighborhood character and scale: • Includes a significant usable open space, public walkways, gathering spaces or other publicly accessible amenity, or • Includes a significant public art amenity. • The project will provide complementary services and businesses that are currently lacking in the Main Street Project Area.
Adaptive Reuse	To promote the revitalization of underutilized buildings that preserve the character of the project area while promoting new land uses.	The project will preserve or repurpose a building through the conversion of existing structures into new land uses via a form-based code (FBC) model.
Historic Preservation	To promote the historic character of the project area through preservation of existing and historic buildings.	The project will promote a sense of place and will help to maintain the desired look and feel of the Main Street Area. This will include the preservation and rehabilitation of architecturally or historically significant buildings or landmarks. Structures must be deemed to be historically significant and rehabilitated as according to historic preservation or equivalent standards.
Beautification	To promote the beautification and character through strategic improvements that will continue the look and feel that is already established in some of the Main Street Areas.	The project will promote a sense of place and will help to maintain the desired look and feel of the Main Street Area. This will incorporate buildings improvements that are not historic, including building façade improvements and street or walkway improvements, to provide a cohesive and historic feeling.

Educational or Arts Based Business	To create social impact by providing residents and guests with educational opportunities and an increase in arts-based programming.	The project will preserve, create, or repurpose a building in order to offer arts-based programming and/or a space for educational opportunities.
Sustainability	To promote a built environment that assists with protecting resources and promoting greater resiliency	The project demonstrates a commitment to an industry-recognized certification program, including but not limited to, Passive House, Energy Star, LEED, and Enterprise Green Communities.
Street Activation	To promote businesses that can attract active patronage to the area	The project demonstrates an ability to attract patrons, visitors and guests to the Main Street Area on a regular basis and has established hours that are patron and visitor friendly including, weekends and evenings.
Permanent Job Creation and Retention	To promote the project area with a balanced economy that produces jobs that create a supportive environment for entrepreneurs and innovators	The project will create or retain at least one job per \$50,000 received in program funding. These jobs need be centered on creating innovative hubs and include, retail, food and beverage, service providers and cultural institutions.
Existing Business in Project Area	To improve or expand existing services to create vibrancy and attract additional foot traffic to the Main Street area.	The business has been a part of Midvale's Main Street Project Area for at least 2 years and is looking to renovate or expand in a way that will bring more activity and foot traffic to the area.
Affordable Housing: AMI Targets	To expand the housing stock affordable to low-income households.	The project meets one of the following standards: • 20% of the units of a project be occupied by tenants with annual income of 50% or less of the AMI, or • 40% of the units of a project must be occupied by tenants with annual income of 60% or less of AMI.

Approval Process

RDA staff will evaluate the loan application based on the criteria listed above. The applicant must meet certain thresholds to be considered. Any applicants that go above and beyond that threshold will be eligible for more favorable loan terms. If all terms and requirements are met, all loans under \$25,000 will be administratively processed by RDA Staff. All loans over \$25,000 will be brought before the RDA board for approval. Any loan with terms which are negotiated, and outside standard loan parameters will be brought to the board for approval.

FISCAL IMPACT:

Funds available in the amount of 1.5 million dollars will be loaned from the Bingham Junction Project Area to the Main Street Project Area to be utilized as loans for eligible businesses. As individual business loans are repaid the funding can continue to be revolved into additional business loans for Main Street. At the end of the project area life, the amount loaned from Bingham Junction will be repaid from the Main Street Project Area to the Bingham Junction Area.

RECOMMENDATION:

I move that we adopt Resolution No. 2021-15RDA approving the Main Street Revolving Loan Program.

ATTACHMENTS:

Resolution No. 2021-15RDA
Midvale Main Street Revolving Loan Program Document

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION NO. 2021-15RDA**

**A RESOLUTION APPROVING THE MIDVALE CITY MAIN STREET REVOLVING
LOAN PROGRAM**

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, on November 17, 2015 the Agency adopted Resolution 2015-13RDA approving the CDA Project Area Plan for the Midvale Main Street CDA Project Area; and

WHEREAS, the Agency and Midvale City (“City”) seek to revitalize the Midvale Main Street CDA Project Area; and

WHEREAS, the Agency seeks to incentivize the right development and improvements through low interest loans to activate and revitalize Midvale’s Main Street area; and

WHEREAS, funds available in the amount of 1.5 million dollars will be loaned from the Bingham Junction Project Area to the Main Street Project Area to be utilized as loans for eligible businesses and upon completion of the program, will be repaid to the Bingham Junction Project Area.

WHEREAS, the Agency desires to create a program for the purpose of facilitating the revitalization of Main Street.

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 Main Street revolving loan program to promote and incentivize the redevelopment of Midvale City Main Street.

Passed and Adopted by the Board of Directors of the Redevelopment Agency of Midvale City, State of Utah, this _____ day of _____, 2021.

Robert M. Hale,
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the Council:	“Aye”	“Nay”
Quinn Sperry	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____



Redevelopment Agency of Midvale City Main Street Project Area Business Loan Program

I. Purpose

The (RDA) Main Street Project Area Business Loan Program's purpose is to support and promote the growth and improvement of businesses within the Main Street Project Area. The objective is to stimulate business development and expansion by making loans available to businesses operating within Midvale's Main Street Project Area or are relocating or starting up a business within the Area. These businesses must be committed to creating a sense of place along Main Street project area by shaping redevelopment, enhancing arts and culture, preserving and celebrating history, and providing or supporting spaces for people to gather and recreate.

II. Eligibility

1. The business already exists within Midvale's Main Street Project Area, is relocating to the Area, or is a startup locating within the Area.
2. Property taxes and special assessments must be current, with no judgments or liens outstanding against the applicant(s).
3. The applicant must provide sufficient evidence of their capabilities to successfully complete the project.
4. The applicants' credit history must demonstrate prompt payment of past obligations.
5. Minimum Eligibility: To be considered for a loan the project must score a minimum score of 25/40 in meeting four key public benefit criteria of Economic Development, Public Amenity, Beautification, and Street Activation. These criteria are found in the chart below in Section V.
6. Public Benefit Incentive: A reduction to the standard interest rate is available for projects that receive more than the minimum score in meeting any combination of criteria in the Public Benefit Criteria Chart found in Section V. For every 5 points earned over the minimum score required, a project is eligible to receive a rate reduction of .25% from the standard interest rate, with a maximum reduction not to extend below a 1% interest rate. For each interest rate reduction received, compliance and reporting requirements will be triggered to ensure that public benefit criteria are being met.

III. Loan Types & Use of Funds

1. Startup business (0-3 years old): Can apply for loans up to \$25,000
2. Existing business (3+ years old): Can apply for loans up to \$250,000

- a. Loan Committee can waive the 3-year requirement if borrower(s) can demonstrate comparable experience within the industry.

1. Loans for start-up and businesses expansion.

- a. Inventory, marketing, materials, space, labor, supplies, and operating maintenance.

2. Loans for Physical Improvement and Real Estate Purchases Under \$25,000

- a. Land and building acquisition.
- b. Building construction and renovation (with restrictions).
- c. Façade improvements: signage, building, and landscaping (restrictions apply).
- d. Energy and equipment upgrades and building retrofits.
- e. To get building/business in compliance with all applicable Midvale City building codes and ordinances.

3. Loans for Physical Improvement and Real Estate Purchases Over \$25,000.

- a. Land and building acquisition.
- b. Building construction and renovation (with restrictions).
- c. Façade improvements: signage, building, and landscaping (restrictions apply).
- d. Energy and equipment upgrades and building retrofits.
- e. To get building/business in compliance with all applicable Midvale City building codes and ordinances.

***RDA funds cannot be used for the refinancing of existing debt.**

IV. Terms

1. Loans for start-up costs and expansion expenses.

- a. Loan Amount: Loans will provide up to \$25,000.
- b. Standard Loan Term: 6 months to 5 years. Loan may be prepaid, in part or whole, at any time without penalty but may not be transferred.
- c. Background Check: Required.
- d. Credit Score: No minimum. (Credit scores determine loan amount, interest rate, and collateral %).
- e. Collateral: Must have 10% minimum of available collateral.
- f. Defaulting on the loan will result in the loss of collateral.
- g. Personal Guarantee: Must have a personal guarantee from all owners with over 20% equity in the property or project.

- h. Base Interest Rate: US Prime Rate +1.5% (- Public Benefit Score Reduction, if applicable); base interest rate may not be lower than 1%.

2. Loans for Physical Improvement and Real Estate Purchases Under \$25,000

- a. Loan Amount: Loans will provide up to \$25,000.
- b. Loan Term: 6 months to 5 years. Loan may be prepaid, in part or whole, at any time without penalty but may not be transferred.
- c. Background Check: Required.
- d. Credit Score: No minimum. (Credit scores determine loan amount, interest rate, and collateral %).
- e. Collateral: Must have 10% minimum of available collateral.
- f. Default: Defaulting on the loan will result in the loss of collateral.
- g. Personal Guarantee: Must have a personal guarantee from all owners with over 20% equity in the property or project.
- h. Base Interest Rate: US Prime Rate +1.5%(- Public Benefit Score Reduction, if applicable); base interest rate may not be lower than 1%.

3. Loans for Physical Improvement and Real Estate Purchases Over \$25,000

- a. Loan Amount: Loans will provide up to \$250,000.
- b. Loan Term: 6 months to 7 years. Loan may be prepaid, in part or whole, at any time without penalty but may not be transferred.
- c. Background Check: Required.
- d. Credit Score: Minimum Credit Score of 640 .
- e. Collateral: Must have 10% minimum of available collateral.
- f. Base Interest Rate: US Prime Rate + 1.5% (- Public Benefit Score Reduction, if applicable); base interest rate may not be lower than 1%.
- g. Loan to Value Ratio: 85% of the property value or project expense.
- h. Personal Guarantee: Must have a personal guarantee from all owners with over 20% equity in the property or project.
- i. Must be approved by the Midvale Redevelopment Agency Board.
- j. Appraisal and Title report are required prior to loan authorization. Staff may waive this requirement if they find that the provided information is sufficient .

* Loan terms are standard; however, they can be negotiated with staff but will require approval by the Redevelopment Agency Board.

V. Public Benefit Criteria

Public Benefit	Description	Criteria	Score
Economic Impact	To foster redevelopment, neighborhood services, and locally-owned businesses.	The project will catalyze economic impacts through one of the following: • The project will remove blight through the rehabilitation/replacement of a vacant and distressed building, or construct a new building on vacant and underutilized land; • The project will provide complementary services and businesses that are currently lacking in the Main Street Project Area; • The project will provide a venue or useable space for events; or • The project will prioritize space for locally-owned businesses. • The project will provide new local restaurants or similar businesses. Additional points will be given for projects that provide outdoor/rooftop dining or unique dining experiences.	___/10
Public Amenities	To promote community amenities that provide opportunity for social interaction, support cultural events, promote neighborhood identity, and reinforce neighborhood character.	The project includes one of the following public amenities that reinforces neighborhood character and scale: • The project includes a significant usable open space, public walkways, gathering spaces or other publicly accessible amenity;	___/10

		• The project includes a significant public art amenity; or • The project will provide complementary services and businesses that are currently lacking in the Main Street Project Area.	
Adaptive Reuse	To promote the revitalization of underutilized buildings that preserve the character of the Project Area while promoting new land uses.	The project will preserve or repurpose a building through the conversion of existing structures into new land uses via a form-based code (FBC) model.	___/10
Historic Preservation	To promote the historic character of the Project Area through preservation of existing and historic buildings.	The project will preserve and rehabilitate architecturally or historically significant buildings or landmarks. Structures must be deemed to be historically significant and rehabilitated as according to historic preservation or equivalent standards.	___/10
Beautification	To promote the beautification and character through strategic improvements that will continue the look and feel that is already established the Main Street Project Area.	The project will promote a sense of place and will help to maintain the desired look and feel of the Main Street Project Area. This will incorporate building improvements that are not historic, including building façade improvements, street or walkway improvements, and art installations or murals, to provide a cohesive, unique and historic feeling.	___/10
Educational or Arts-Based Business	To create social impact by providing residents and guests with educational opportunities and an increase in arts-based programming.	The project will preserve, create, or repurpose a building in order to offer arts-based programming and/or a space for educational opportunities.	___/10

Sustainability	To promote a built environment that assists with protecting resources and promoting greater resiliency.	The project demonstrates a commitment to an industry-recognized certification program including, but not limited to, Passive House, Energy Star, LEED, and Enterprise Green Communities programs.	___/10
Street Activation	To promote businesses that can attract active patronage to the area.	The project can demonstrate their ability to attract (#) number of patrons, visitors, and guests to the Main Street Project Area on a regular basis and has established hours that are patron- and visitor-friendly including weekends and evenings.	___/10
Permanent Job Creation and Retention	To promote the Main Street Project Area with a balanced economy that produces jobs that create a supportive environment for entrepreneurs and innovators.	The project will create or retain at least one job per \$50,000 received in program funding. These jobs need be centered on creating innovative hubs and include, retail, food and beverage, service providers, and cultural institutions.	___/10
Existing Business in Project Area	To improve or expand existing services to create vibrancy and attract additional foot traffic to the Main Street Project Area.	The business has been a part of Midvale's Main Street Project Area for at least 2 years and is looking to renovate or expand.	___/10
Affordable Housing: AMI Targets	To expand the stock of affordable housing to low-income households.	The project meets one of the following standards: • 20% of the units of a project occupied by tenants with annual income of 50% or less of the AMI; or • 40% of the units of a project must be occupied by tenants with annual income of 60% or less of AMI.	___/10

V. Loan Process

1. Download Part A of the Application and submit the completed application to the Redevelopment Agency Manager at chill@midvale.com. The preliminary review generally takes 10 business days. A credit check will be conducted during this time.
2. If Part A Application is approved, please proceed to Part B of the Application and submit the completed application along with the non-refundable application fee of \$75.00 and the documents listed on page 10 of the Part B Application. *Acceptance of Part B Application does not constitute loan approval.*
3. Email the RDA's Executive Assistant at kandrus@midvale.com or call 801-567-7211 to set up a time to review the completed application.
4. Once reviewed by the RDA Staff, you will schedule a meeting where you will present about your business and answer any outstanding questions. RDA staff will evaluate the loan application based on Section VII and the following criteria:
 - ☐ Is the request for funds in accordance with RDA Loan Program Guidelines?
 - ☐ Is the project financially feasible to complete development?
 - ☐ Are there any undue financial benefits to the applicant, or is the owner's projected return on equity unreasonably high?
 - ☐ Are the capital sources for financing identified and reasonable?
 - ☐ Are RDA funds necessary and appropriate to the development?
 - ☐ Are the developer's capabilities and strength of collateral identified and reasonable?
5. The RDA will evaluate your loan, and in 5-7 business days you will be notified of the decision by email.

**** The loan process can take several months depending on the completeness of the application and the Loan Committee's availability. ****

VII. Loan Evaluation

Evaluation:

The loan evaluation will be based on an applicant's credit history, ability to repay the loan, management ability, business experience, public benefit, the description for use of funds, and factors in Subsection VI(4). Existing businesses may also be evaluated in terms of any crime issues relating to the business. Based on a Police Department report, a loan may be denied to any business that has crime issues which the RDA is not satisfied with the business's plan of resolution.

Lender Participation:

The RDA encourages participation of private lending institutions and looks favorably at providing funds to fill the gap between the owner's equity and conventional financing. The RDA may subordinate its security interest to the private lender.

Guarantors Required for Loans over \$25,000:

Loans must be guaranteed by the business and personally by the borrower and personal guarantors (all owners with 20% equity or more in the business are required to be a guarantor). Non-profit organizations are only required to provide corporate guarantees. RDA director may waive personal guarantees in cases of unique corporate structures. *Personal guarantors are liable to pay back the outstanding balance of the loan after the liquidation of collateral to the RDA even if the business fails.*

VIII. Required Documents

In addition to the Personal Financial Statement, the following financial documentation is required for loan consideration. Please submit copies electronically and keep the original documents.

1. **Business Taxes:** Provide corporate federal and state income tax returns for the previous three years or for the length of the entity's existence, whichever is less.
2. **Business Financials:** For existing or operating businesses, provide audited corporate financial statements comprised of a profit and loss statement, and balance sheet for the last three years or the number of years in operation (whichever is less), as well as the most recent month-end or quarterly financial statements. Please be advised that some applicants may be asked to provide financial statements for related businesses or businesses in which the guarantors also have substantial ownership of, particularly if the business applying for a loan has been in existence for less than three years.
3. **Personal Taxes/Other Information:** Three years of federal and state income tax returns including all schedules and W-2 forms are required for the member(s) of the legal structure of the business (sole proprietor, partners, and principal officers) who own more than 20% of the business and each guarantor. If real estate is pledged as collateral, the applicant must also provide recent mortgage statements, evidence of the collateral value, and certify that the property has no liens against it.
4. **Business Location Information:** Provide a copy of the existing or proposed lease agreement, a mortgage statement, deed, or evidence of site control.
5. **Business Confidentiality Request Form:** Complete and submit a business confidentiality request form.
6. **Articles of Incorporation:** Provide a copy of the existing Articles of Incorporation to legally document the existence of the business.
7. **Business Plan:** A business plan serves as a company's road map, defining a clear goal of what the company will become and how it is going to get there. The plan should convey a thorough understanding of the purpose of the business, who the target market is, the competitive environment, and how the company will adapt to fulfill its objectives. The business plan should also include a complete analysis of the funds needed to meet its objectives including a current financial snapshot and projections. A business plan is an extremely important and useful tool for a business owner to evaluate strengths and weaknesses, seek out areas of improvement, and find the best way to reach financial objectives. All loan requests over \$10,000 MUST provide a full business

plan. Microloans (loan requests under \$10,000) must provide at least an executive summary but may also be required to provide a full business plan at the discretion of the RDA Staff. Your business plan should include the following:

- ☐ Executive Summary
- ☐ Design Plan
- ☐ Description of Product/Services
- ☐ Target Market & Marketing Strategy
- ☐ Neighborhood/Human/Environmental Impact
- ☐ Management Team (bios or resumes)
- ☐ Financial Structure
- ☐ Future Plans



MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

September 7, 2021

SUBJECT:

Discussion Regarding Amendments to the Agency's three Project Areas' Plans

SUBMITTED BY:

Kate Andrus, Redevelopment Agency Executive Assistant

SUMMARY:

The Agency is requesting the approval of changes made to the Bingham Junction Project Area Redevelopment Plan adopted on August 10, 2004, Jordan Bluff Project Area Redevelopment plan adopted on August 10, 2004, and the Main Street Community Development Project Area (CDA) Plan adopted on November 17, 2015.

The proposed amendments to the Bingham Junction Project Area Plan and the Jordan Bluffs Project Area plan will allow for an intra-agency loan to support revolving loan programs targeted within other project areas. Furthermore, it adds that the Agency will conduct due diligence and prudently issue all loans to ensure, to the best of its abilities, that all loans are repaid and that the lending Project Area is made whole. Each intra-agency loan must be approved by the RDA Board and the City Council and must be supported by projections that Agency funds will be sufficient to repay the loan amount.

The proposed amendments to the Main Street CDA Plan provide updated zoning and land use information, updates to the section on "Conformance of the CDA to the Community's General Plan" and goals, and a consolidated list of identified projects created for the Main Street project area.

STAFF RECOMMENDS:

Agency staff recommend the Agency Board approve the amendments to the Bingham Junction Redevelopment Plan, Jordan Bluff Redevelopment Plan and the Main Street CDA Plan.

ATTACHMENTS:

Amended Bingham Junction Project Area Redevelopment Plan
Amended Jordan Bluffs Project Area Redevelopment Plan
Amended Main Street Community Development Project Area Plan

BINGHAM JUNCTION PROJECT AREA REDEVELOPMENT PLAN

Adopted August 10, 2004
Revised _____, 2021

Redevelopment Agency of Midvale City

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1. Introduction

The Board of Directors of the Redevelopment Agency of Midvale City have determined that the Bingham Junction Project Area ("Project Area") needs rehabilitation and development to help ensure a viable economic life for the community. The proposed redevelopment plan envisions that public, residential, commercial, office, light industrial and open space uses will be developed in the Project Area. This plan will guide and control the redevelopment undertakings in the Bingham Junction Project Area.

2. Recitals of Preconditions for Designating a Redevelopment Project Area

- a. Pursuant to the provisions of § 17C-4-101.5 of the Redevelopment Agencies Act ("Act"), the governing body of the Redevelopment Agency of Midvale City ("Agency") designated by resolution a redevelopment survey area on November 12, 2002. The governing body found that the survey area required study to determine whether or not one or more redevelopment projects were feasible and contained a description and map of the boundaries of the survey area; and
- b. Pursuant to the provisions of § 17C-4-102 of the Act, a blight survey was completed within one year of the year from the date of authorization: and
- c. Pursuant to § 17C-4-102 of the Act, the Agency made a finding of blight at a Blight Hearing held on August 26, 2003; and
- d. Pursuant to the provisions of § 17C-4-102(1)(a) of the Act, Midvale City has a planning commission and a general plan as required by law; and
- e. Pursuant to the provisions of § 17C-4-102 of the Act on the Agency's own motion, the Agency selected the Project Area hereinafter described comprising all or part of the proposed survey area; and
- f. Pursuant to the provisions of § 17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the proposed Project Area, allowing public input into the Agency's deliberations and considerations regarding the proposed Project Area. A public input hearing was held on January 6, 2004.

3. Definitions

As used in this Redevelopment Project Plan

- a. "**Act**" means the Redevelopment Agencies Act as found in Title 17C, Chapter 1, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor law or act.
- b. "**Agency**" means the Redevelopment Agency of Midvale City as designated by the City to act as the redevelopment agency.

- c. **"Base tax amount"** means the taxable value of the property within a project area from which tax increment will be collected, as shown upon the assessment roll last equalized before the date of the taxing entity committee's approval of the first project area budget.
- d. **"Blight" or "blighted"** means the condition of an area that meets the requirements of Subsection 17C-2-301 of the Act.
- e. **"Blight study"** means a study to determine the existence or nonexistence of blight within a survey area as provided in Section 17C-2-301 of the Act.
- f. **"Bond"** means any bonds, notes, interim certificates, debentures, or other obligations issued by the Agency.
- g. **"City"** means Midvale City.
- h. **"Community"** means the City.
- i. **"Comprehensive Environmental Response, Compensation, and Liability Act" or "CERCLA"** commonly known as Superfund, means the law enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment.
- j. **"Interra-agency Loan"** is a loan from one project area to another which the RDA Board and City Council both approve as provided in Section 17C-1-409(1)(d) of the Act. ~~Provided the projection for agency funds are sufficient to repay the loan amount.~~
- ~~j-k.~~ **"Legislative body"** means the City Council of Midvale City which is the legislative body of the community.
- ~~k-l.~~ **"Planning commission"** means the Midvale City Planning Commission established pursuant to law or charter.
- ~~l-m.~~ **"Project area"** means the geographic area described in a project area plan or draft project area plan where the redevelopment set forth in this project area plan will take place.
- ~~m-n.~~ **"Project area budget"** means a multi-year projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the redevelopment project area that includes:
 - i. the base taxable value of property in the project area;
 - ii. the projected tax increment expected to be generated within the project area;
 - iii. the amount of tax increment expected to be shared with other taxing entities;
 - iv. the amount of tax increment expected to be used to implement the project area plan, including the estimated amount of tax increment to be used for land acquisition, public improvements, infrastructure improvements, and loans, grants, or other incentives to private and public entities; and

- v. The tax increment expected to be used to cover the cost of administering the project area plan.

~~n.o.~~ **"Project area plan"** means a written plan that, after its effective date, guides and controls the redevelopment activities within the project area.

~~e.p.~~ **"Redevelopment"** means the development activities under this project area plan within a redevelopment project area, including:

- i. planning, design, development, demolition, clearance, construction, rehabilitation, or any combination of these, of part or all of a project area;
- ii. the provision of residential, commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to them;
- iii. altering, improving, modernizing, demolishing, reconstructing, or rehabilitating, or any combination of these, existing structures in a project area;
- iv. providing open space, including streets and other public grounds and space around buildings;
- v. providing public or private buildings, infrastructure, structures, and improvements; and
- vi. providing improvements of public or private recreation areas and other public grounds.

~~q.~~ **"Revolving Loan Program"** refers to any initiative whereby the Agency loans redevelopment funds to a third party. The terms of the loan require repayment to the Agency, and repaid funds are typically replenished and reinvested into the initiative.

~~p.f.~~ **"Superfund Amendments and Reauthorization Act" or "SARA"** means the law adopted by Congress on October 17, 1986. SARA reflected EPA's experience in administering the complex Superfund program during its first six years and made several important changes and additions to the program.

~~q.s.~~ **"Survey area"** means an area designated by a resolution adopted by the Agency Board for study to determine whether a project or projects within the area are feasible.

~~r.t.~~ **"Taxes"** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

~~s.u.~~ **"Taxing entity"** means a public entity that levies a tax on property within the project area.

~~t.v.~~ **"Taxing entity committee"** means a committee representing the interests of taxing entities and consists of two representatives appointed by the Jordan School District, two representatives appointed by resolution of the Midvale City Council, two representatives appointed by the Salt Lake County Mayor, one representative appointed by the State School Board and one representative of the remaining governing bodies of the other local taxing agencies.

~~u.w.~~ **"Tax increment"** means the difference between the amount of property tax revenues generated each tax year by all taxing entities from the area within a project area designated in

the project area plan as the area from which tax increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from that same area using the base taxable value of the property.

4. Description of the Proposed Redevelopment Area

a. Map of the Project Area

The map of the Project Area is attached in the Appendix, Exhibit "B" and incorporated herein.

5. A Summary of Land Use, Principal Streets, Population Densities, Building Intensities and the Large-Scale Master Plan for the Proposed Project Area

a. Existing Land Use Map

A map of existing land uses in the Project Area is included in Appendix "C" and made a part of this plan. It indicates the layout of principal streets serving the area.

b. Population Densities

The area population can be characterized as low-density.

c. Building Intensities

Buildings in the area are generally single-story, detached single family or commercial structures. The majority of the area is a former Superfund site which is vacant land.

d. Impact of Redevelopment on Land Use, Population Densities and Building Intensities.

i. Large-Scale Master Plan

The proposed large-scale master plan for the bulk of the Project Area is included in Appendix "D" and made a part of this plan. It indicates the type and location of new land uses and facilities to be introduced in the Project Area and the major new circulation routes that are planned for the area.

ii. Impact of Redevelopment

Redevelopment will be comprised of development of vacant areas in the Project Area and improvements to infrastructure in areas of existing development. This will result in increased population densities and increased building intensities as some of the planned development will be multi-story structures for both residential and nonresidential uses.

e. Standards Guiding Development

In order to provide maximum flexibility in the development of the Project Area, and to encourage and obtain the highest in quality development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in

the Project Area will be subject to appropriate elements of Midvale City's General Plan; the Zoning Ordinance of the City; institutional controls, deed restrictions, other applicable building codes and ordinances of the City; and review and recommendation of the Midvale City Planning Commission and approval by the Agency.

Properties participating in the redevelopment project which lie outside of the boundaries of the Superfund site and benefitting from the use of RDA funds shall reflect the development pattern of Bingham Junction with respect to setbacks, building heights, colors and materials, architecture, parking and landscaping as regulated by the intent statements or adopted ordinances in the adjacent sub-area.

Development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describe the extent of development proposed, and any other data determined necessary or requested.

6. Reasons for Selection of Project Area

- a. The Project Area has been listed on the National Priority List of the U.S. Environmental Protection Agency -- it is subject to the requirements of a Record of Decision ("ROD") which imposes a number of constraints on the redevelopment of the property including handling of soils and maintaining the isolation of contaminated soils from people, groundwater and other properties;
- b. The property has been abandoned for more than 20 years;
- c. Because of the high levels of contamination and the fact that contaminated soils will remain on site beneath a cap or cover system there will be extraordinary costs associated with developing this property in the future, thus making it noncompetitive with alternative development properties within the Salt Lake Valley; and
- d. This Project Area, in conjunction with the Jordan Bluff Redevelopment Project Area that lies adjacent to it, contain more than 90 percent of Midvale's potentially developable land and will have a tremendous impact on the long-term fiscal viability of the community.

7. Description of Physical, Social, and Economic Conditions Existing in the Project Area

The area has suffered from a lack of reinvestment related to the actual and perceived environmental issues associated with the proposed Project Area. Property in the Project Area has lain vacant for more than 20 years. Property owners have endured a very intrusive EPA-sponsored environmental cleanup and fear that their properties have little value. There is inadequate or no infrastructure in the larger surrounding area comprised of roughly 650 acres. The remediation plan as imposed by the EPA cleans up the property but leaves it in a condition requiring extraordinary additional work and costs for redevelopment.

8. Description of the Specific Project that is the Object of Proposed Redevelopment

The proposed redevelopment Project Area is approximately 390 acres of privately- owned property located in the City. The Project Area is currently vacant commercial and industrial and is owned by the following property owners:

Property Address	Owner Name	Acreage
6840 South 700 West	Littleson Inc.	174.49
7297 South 1300 West	Midvale City, ET AL	0.50
7200 South Main St.	Littleson Inc.	48.03
852 West Center St.	Littleson Inc.	127.44
N/A	Oregon Shortline Railroad	5.54
N/A	Oregon Shortline Railroad	5.54
N/A	Oregon Shortline Railroad	3.67
7398 South Main St.	Dal Soglio Distributing Company	1.47
7572 South Holden St.	Oregon Shortline Railroad	0.16
7420 South Main St.	Floyd H. Pease Jr.	2.20
7576 South Holden St.	Oregon Shortline Railroad	1.22
7576 South Holden St.	Oregon Shortline Railroad	0.31
7576 South Holden St.	Oregon Shortline Railroad	0.25
7452 South Holden St.	Pease, Floyd H Jr.	1.22
7380 South Main St.	Butterfield Joint Venture	7.12
7510 South Main St.	Midvale City	0.74
7612 South Holden St.	Mining Remedial Recovery Co.	9.24
7620 South Holden St.	Utah Power & Light Co.	0.56
7652 South Holden St.	Christenson, Harold E; ET AL	0.32
7660 South Holden St.	Dew, Lindsey P	0.08
7660 South Holden St.	Dew, Lindsey P	0.01
7660 South Holden St.	Dew, Veda C; LIFE Dew, Lindsay P	0.22

The proposed project is a redevelopment project in that a large portion of the property is a Superfund site and has been unused since it was a smelter operation while the surrounding properties have been negatively impacted. The proposed project accomplishes the purposes of the Act in furthering redevelopment in the following ways:

- i. Returns an abandoned brownfield to productive use;
- ii. Creates housing for Midvale residents; and
- iii. Restores the integrity of a once vital neighborhood.

The real property located within the proposed Project Area is intended to be used for the construction of residential, commercial office, light industrial and open space.

9. Redevelopment Purposes and Objectives

- i. Strengthen the tax base and the economic health of Midvale City, and the entire State of Utah.
- ii. Eliminate blight.
- iii. Provide rehabilitation of a Superfund site and return the vacated site to useful activity through construction of infrastructure.
- iv. Provide quality development to ensure the long-term physical and economic vitality the Bingham Junction Project Area.
- v. Reduce traffic hazards through appropriate site access.
- vi. Plan project parking, signage and pedestrian circulation to reduce vehicle/pedestrian conflicts.
- vii. Plan and construct trails and other amenities to encourage recreational uses.
- viii. Encourage the use of mass transportation service to reduce traffic congestion and increase access to the Project Area.

10. How Proposed Redevelopment Activities will Reduce or Eliminate Blight.

A large portion of the Project Area is blighted due to its status as a Superfund site regulated through CERCLA and SARA by the federal government. Superfund status has imposed extraordinary costs on development including increased costs of infrastructure and additional legal and engineering costs. Redevelopment will address the increased funding necessary to prepare the area for development activities.

11. How the Purposes of State Law Would Be Attained By the Redevelopment

The purposes of the Act will be attained as a result of the proposed redevelopment project by accomplishing the following items:

- a. The Provision of Residential, Commercial, Industrial, Public or Any Combination of These Uses

The proposed redevelopment project is a mixed-use development containing residential,

retail, office and light industrial uses. It will also contain a station for the Mid-Jordan LRT line.

b. The Provision of Public or Private Recreational Areas

The proposed redevelopment project will enhance the City's open space and trails network with the addition of roughly 85 acres of open lands. The project will also enhance public access and enjoyment of wetlands and other natural assets.

c. Provision of Public Infrastructure

The proposed redevelopment project will provide infrastructure into an area that has no or inadequate roads or other public infrastructure that will support future development.

12. Conformance of the Proposed Redevelopment to the Community's General Plan

The Midvale City Planning Commission reviewed the plan on June 23, 2004 and offered the following recommendations/observations:

- a. Properties located on the boundary of the superfund site and included within and benefitting from the redevelopment area should be required to adhere to the same higher design standards.
- b. The Planning Commission adopted a motion acknowledging that the Bingham Junction Draft Redevelopment Plan comports with the Midvale City General Plan.
- c. A copy of the minutes of the Planning Commission meeting at which the plan was presented are included as Exhibit "E."

13. General Design Standards

The design standards for uses in the Bingham Junction Mixed-Use Zone are detailed in Title 17 "Zoning" of the Midvale City Code, (1988). In general, the redevelopment of the Project Area will:

- a. Provide an attractive, urban environment;
- b. Blend harmoniously with the adjoining areas;
- c. Provide for open space;
- d. Reclaim an area that has not been available for development because of environmental hazards and federal government oversight.

14. Use of Eminent Domain

If the Agency chooses to obtain property in the Project Area through the use of eminent domain, it will commence the acquisition of property through eminent domain no later than five years from the effective date of this plan.

15. Owner Participation

Record owners of property located within the Project Area shall be provided reasonable opportunities to participate in the redevelopment. To further this objective, the Agency has adopted *"Rules Governing Participation and Preferences by Owners, Operators of Businesses, and Tenants in Redevelopment Project Areas Adopted by the Agency"* (Resolution No. 1/21/2003 B), *"Rules Governing Relocation Assistance for the Redevelopment Agency of Midvale City"* (Resolution No. 1/21/2003 C), and a *"Statement of the Rights of Record Property Owners Within Redevelopment Project Areas Adopted by the Agency"* (Resolution No. 3/4/2003 R-7).

16. Method of Selection of Private Developers to Undertake Redevelopment

On January 21, 2003, the Agency adopted *"Rules Governing Participation and Preferences by Owners, Operators of Businesses, and Tenants."* These rules will be followed by the Agency in selecting private developers will be selected to undertake redevelopment within the Project Area.

17. Implementing the Plan

This Project Area Redevelopment Plan shall be implemented as approved by the Agency. Implementation must commence no later than three years after the effective date of this plan. Techniques to implement the plan may include property acquisition, disposition, relocation and development. They are to be accomplished by:

a. Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area, by gift, devise, exchange, contract, purchase, or any lawful method including eminent domain. The Agency is not authorized to acquire any other interest in real property less than fee title.

b. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

c. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration, in the planning, undertaking, financing, construction, or operation of this project. The Agency shall seek the aid and cooperation of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in the plan to insure that present uses and any future development by public bodies will conform to the requirements of this plan.

d. Property Management

During such time that property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

e. Property Disposition and Development

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this plan. The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities, within the project area, not prohibited by law which are necessary to carry out this plan. The Agency is authorized to prepare, or cause to be prepared as building sites, any real property in the Project Area. The Agency is also authorized to rehabilitate, or to cause to be rehabilitated, any building or structure in the Project Area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the Project Area not owned by the Agency.

For the purposes of this plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development as permitted in the plan. Real property may also be conveyed by the Agency to the City or any other public body without charge.

The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this plan. All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this plan to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this plan.

f. Development

To the maximum extent possible, objectives of the plan are to be accomplished by private enterprise with Agency assistance and review. To provide adequate safeguards to ensure that the provisions of this plan will be carried out, all real property sold, leased, or conveyed by

the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this plan by leases, deeds, contracts, agreements, declarations of restrictions, provision of the City ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions. covenants. covenants running with the land, rights of reverter, conditions subsequent, equitable servitude, or any other provision necessary to carry out this plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the Project Area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the project and is consistent with this plan. During the period of development in the Project Area, the Agency shall insure that the provisions of this plan and of other documents formulated pursuant to this plan are being observed. and that development in the Project Area is proceeding in accordance with development documents and time schedules. Development plans, both public and private. shall be submitted to the Agency for approval and architectural review. All development must conform to this plan and all applicable federal, state, and local laws. For the purposes of this plan, the Agency is authorized to sell, lease. exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

g. ~~Inter~~-agency Loans

Subject to Utah Code Ann. § 17C-1-409(1)(d), ~~T~~the ~~project area~~Agency may issue interagency loans to support revolving loan programs targeted within other project areas. The ~~a~~Agency will conduct due diligence and prudently issue all loans to ensure, to the best of its abilities, that all loans are repaid and that the Bingham Junction RDAProject Area is made whole. Each intra-agency loan must be approved by the RDA Board and the City Council and must be supported by projections that Agency funds will be sufficient to repay the loan amount.

18. Project Financing

a. Tax Increment Provisions

The redevelopment plan specifically incorporates the provisions of tax increment financing permitted by the Act, as more specifically set forth in §17C-1-401.5of the Act.

b. Procedures for Collection of the Tax Increment

Before the Agency may collect tax increment from the Project Area, it shall undertake the following:

- i. Initiate the establishment of a taxing entity committee for the Project Area. The taxing entity committee shall be formed in accordance with §17C-1-102 of the Act and shall exercise the powers set forth therein.
- ii. Prepare a Project Area budget.
- iii. Obtain majority consent of the taxing entity committee for the Project Area budget. The Project Area budget may be amended at the initiative of the Agency.

The Agency may collect tax increment for all or part of the Project Area as provided in the Act. The Agency has elected to collect 80 percent of the annual tax increment for a period of 25 years commencing from the first tax year the Agency accepts tax increment from the Project Area. The Agency will receive tax increment resulting from taxing entities' tax rate increases over the 25 year period in accordance with §17C-1-404 Utah Code Annotated.

Notwithstanding the increases or decreases in the tax rate of a taxing agency as described in §59-2-924.1 of the Act, as a result of:

- (i) any statutes enacted by the Legislature, a judicial decision, or an order from the Utah State Tax Commission to a county to adjust or factor its assessment rate pursuant to Subsection §59-2-704(2), UCA 1953 as amended;
- (ii) changes in exemptions provided in Article XIII, §2. Utah Constitution, or §59-2-103, UCA 1953 as amended; and
- (iii) any increases or decreases in the percentage of fair market value, as defined under §59-2-102, UCA 1953 as amended, the amount of money allocated to, and when collected paid to the Agency each year for payment of bonds or other indebtedness may not be less than would have been allocated to and when collected paid to the Agency each year if there had been no increase or decrease.

19. Relocation Plan

The Agency has adopted *"Rules Governing Relocation Assistance for the Redevelopment Agency of Midvale City"* (Resolution No. 1/21/2003 C). These rules shall govern the Agency's relocation assistance within the Project Area.

20. Review of Redevelopment Proposals

Each redevelopment proposal by an owner participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of redevelopment proposed, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

21. Existing Buildings and Historical Buildings

If there are existing buildings in the Project Area which would qualify as historical buildings, the

redevelopment plan shall be in accordance with §9-8-404(1), UCA 1953, as amended.

22. Provisions for Amending Plan

The redevelopment plan may be amended or modified any time by the Agency in the same manner as if the amendment or modification constituted a redevelopment plan being originally proposed or as provided in §17C-4-108 of the Act.

JORDAN BLUFFS PROJECT AREA REDEVELOPMENT PLAN

Adopted August 10, 2004
Revised _____, 2021

Redevelopment Agency of Midvale City

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1. Introduction

The Board of Directors of the Redevelopment Agency of Midvale City have determined that the Jordan Bluffs Project Area ("Project Area") needs rehabilitation and development to help ensure a viable economic life for the community. The proposed redevelopment plan envisions that public, residential, commercial, office, light-industrial and open space uses will be developed in the Project Area. This plan will guide and control the redevelopment undertakings in the Jordan Bluffs Project Area.

2. Recitals of Preconditions for Designating a Redevelopment Project Area

- a. Pursuant to the provisions of § 17C-4-101.5 of the Redevelopment Agencies Act ("Act"), the governing body of the Redevelopment Agency of Midvale City ("Agency") designated by resolution a redevelopment survey area on November 12, 2002. The governing body found that the survey area required study to determine whether or not one or more redevelopment projects were feasible and contained a description and map of the boundaries of the survey area; and
- b. Pursuant to the provisions of § 17C-4-102 of the Act, a blight survey was completed within one year of the year from the date of authorization; and
- c. Pursuant to § 17C-4-102 of the Act, the Agency made a finding of blight at a Blight Hearing held on August 26, 2003; and
- d. Pursuant to the provisions of § 17C-4-102(1)(a) of the Act, Midvale City has a planning commission and a general plan as required by law; and
- e. Pursuant to the provisions of § 17C-4-102 of the Act, on the Agency's own motion, the Agency selected the Project Area hereinafter described comprising all or part of the proposed survey area; and
- f. Pursuant to the provisions of § 17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the proposed Project Area, allowing public input into the Agency's deliberations and considerations regarding the proposed Project Area. A public input hearing was held on January 6, 2004.

3. Definitions

As used in this Redevelopment Project Plan:

- a. **"Act"** means the Redevelopment Agencies Act as found in Title 17C Chapter 1, 'Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor law or act.
- b. **"Agency"** means the Redevelopment Agency of Midvale City as designated by the City to act as the redevelopment agency.

- c. **"Base tax amount"** means the taxable value of the property within a project area from which tax increment will be collected, as shown upon the assessment roll last equalized before the date of the taxing entity committee's approval of the first project area budget.
- d. **"Blight" or "blighted"** means the condition of an area that meets the requirements of Subsection 17C-2-301 of the Act.
- e. **"Blight study"** means a study to determine the existence or nonexistence of blight within a survey area as provided in Section 17C-2-301 of the Act.
- f. **"Bond"** means any bonds, notes, interim certificates, debentures or other obligations issued by the Agency;
- g. **"City"** means Midvale City.
- h. **"Community"** means the City.
- i. **"Comprehensive Environmental Response, Compensation, and Liability Act" or "CERCLA"** commonly known as Superfund, means the law enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment.
- j. **"Inter-agency Loan"** is a loan from one project area to another which the RDA Board and City Council both approve as provided in Section 17C-1-409(1)(d) of the Act.-
Provided the projection for agency funds are sufficient to repay the loan amount.
- j-k. **"Legislative body"** means the City Council of Midvale City which is the legislative body of the community.
- k. **"Planning commission"** means the Midvale City Planning Commission established pursuant to law or charter.
- l. _____
- l-m. **"Project area"** means the geographic area described in a project area plan or draft project area plan where the redevelopment set forth in this project area plan will take place.
- m-n. **"Project area budget"** means a multi-year projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the redevelopment project area that includes:
 - i. the base taxable value of property in the project area;
 - ii. the projected tax increment expected to be generated within the project area;
 - iii. the amount of tax increment expected to be shared with other taxing entities;
 - iv. the amount of tax increment expected to be used to implement the project area plan, including the estimated amount of tax increment to be used for land acquisition, public improvements, infrastructure improvements, and loans, grants, or other

- incentives to private and public entities; and
- v. the tax increment expected to be used to cover the cost of administering the project area plan.

~~h.o.~~ **"Project area plan"** means a written plan that, after its effective date, guides and controls the redevelopment activities within the project area.

~~e.p.~~ **"Redevelopment"** means the development activities under this project area plan within a redevelopment project area, including:

- i. planning, design, development, demolition, clearance, construction, rehabilitation, or any combination of these, of part or all of a project area;
- ii. the provision of residential, commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to them;
- iii. altering, improving modernizing, demolishing clearance, construction, rehabilitation, or any combination of these, of part or all of a project area
- iv. providing open space, including streets and other public grounds and space around buildings;
- v. providing public or private buildings, infrastructure, structures, and improvements; and
- vi. providing improvements of public or private recreation areas and other public grounds.

~~—~~ **"Revolving Loan Program" refers to any initiative whereby the Agency loans redevelopment agency funds to a third party. The terms of the loan require repayment to the Agency, and repaid funds are typically replenished and reinvested into the initiative.**

~~q.~~

~~p.r.~~ **"Superfund Amendments and Reauthorization Act" or "SARA"** means the law adopted by Congress on October 17, 1986. SARA reflected EPA's experience in administering the complex Superfund program during its first six years and made several important changes and additions to the program.

~~q.s.~~ **"Survey area"** means an area designated by a resolution adopted by the Agency Board for study to determine whether a project or projects within the area are feasible.

~~r.t.~~ **"Taxes"** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

~~s.u.~~ **"Taxing entity"** means a public entity that levies a tax on property within the project area.

~~t.v.~~ **"Taxing entity committee"** means a committee representing the interests of taxing entities and consists of two representatives appointed by the Jordan School District, two representatives appointed by resolution of the Midvale City Council, two representatives appointed by the Salt Lake County Mayor, one representative appointed by the State School Board and one representative of the remaining governing bodies of the other

local taxing agencies.

~~u.w.~~ **"Tax increment"** means the difference between the amount of property tax revenues generated each tax year by all taxing entities from the area within a project area designated in the project area plan as the area from which tax increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from that same area using the base taxable value of the property.

4. Description of the Proposed Redevelopment Area

a. Map of the Project Area

The map of the Project Area is attached in the Appendix, Exhibit "B" and incorporated herein.

5. A Summary of Land Use, Principal Streets, Population Densities, Building Intensities and the Large-Scale Master Plan for the Proposed Project Area Description of the Proposed Redevelopment Area

a. Existing Land Use Map

A map of existing land uses in the Project Area is included in Appendix "C" and made a part of this plan. It indicates the layout of principal streets serving the area.

b. Population Densities

The area population can be characterized as low-density.

c. Building Intensities

Buildings in the area are generally single-story, detached single family or commercial structures. The majority of the area is a former Superfund site which is vacant land.

d. Impact of redevelopment on land use, population densities and building intensities.

i. Large-Scale Master Plan

The proposed large-scale master plan for the bulk of the Project Area is included in Appendix "D" and made a part of this plan. It indicates the type and location of new land uses and facilities to be introduced in the Project Area and the major new circulation routes that are planned for the area.

ii. Impact of Redevelopment

Redevelopment will be comprised of development of vacant areas in the Project Area and improvements to infrastructure in areas of existing development. This will result in increased population densities and increased building intensities as some of the planned

development will be multi-story structures for both residential and nonresidential uses.

e. **Standards Guiding Development**

In order to provide maximum flexibility in the development of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of Midvale City's General Plan; the Zoning Ordinance of the City; institutional controls, deed restrictions, other applicable building codes and ordinances of the City; and review and recommendation of the Midvale City Planning Commission and approval by the Agency.

Properties participating in the redevelopment project which lie outside of the boundaries of the Superfund site and benefitting from the use of RDA funds shall reflect the development pattern of Jordan Bluffs with respect to setbacks, building heights, colors and materials, architecture, parking and landscaping as regulated by the intent statements or adopted ordinances in the adjacent sub-area.

Development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describe the extent of development proposed, and any other data determined necessary or requested.

6. Reasons for Selection of Project Area

- a. The Project Area has been listed on the National Priority List of the U.S. Environmental Protection Agency -- it is subject to the requirements of a Record of Decision ("ROD") which imposes a number of constraints on the redevelopment of the property including handling of soils and maintaining the isolation of contaminated soils from people, groundwater and other properties;
- b. The property has been abandoned for more than 25 years;
- c. Because of the high levels of contamination and the fact that contaminated soils will remain on site beneath a cap or cover system there will be extraordinary costs associated with developing this property in the future, thus making it noncompetitive with alternative development properties within the Salt Lake Valley; and
- d. This Project Area, in conjunction with the Bingham Junction Redevelopment-Project Area that lies adjacent to it, contain more than 90 percent of Midvale's potentially developable land and will have a tremendous impact on the long-term fiscal viability of the community.

7. Description of Physical, Social, and Economic Conditions Existing in the Project Area

The area has suffered from a lack of reinvestment related to the actual and perceived environmental issues associated with the proposed Project Area. Property in the Project Area has lain vacant for more than 25 years. Property owners have endured a very intrusive EPA- sponsored environmental clean up and fear that their properties have little value. There is inadequate or no infrastructure in the larger surrounding area comprised of roughly 650 acres. Some residential properties in the area have been the sites of frequent police intervention. The remediation plan as imposed by the EPA cleaned up the property but left it in a condition requiring massive amounts of extraordinary additional fill material and infrastructure costs for redevelopment.

8. Description of the Specific Project that is the Object of Proposed Redevelopment

The proposed redevelopment Project Area is approximately 268 acres of privately-owned property located in the City. The Project Area is currently residential, vacant, commercial and is owned by the following property owners:

Property Address	Owner Name	Acreage
7832 South Holden St.	Neilson, Van A; ET AL	0.01
7832 South Holden St.	Neilson, Van A & McDougal, Gary;TC	0.24
831 West Lennox St.	Peterson, V Robert & Judy M; JT	0.45
7880 South Holden St.	Seal, Randal & Connie; JT	0.22
799 West Wasatch St #1-	Defa, Richard	0.93
8001 South Woodgate Cir.	HJA Rentals, Inc.	1.17
8196 South Main St.	Midvale City Corp	2.27
8196 South Main St.	Midvale City Corp	0.18
7746 South Holden Street		
8056 South Main St.	Jordan Bluffs, LLC	262.29

The proposed project is a redevelopment project in that a large portion of the property is a Superfund site and has been unused since Sharon Steel closed while the surrounding properties have been negatively impacted. The proposed project accomplishes the purposes of the Act in furthering redevelopment in the following ways:

- i. Returns an abandoned brownfield to productive use;
- ii. Creates housing for Midvale residents; and
- iii. Restores the integrity of a once vital neighborhood.

The real property located within the proposed Project Area is intended to be used for the construction of residential, commercial, office.

9. Redevelopment Purposes and Objectives

- i. Strengthen the tax base and the economic health of Midvale, City, and the entire State of Utah.
- ii. Eliminate blight.
- iii. Provide rehabilitation of a Superfund site and return the vacated site to useful

- activity through construction of infrastructure.
- iv. Provide quality development to ensure the long-term physical and economic vitality of the Jordan Bluffs Project Area Project Area.
 - v. Reduce traffic hazards through appropriate site access.
 - vi. Plan project parking, signage and pedestrian circulation to reduce vehicle/pedestrian conflicts.
 - vii. Plan and construct trails and other amenities to encourage recreational uses.
 - viii. Encourage the use of mass transportation service to reduce traffic congestion and increase access to the Project Area.

10. How Proposed Redevelopment Activities will Reduce or Eliminate Blight

A large portion of the Project Area is blighted due to its status as a Superfund site regulated through CERCLA and SARA by the federal government. Superfund status has imposed extraordinary costs on development including increased costs of infrastructure and additional legal and engineering costs. Redevelopment will address the increased funding necessary to prepare the area for development activities.

11. How the Purposes of State Law Would Be Attained By the Redevelopment

The purposes of the Act will be attained as a result of the proposed redevelopment project by accomplishing the following items:

a. The Provision of Residential, Commercial, Industrial, Public or Any Combination of These Uses

The proposed redevelopment project is a mixed-use development containing public, residential, retail, office and light industrial uses.

b. The Provision of Public or Private Recreational Areas

The proposed redevelopment project will enhance the City's open space and trails network with the addition of roughly 52 acres of open lands. The project will also enhance public access and enjoyment of wetlands and other natural assets.

c. Provision of Public Infrastructure

The proposed redevelopment project will provide infrastructure into an area that has no or inadequate roads or other public infrastructure that will support future development.

12. Conformance of the Proposed Redevelopment to the Community's General Plan

The Midvale City Planning Commission reviewed the plan on June 23, 2004 and offered the following recommendations/observations:

A copy of the minutes of the Planning Commission meeting at which the plan was presented are included as Exhibit "E."

13. General Design Standards

The design, standards, for uses in the Jordan Bluffs Mixed-Use Zone are detailed in Title 17 "Zoning" of the Midvale City Code, (1988). In general, the redevelopment of the Project Area will:

- a. Provide an attractive, urban environment;
- b. Blend harmoniously with the adjoining areas;
- c. Provide for open space;
- d. Reclaim an area that has not been available for development because of environmental hazards and federal government oversight.

14. Use of Eminent Domain

If the Agency chooses to obtain property in the Project Area through the use of eminent domain, it will commence the acquisition of property through eminent domain no later than five years from the effective date of this plan.

15. Owner Participation

Record owners of property located within the Project Area shall be provided reasonable opportunities to participate in the redevelopment. To further this objective, the Agency has adopted *"Rules Governing Participation and Preferences by Owners, Operators of Businesses, and Tenants in Redevelopment Project Areas Adopted by the Agency"* (Resolution No. 1/21/2003 B), *"Rules Governing Relocation Assistance for the Redevelopment Agency of Midvale City"* (Resolution No. 1/21/2003 C), and a *"Statement of the Rights of Record Property Owners Within Redevelopment Project Areas Adopted by the Agency"* (Resolution No. 3/4/2003 R-7).

16. Method of Selection of Private Developers to Undertake Redevelopment

On January 21, 2003, the Agency adopted "Rules Governing Participation and Preferences by Owners, Operators of Businesses, and Tenants." These rules will be followed by the Agency in selecting private developers who to undertake redevelopment within the Project Area.

17. Implementing the Plan

This Project Area Redevelopment Plan shall be implemented as approved by the Agency. Implementation must commence no later than three years after the effective date of this plan. Techniques to implement the plan may include property acquisition, disposition, relocation and development. They are to be accomplished by:

a. Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area, by gift, devise, exchange, contract, purchase, or any lawful method including eminent domain. The Agency is not authorized to acquire any other interest in real property less than fee title.

b. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

c. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, financing, construction, or operation of this project. The Agency shall seek the aid and cooperation of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in the plan to insure that present uses and any future development by public bodies will conform to the requirements of this plan.

d. Property Management

During such time that property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

e. Property Disposition and Development

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this plan. The Agency is authorized to install and construct or to

cause to be installed and constructed the public improvements, public facilities, and public utilities, within the project area, not prohibited by law which are necessary to carry out this plan. The Agency is authorized to prepare, or cause to be prepared as building sites, any real property in the Project Area. The Agency is also authorized to rehabilitate, or to cause to be rehabilitated, any building or structure in the Project Area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the Project Area not owned by the Agency. For the purposes of this plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer; assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development as permitted in the plan. Real property may also be conveyed by the Agency to the City or any other public body without charge.

The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this plan. All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this plan.

f. Development

To the maximum extent possible, objectives of the plan are to be accomplished by private enterprise with Agency assistance and review. To provide adequate safeguards to ensure that the provisions of this plan will be carried out, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this plan by leases, deeds, contracts, agreements, declarations of restrictions, provision of the City ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude, or any other provision necessary to carry out this plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the Project Area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the project and is consistent with this plan. During the period of development in the Project Area, the Agency

shall insure that the provisions of this plan and of other documents formulated pursuant to this plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

Development plans, both public and

private, shall be submitted to the Agency for approval and architectural review. All development must conform to this plan and all applicable federal, state, and local laws. For the purposes of this plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

g. ~~Inter~~ra-agency Loans

Subject to Utah Code Ann. § 17C-1-409(1)(d), ~~the project area~~Agency may issue ~~inter~~ra-agency loans to support revolving loan programs targeted within other project areas. The ~~a~~Agency will conduct due diligence and prudently issue all loans to ensure, to the best of its abilities, that all loans are repaid and that the ~~Bingham Junction-RDA~~Jordan Bluffs Project Area is made whole. Each intra-agency loan must be approved by the RDA Board and the City Council and must be supported by projections that Agency funds will be sufficient to repay the loan amount.

18. Project Financing

a. Tax Increment Provisions

The redevelopment plan specifically incorporates the provisions of tax increment financing permitted by the Act, as more specifically set forth in §17C-1-401.5.

b. Procedures for Collection of the Tax Increment

Before the Agency may collect tax increment from the Project Area, it shall undertake the following:

- i. Initiate the establishment of a taxing entity committee for the Project Area. The taxing entity committee shall be formed in accordance with §17C-1-102 of the Act and shall exercise the powers set forth therein.
- ii. Prepare a Project Area budget.
- iii. Obtain majority consent of the taxing entity committee for the Project Area budget. The Project Area budget may be amended at the initiative of the Agency.

The Agency may collect tax increment for all or part of the Project Area as provided in the Act. The Agency has elected to collect 100 percent of the annual tax increment for a period of 25 years commencing from the first tax year the Agency accepts tax increment from the Project Area. The Agency will rebate to each of the taxing entities 20% of the tax increment they otherwise would have received. The

Agency will receive tax increment resulting from taxing entities' tax rate increases over the 25 year period in accordance with §17C-1-404 Utah Code Annotated.

Notwithstanding the increases or decreases in the tax rate of a taxing agency as described in §59-2-924.1 of the Act, as a result of:

- (i) any statutes enacted by the Legislature, a judicial decision, or an order from the Utah State Tax Commission to a county to adjust or factor its assessment rate pursuant to Subsection 59-2-704(2), UCA 1953 as amended;
- (ii) changes in exemptions provided in Article XIII, §2, Utah Constitution, or §59-2-103, UCA 1953 as amended; and any increases or decreases in the percentage of fair market value, as defined under §59-2-102, UCA 1953 as amended,

the amount of money allocated to, and when collected paid to the Agency each year for payment of bonds or other indebtedness may not be less than would have been allocated to and when collected paid to the Agency each year if there had been no increase or decrease.

19. Relocation Plan

The Agency has adopted "*Rules Governing Relocation Assistance for the Redevelopment Agency of Midvale City*" (Resolution No. 1/21/2003 C). These rules shall govern the Agency's relocation assistance within the Project Area.

20. Review of Redevelopment Proposals

Each redevelopment proposal by an owner participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of redevelopment proposed, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

21. Existing Buildings and Historical Buildings

If there are existing buildings in the Project Area which would qualify as historical buildings, the redevelopment plan shall be in accordance with Subsection 9-8-404(1), UCA 1953, as amended.

22. Provisions for Amending Plan

The redevelopment plan may be amended or modified any time by the Agency in the same manner as if the amendment or modification constituted a redevelopment plan

being originally proposed or as provided in §17C-4-108 of the Act.

Main Street Community Development Project Area Plan

**Adopted November 17, 2015
Amended _____, 2021**



**Prepared by:
The Redevelopment Agency of Midvale City
with assistance from
Smith Hartvigsen, PLLC**

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1. Introduction, Adoption of Project Area Plan

The Board of the Redevelopment Agency of Midvale City (also referenced herein as the “**Agency**”) requested that the Agency hire consultants and staff to prepare a Community Development Project Area Plan pursuant to the provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act, Title 17C of the Utah Code Annotated 1953, as amended (the “**Act**”). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project, the Project Area, and this Plan. This Community Development Project Area Plan (the “**Project Area Plan**” or the “**Plan**”) is for a project ~~(the “Project”)~~ located entirely within the boundaries of Midvale City. The specific boundaries and proposed development that will occur within these boundaries are all set forth in this Project Area Plan ~~(the “Project”)~~. This Plan shall be titled “Main Street Community Development Project Area Plan” adopted on November 16, 2015.

A map of the Community Development Area project area (“**CDA**”) is included as **Exhibit A**.

The Redevelopment Agency of Midvale City has determined that the project area meets the criteria for creation of a CDA. The area offers the opportunity to encourage redevelopment in the heart of the City that will attract private capital investment, contribute to the tax base, create jobs, preserve Historic Main Street and otherwise contribute to the economic vitality and prosperity of Midvale City.

Creation of the CDA will allow Midvale City the opportunity to offer incentives and encourage development along and around Main Street. ~~The Project Area~~ includes a diverse variety of businesses and commercial uses as well as residential and offers multiple opportunities for economic development and improvements to the City.

This document is prepared in good faith as a current reasonable estimate of the economic impact of this Project. Fundamental economic and other circumstances may influence the actual impact. With these assumptions, the information contained within this report represents the reasonable expectations of the Project.

The ordering of sections of this Project Area Plan document is consistent with the presentation of requirements and other criteria for CDA development as set forth in Utah Code § 17C-4-103.

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2. Community Development Project Area Boundaries

The project area is located within Midvale City, Utah and is approximately **117 acres** (the “**Project Area**”). A map of the Project Area is attached as **Exhibit A** and incorporated herein (the “**Project Area Map**”).

The parcels contained within the Project Area are listed in **Exhibit B**.

Legal Description

A parcel of land being located in the West half of Section 25 and the East half of Section 26, Township 2 South, Range 1 West, Salt Lake Base & Meridian, being described as follows:

Commencing at the northwest corner of said section 25, thence S0°19'02"W, a distance of 2,519.83 feet; thence N89°40'58"W, a distance of 53.00 feet to the westerly line of 700 West Street (Holden Street), said point also being the point of beginning; thence N00°19'02"E along said westerly line, a distance of 1,413.89 feet to the intersection of the northerly line of 7200 South Street; thence along said northerly line the following (7) calls: 1)thence S89°49'28"E, a distance of 569.40 feet to a point of a curve to the right having a radius of 23,028.31 feet and a central angle of 00°25'14"; 2) thence easterly along the arc a distance of 169.07 feet, (chord bears S89°36'51"E, a distance of 169.07 feet); 3) thence S79°52'36"E, a distance of 60.89 feet; 4) thence S00°18'32"W, a distance of 14.00 feet; 5) thence S87°53'32"E, a distance of 549.93 feet; 6) thence N06°55'15"E, a distance of 20.57 feet to the point of a non-tangent curve to the right, of which the radius point lies S02°07'12"W, a radial distance of 23,018.31 feet; 7) thence easterly along the arc, through a central angle of 00°15'12", a distance of 101.79 feet, (chord bears S87°45'12"E, a distance of 101.79 feet) to the westerly line of I-15; thence along said westerly line the following (7) calls: 1) thence S10°37'29"W, a distance of 6.83 feet; 2) thence S12°11'40"W, a distance of 191.41 feet; 3) thence S10°38'11"W, a distance of 1,768.44 feet to a point of a curve to the left having a radius of 4,309.99 feet and a central angle of 18°43'12"; 4) thence southerly along the arc a distance of 1,408.18 feet, (chord bears S01°16'35"W, a distance of



1,401.93 feet); 5) thence S08°05'01"E, a distance of 316.45 feet; 6) thence S08°39'29"E, a distance of 164.63 feet; 7) thence S07°06'58"E, a distance of 24.35 feet to the intersection of the southerly line of Center Street; thence along said southerly line the following (6) calls: 1) thence N88°30'33"W, a distance of 559.73 feet; 2) thence S84°43'00"W, a distance of 526.65 feet; 3) thence S85°04'00"W, a distance of 533.05 feet to a point of a curve to the right having a radius of 11,508.66 feet and a central angle of 01°18'00"; 4) thence westerly along the arc a distance of 261.12 feet, (chord bears S85°43'00"W, a distance of 261.12 feet); 5) thence S86°22'00"W, a distance of 37.50 feet to a point of a curve to the left having a radius of 11,409.70 feet and a central angle of 00°02'05"; 6) thence westerly along the arc a distance of 6.92 feet, (chord bears S86°20'57"W, a distance of 6.92 feet) to the intersection of the westerly line of Holden Street (700 West Street); thence along said westerly line the following (8) calls: 1) thence N00°22'02"E, a distance of 263.06 feet to a point of a curve to the right having a radius of 573.87 feet and a central angle of 34°46'59"; 2) thence northerly along the arc a distance of 348.39 feet, (chord bears N17°45'32"E, a distance of 343.06 feet); 3) thence N35°09'02"E, a distance of 82.37 feet to a point of a curve to the left having a radius of 467.87 feet and a central angle of 30°00'01"; 4) thence northerly along the arc a distance of 244.98 feet, (chord bears N20°09'01"E, a distance of 242.19 feet); 5) thence N05°09'02"E, a distance of 493.94 feet to a point of a curve to the right having a radius of 573.87 feet and a central angle of 31°29'59"; 6) thence northerly along the arc a distance of 315.50 feet, (chord bears N20°54'01"E, a distance of 311.54 feet); 7) thence N36°39'02"E, a distance of 298.47 feet to a point of a curve to the left having a radius of 1,092.92 feet and a central angle of 36°20'00"; 8) thence northerly along the arc a distance of 693.06 feet, (chord bears N18°29'02"E, a distance of 681.51 feet) to the POINT OF BEGINNING.

Contains: 5,598,471 square feet or 128.523 acres, more or less.

3. Summary of Existing Land Use, Principal Streets, Population Densities & Building Intensities

Existing Land Use Map

A map of existing zoning in the Project Area is included as **Exhibit C** and is incorporated herein (the "**Zoning Map**"). A map indicating the layout of principal streets serving the area is included as **Exhibit D**.



The zoning of the land included in the Project Area ~~is zoned as follows~~ was amended in 2019. The area is now governed by the Main Street Form Based Code (MS-FBC) as well as the Single Family Residential Zone (SF-2) and Clean Industrial zones. There are two different form districts within the MS-FBC:

Main Street – Parcels adjacent to Main Street between 7th Avenue and Center Street; and
Town Center Core – All other parcels within the Main Street CDA.

~~CI – Clean Industrial in the north portion of the Project Area~~

~~SF-2 – Single Family in the east central portion of the Project Area~~

~~RC – Regional Commercial in the west central and southeast portions of the Project Area~~

~~HC – Historical Commercial in the southwest portion of the Project Area~~

~~RM-25 – Residential Multifamily 25 in a very small area near the southeast corner of the Project Area~~

~~RM-12 – Residential Multifamily 12 in a very small area on the east side of the Project Area~~

General Description of surrounding property

The area to the immediate west of the Project Area consists of multi-family residential, an office business park with some retail, commercial, and light industrial uses. The area to the north of the Project Area is a combination of commercial (including several retail businesses) and light industrial. Interstate 15 forms the east boundary of the Project Area. To the south of the Project Area is a mix of residential (primarily single-family) and commercial areas.

Population Density in the Project Area

The Agency estimates that approximately 400 residents live within the Project Area.

Building Density in the Project Area

The Project Area is almost entirely developed, although a few vacant parcels exist that may be suitable for some sort of development. Some parcels in the Project Area, though developed, are likely underutilized and/or blighted and could be candidates for demolition and then new redevelopment.

Impact of Community Development on Land Use, Population, and Building Density

To maintain the historic look and feel of Main Street, the Midvale City Council adopted a new ordinance for the historic Main Street District Along Main Street and Center Street. This area is now governed by the MS-FBC. The MS-FBC establishes Agency does not expect that zoning changes will be required in the Project Area, but as development standards that will ensure that new growth occurs within the Project Area rezoning of certain portions may be advisable. will hit the targeted density desired by the City and Agency.



4. Standards That Will Guide Community Development

Development in the Project Area will be subject to appropriate elements of the Midvale City Building Permit process, Midvale City Conditional Use Permits (if applicable), and all applicable Midvale City Ordinances. Development/expansion proposals shall be accompanied by site plans, development data, and other appropriate material clearly describing the extent of development/expansion proposed, and any other data that is required by Midvale City's Building and Zoning Department.

The Midvale City Planning Commission shall not issue a conditional use permit unless the Community Development Department, in the case of an administrative conditional use, or the Planning Commission, for all other conditional uses, concludes that the application complies with the standards of review specific to the zone in which the use is proposed.

5. Description of How Purposes of the Act Will be Attained

Title 17C of the Utah Code contains the following definition of Community Development: "Community development" means development activities within a community, including the encouragement, promotion, or provision of development. (U.C.A § 17C-1-102(16)).

The creation of the Main Street Community Development Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

Provision of development that enhances economic and quality of life basis.

The Project and Project Area will provide numerous economic and community benefits including the generation of jobs, revitalization of an important business-arts and culture district in the City, and improvements to the overall neighborhood around Main Street and within the western portion of the City.

Stimulation of associated business and economic activity by the development.

The Agency expects that this Project will meaningfully enhance Midvale City's property tax base. Through this Project, the Agency hopes to revitalize the business-arts and culture district along Main Street, increase utilization of property within the Project Area zoned for industrial and commercial uses, and increase the quality and affordability of housing within the City.

The direct and indirect impact provided by redeveloping this area of Midvale City will be significant. Midvale City ~~also~~ has a higher-than-average poverty rate of 17.2 percent compared to the State of Utah's 12.7 percent.

The Project will achieve the following:

1. Enhance employment and income opportunities for community residents by offering employment opportunities within the City;



2. Increase the diversity of the tax base and increase the resources available for performing governmental services;
3. Encourage and support the use of Midvale City's Main Street ~~business-arts and culture~~ district;
4. Support and encourage appropriate public and private development efforts in the community; ~~and-~~
5. Stabilize and improve the residential neighborhood within the project area.

6. Conformance of the CDA to the Community's General Plan

The Main Street CDA is consistent with the Midvale City General Plan, adopted in ~~2003-2016~~, and ~~the Small Aarea included as a target area within the General Plan, update currently underway adopted in 2018.~~

The Midvale City vision is:

~~Midvale is a diverse community of vibrant, distinct neighborhoods located in the center of the Salt Lake Valley and connected to maintain a the region by a network of transportation systems. Our residents, innovative businesses and forward-thinking leaders work together to ensure a high quality of lifestyle for all. present and future residents of Midvale City, grounded upon economic vitality, while managing natural resources and preserving scenic beauty, traditional values and stability. The Agency hopes to encourage developers and other stakeholders to invest in this Project preserving the Main Street District, and creating economic development opportunities while utilizing the City's renewable resources.~~

The Agency hopes to encourage developers and other stakeholders to invest in this Project preserving the Main Street District, and create economic development opportunities while utilizing the City's renewable resources.

The following are General City Goals found in the General Plan that relate to the development of the Main Street CDA:

- ~~Create a To establish streets and thoroughfares throughout Midvale City that sustain a positive image for of the community Midvale.~~
- ~~Expand the number and type of businesses in the City;-~~
- ~~Help existing businesses succeed and expand;~~
- ~~Be known as a place where people matter, and people come first;~~
- ~~Expand housing opportunities and allow for more choices in place and type of residence;~~
- ~~To protect and sustain existing quality of life in CineCreate, Maintain and strengthen stable residential neighborhoods; and-~~
- ~~Increase the amount of tourism in Midvale~~



Business and Economic Activity Diversification.

Midvale City seeks to encourage a balanced mix of economic activity, including but not limited to: ~~light manufacturing;~~ commercial; retail; cultural; entertainment; service industry; and government services uses which result in a diversified, stable, and environmentally sound local economic base. This Project will support those goals.

Zoning Ordinances.

The Project Area is currently zoned as a mixtures of MS-FBC – Main Street Form-Based Code, CI – Clean Industrial, and SF-2 – Single Family ~~residential~~Residential zones., ~~RC – Regional Commercial~~, ~~HC – Historical Commercial~~, ~~RM-25 – Residential Multifamily 25~~, and ~~RM-12 – Residential Multifamily 12~~. The Agency expects that most or all new development within the Project Area will be permitted under existing zoning.

Building Code. The Project enhancements will be constructed in accordance with all applicable Midvale City building codes.

7. Specific Project Outline and Its Potential for Job Creation

The formation of the Project Area will allow the Agency to conduct economic development activities within the Project Area—including the offering of various incentives to encourage development within the Project Area. The Agency also expects to use tax increment funds to make necessary infrastructure improvements within the Project Area that further attract new development. ~~At this time, the Agency has not identified specific projects; the Agency intends to analyze the potential for development within the Project Area and take such actions as may be necessary to allow that development to occur. The Agency anticipates a focus on retail and commercial activity within the Project Area that will bring additional jobs to the City and preserve the Main Street district. In particular, the Agency hopes to encourage new development on vacant parcels within the Project Area; the Agency further expects that some existing structures may be demolished, parcels combined or subdivided, and other actions taken to encourage new development. The Agency has identified specific projects which are also detailed in the Project Area Budget, adopted in 2020. Specific projects include the following:~~

1. **Develop tax increment reimbursement agreements (TIRAs):** The Agency will develop and enter into TIRAs with various developers. The Agency will pledge the reimbursement of certain property tax increment paid and select developers will meet specific benchmarks to qualify for the reimbursement payments. The Agency will use TIRAs to guide the development of Main Street to achieve the goals and vision for the Area.
2. **Create the Midvale Art House:** The Art House is an ~~City-owned~~Agency owned center that will rent studio space to artists who will utilize the location to create,



display, and sell their art. It will exist to provide a benefit to the community as it will enable the community to interact, participate, and view art. In addition, the space will also provide an ideal location for local artists and organizations to host events and workshops that will encourage education and community collaboration. This engagement with the creative process will promote a connection to the arts in the City that will serve to be an attraction point to the area and to the art itself bringing with it increased activity along Main Street.

- 3. Implement a revolving loan program:** The role of the Main Street Area Revolving Loan Program is to attract, support, and promote the growth and improvement of businesses within the Main Street Area. The Program's goal is to stimulate business development and expansion and enhance the area's economic vitality by making low interest loans available to businesses already operating within Midvale's Main Street Area or that are relocating to or starting a new business within the Main Street Area. Loans may be made for a variety of business- and real estate-related expenses. All loans must meet a minimum cumulative score in the four key public benefit criteria of Economic Development, Public Amenity, Beautification, and Street Activation. Additional incentives are available for also addressing criteria including, but not limited to, Adaptive Reuse, Historic Preservation, Educational or Arts-Based Business, Sustainability, Permanent Job Creation and Retention, Existing Business in Project Area, and Affordable Housing: AMI Targets.
- 4. Direct an upper floor housing program:** The Main Street Upper-Floor Affordable Housing Initiative is intended to promote and incentivize the development of moderate-income housing along Midvale's historic Main Street, and in the neighborhoods within the Main Street Project Area. The goal of the initiative is to encourage further residential growth in the Main Street area, especially in current commercial or retail properties along the Main Street that have vacant upper-floor space. The initiative seeks to provide an incentive to develop upper floors for residential purposes on current single-story properties, as well as providing an incentive to develop currently vacant lots with a goal of increasing the number of residential units and density along the Main Street.
- 5. Supporting parking solutions:** Midvale City Main Street CDA anticipates implementing a consolidated public parking strategy that will facilitate the growth expected of the area and the need for additional parking. With increased density and infill development comes increased parking demands. However, due to the current size of lots and lack of street parking, many potential developers are at a loss when it comes to producing a viable solution to meet the parking needs of their development. The intent of this strategy is to create public/private partnerships to implement a phased approach to the development of common parking areas that will grow in correspondence with the current level of development. These parking lots will be positioned in key locations on the east and west of Main Street and will serve businesses and Main Street area developments



with access from Holden and Center Street. When needed, public parking can be used to divert vehicular traffic away from Main Street and on to side roads, leaving Main Street free for the easy flow of pedestrian traffic or to be closed for special events.

8. Selection of Participant(s)

The Agency owns several small parcels within the Project Area. The Agency desires the owners of real property in the Main Street Community Development Project Area to partner with various developers to develop property. The Agency believes that it will be able to attract developers to the Project Area and that such developers will bring ideas and funds for new development within the Project Area. The Agency anticipates that property owners within the Project Area will take advantage of the opportunity to develop property as outlined in this Plan, the Small Area Plan, and the MS-FBC. The Agency expects to offer incentives, as may be appropriate and as allowed by Utah law, to encourage development within the Project Area.

9. Reasons for Selection of Project Area

The Project Area was selected by the Agency due to the immediate opportunity to strengthen the City's economic base through revitalization of the Main Street area. Additionally, the Project Area was selected based on the following factors:

1. A high number of vacant or underutilized parcels within the Project Area;
2. The recognition that the Project Area needs assistance to attract the investment of private capital;
3. The ability to enable the Project Area to be competitive for retail, commercial, and light industrial businesses; and
4. The opportunity to initiate a public/private partnership to improve this area of the City

10. Description of Physical, Social/Economic Conditions Existing in the Project Area

The Project Area is currently a mixture of several different zones. A significant portion of the Project Area is made up of relatively low-value single-family housing, with most homes valued at less than \$150,000. Many of the homes are not well-maintained and many are rental properties. A few of the higher quality homes in the Project Area are likely valued at or near \$200,000. ~~The Historical Commercial zone in the Project Area retains a handful of~~ The Main Street corridor contains several long-time businesses as well as a mixture of newer local businesses; nonetheless, the area has a significant number of vacant storefronts and properties. ~~Significant businesses within the Historical Commercial area~~ Project Area include auto repair businesses, a credit union, and several restaurants. ~~The Holden Street corridor Regional Commercial area~~ has some vacant parcels, a mobile home park, ~~and also the City's recently constructed~~ main municipal building, ~~and county~~ the County senior center.



More generally, Midvale City has a higher-than-average poverty rate and a median household income nearly 20 percent below the Utah median income. CDAs encourage development in areas that are underutilized, blighted, or under economic stress, and the Project will have a positive impact on the physical environment, as well as the socioeconomic characteristics of the surrounding area. The Main Street CDA will increase capital investment in the area, encourage other development, stabilize housing and offer quality employment for County residents.

11. Tax Incentives Offered to Private Entities for Development within the Project Area

The Agency intends to use a portion of the tax increment generated by development within the Project Area to offer incentives to motivate developers to undertake projects within the Project Area. The primary purpose of incentives offered by the Agency to the eventual participants is to make the Project Area more attractive as a site for development and to offset the costs of infrastructure and other improvements that may need to be made within the Project Area. The Agency will negotiate and enter into one or more voluntary interlocal agreements with taxing entities, including Midvale City, Salt Lake County, the Canyons School District, and the various local districts that levy property tax on the Project Area to secure receipt of a portion of the property tax increment generated in the Project Area that would otherwise be paid to the taxing entities.

The Agency predicts that tax increment will be generated from the Project ~~but does not currently have a precise estimate of what amount of increment will be generated. The Agency expects to form more precise estimates of tax increment likely to be generated by future development once the Project Area is created plans for such development are formalized.~~ Detailed forecasts and calculations are available in

~~The current total assessed value of the property within the Project Area Budget is estimated to be approximately \$43.2 million and will increase with enhancements to the Project Area.~~ The base year for tax increment calculations and the schedule of increment payments to the Agency will be set in the interlocal agreements negotiated with the various taxing entities.

The Agency intends to negotiate voluntary agreements with the taxing entities to provide property tax increment to be paid to the Agency for community development purposes within the Project Area. The source of funds for payments to a participant will be tax increment revenues generated through investment in real and personal property in the Project Area.

All incentives and payments to a Participant will be performance-based and will be offered only according to the terms of a ~~TIRA Participation Agreement~~ that adequately protects the Agency and the taxing entities by ensuring performance by a participant. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax



revenues for the period of time the Agency and the taxing entities may deem appropriate under the circumstances.

12. Analysis of Anticipated Public Benefits from the Community Development

The Project will benefit the tax base of the community and will encourage other economic development in the community.

Beneficial Influences upon the Tax Base of the Community

The beneficial influence on the tax base will happen through an increase of the property tax base of the Project Area. As development occurs within the Project Area, the value of real and personal property within the Project Area will increase and property tax revenue will correspondingly increase. Increased economic activity within the Project Area will also increase the amount of sales tax revenues Midvale City and Salt Lake County collect.

In order to calculate the net new taxes generated by development within the CDA, or tax increment, the existing tax base within the Project Area has to be taken into account. According to the Salt Lake County Assessor's Office, the current total assessed value of real property within the Project Area as of 2015 is estimated to be \$43.2 million.

Associated Business and Economic Activity Likely to be Stimulated

The development, construction, and operation of the various development projects the Agency expects to occur will provide jobs in the area and directly and indirectly promote economic activity. The additional jobs will bring revenue to the area and will benefit local business including hotels, restaurants, suppliers and vendors servicing the proposed Project. Additionally, the successful development will likely spill over into surrounding areas, providing further benefit to the community and the area.

13. Exhibits

Exhibit A	Project Area Map
Exhibit B	Parcel List
Exhibit C	Zoning Map
Exhibit D	Principal Streets



Exhibit A
Project Area Map

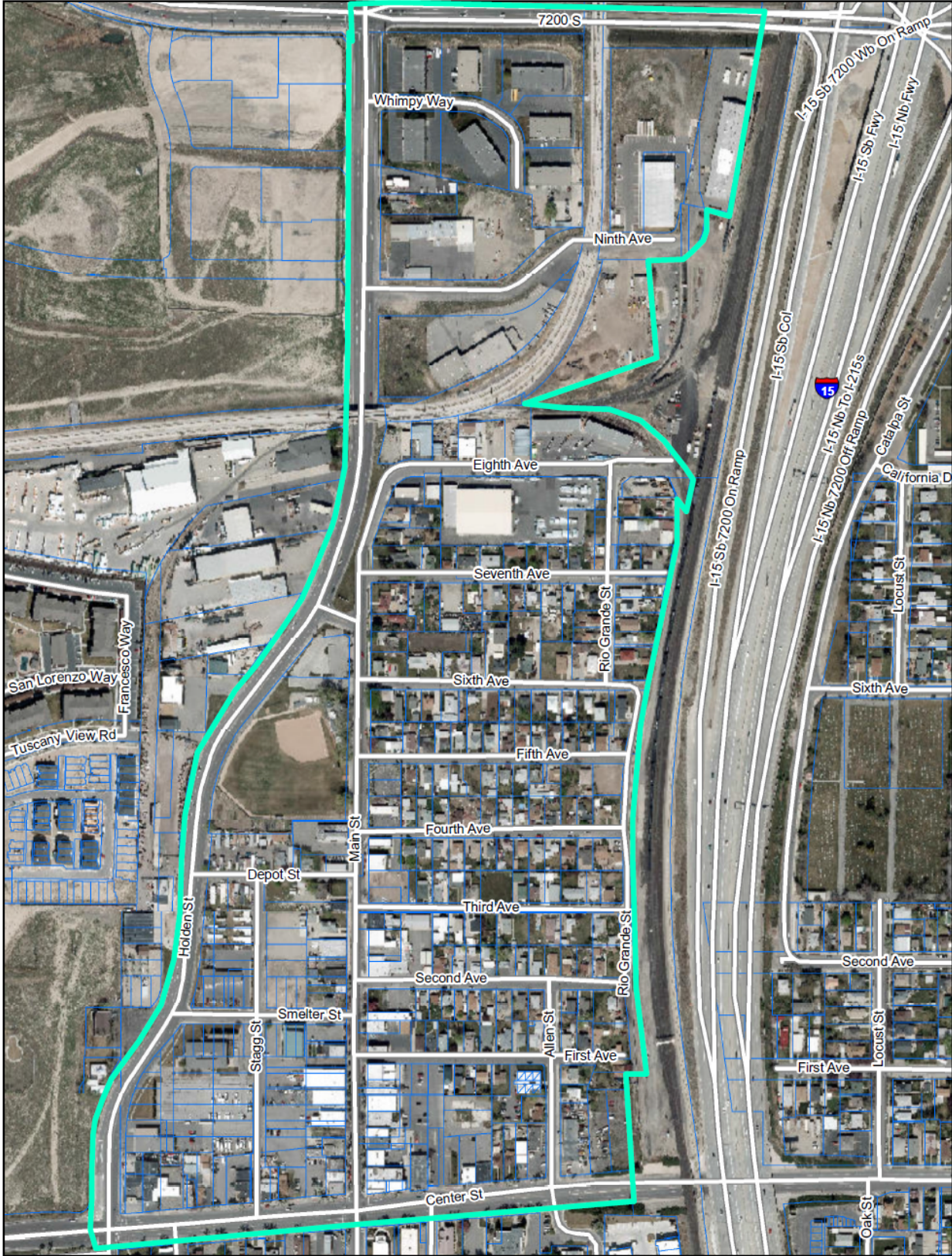


Exhibit B
Parcel List

2015 Taxable Value	Parcel	Street	Street Name	Owner	Owner Address	Owner City	Owner
\$401,300.00	2125151001	7229-7241 S	700 W	BOGGESS WAREHOUSE PROPERTIES LLC	44 RED PINE DR	ALPINE UT	84004
\$406,000.00	2125152001	7259-7273 S	700 W	CASCADE PARK, LLC	17 E WINCHESTER ST #	MURRAY UT	84107-
\$278,200.00	2125152003	7277 S	700 W	KUHN, ROBERT L & KATHY J; JT	11266 S WOODFIELD RD	SOUTH JORDAN	84095-
\$96,085.00	2125152004	7267 S	MAIN ST	JACKSON, DAN M & JILL M; JT	1812 E MICHAEL WY	SANDY UT	84093-
\$808,000.00	2125152005	7285 S	700 W	FIVE R PROPERTIES CARE OF HELM,	7531 S PARKWAY DR	MIDVALE UT	84047-
\$1,078,100.00	2125153002	621 W	NINTH AVE	NORTON PROPERT MANAGEMENT, LLC	PO BOX 117	DRAPER UT	84020-
EXEMPT	2125153003	7365 S	MAIN ST	UTAH TRANSIT AUTHORITY	PO BOX 30810	SALT LAKE CITY	84130-
\$3,929,900.00	2125154001	646 W	NINTH AVE	DS PARTNERSHIP LLC	1661 W 3RD AVE	DENVER CO	80223
\$195,300.00	2125154002	646 W	NINTH AVE	DS PARTNERSHIP LLC	1661 W 3RD AVE	DENVER CO	80223
\$824,900.00	2125154003	529 W	NINTH AVE	SHELTER THE HOMELESS MIDVALE, LLC	529 W NINTH AVE	MIDVALE UT	84047-
EXEMPT	2125154004	646 W	NINTH AVE	UTAH TRANSIT AUTHORITY	PO BOX 30810	SALT LAKE CITY	84130-
\$344,500.00	2125155002	591 W	NINTH AVE	JOSEPH, GERTRUDE; TR (GJLT)	591 W NINTH AVE	MIDVALE UT	84047-
\$143,800.00	2125156001	686 W	EIGHTH AVE	FFP1, LLC	13702 S 4170 W	RIVERTON UT	84065-
\$201,700.00	2125156002	676 W	EIGHTH AVE	SCHOOLEY PROPERTY MANAGEMENT,	2335 W JONESTEAD WY	WEST JORDAN UT	84084-
\$417,800.00	2125156004	606 W	EIGHTH AVE	SORENSEN, JERRY E; TR ET AL	93 LAKEVIEW	STANSBURY PARK	84074
\$96,000.00	2125156005	664 W	EIGHTH AVE	GRIMES, JASON	664 W EIGHTH AVE	MIDVALE UT	84047
\$377,100.00	2125156009	646 W	EIGHTH AVE	MIKEL PROPERTIES, LP	PO BOX 9968	SALT LAKE CITY	84109-
\$125,600.00	2125156010	636 W	EIGHTH AVE	AD-FI, LTD	5911 S FASHION BLVD #	MURRAY UT	84107-
\$186,500.00	2125301001	7397 S	MAIN ST	LINDSAY, M CRAIG	PO BOX 8576	MIDVALE UT	84047-
\$108,100.00	2125301002	669 W	EIGHTH AVE	DICKERSON, BRETT	PO BOX 95462	SOUTH JORDAN	84095-
\$64,625.00	2125301009	7413 S	MAIN ST	ABREGO, MARTIN	7413 S MAIN ST	MIDVALE UT	84047-
\$69,740.00	2125301012	646 W	SEVENTH AVE	SCADLOCK, RYAN E	646 W SEVENTH AVE	MIDVALE UT	84047
\$66,935.00	2125301013	628 W	SEVENTH AVE	HAMPTON,, ROGER W & FLOR E; JT	628 W SEVENTH AVE	MIDVALE UT	84047
\$63,800.00	2125301014	618 W	SEVENTH AVE	COLWELL, MELISSA	618 W SEVENTH AVE	MIDVALE UT	84047
\$73,205.00	2125301015	610 W	SEVENTH AVE	MARTINEZ, ANDRES N. & MARY G.	610 W SEVENTH AVE	MIDVALE UT	84047
EXEMPT	2125301016	604 W	SEVENTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$62,920.00	2125301017	7407 S	MAIN ST	KIRBY, BRIAN & GABRIELLA Z; JT	7407 S MAIN ST	MIDVALE UT	84047-
\$500.00	2125301018	7409 S	MAIN ST	KIRBY, BRIAN	7407 S MAIN ST	MIDVALE UT	84047-
\$71,830.00	2125301019	7409 S	MAIN ST	TUCKER, NICOLE & ETHAN; JT	7409 S MAIN ST	MIDVALE UT	84047-
\$85,140.00	2125301020	7427 S	MAIN ST	CLARK, RICHARD B & MICHAEL B; JT	7427 S MAIN ST	MIDVALE UT	84047-
\$69,905.00	2125301022	682 W	SEVENTH AVE	HAYCOCK, GERALD B & SYLVIA M N ET AL	818 E HIBISCUS AVE	SANDY UT	84094-
\$56,375.00	2125301023	672 W	SEVENTH AVE	GERBER, JUSTIN M	4420 W 3600 S	HURRICANE UT	84737-
\$1,644,800.00	2125301028	657 W	EIGHTH AVE	SORENSEN, JERRY E; TR ET AL	93 LAKEVIEW	STANSBURY PARK	84074
\$84,575.00	2125301029	652 W	SEVENTH AVE	ALLEN, DANIEL PAUL WAYNE	652 W SEVENTH AVE	MIDVALE UT	84047
\$78,375.00	2125301030	642 W	SEVENTH AVE	SMITH, ERIC J & MICHELLE M; JT	642 W SEVENTH AVE	MIDVALE UT	84047
EXEMPT	2125302001	561 W	EIGHTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$68,915.00	2125302005	592 W	SEVENTH AVE	GREEN, LISA G	592 W SEVENTH AVE	MIDVALE UT	84047
\$53,700.00	2125302006	576 W	SEVENTH AVE	WRIGHT, DAVID T & SUSAN G; JT	576 W SEVENTH AVE	MIDVALE UT	84047
\$81,800.00	2125302010	575 W	EIGHTH AVE	RS MIDVALE LLC	7596 S FIELDSTONE LN	COTTONWOOD	84121
\$94,000.00	2125302012	7403 S	RIO GRANDE ST	VELASQUEZ, ANTONIA	7403 S RIO GRANDE ST	MIDVALE UT	84047-
\$299,100.00	2125302013	7417 S	RIO GRANDE ST	CHICK & JACK REPAIRS & DISTRIBUTING	7417 S RIO GRANDE ST	MIDVALE UT	84047-
\$78,595.00	2125303001	7447 S	MAIN ST	CURTIS, C THERRAL & ERMA P; TC	7447 S MAIN ST	MIDVALE UT	84047-
\$67,595.00	2125303002	7453 S	MAIN ST	TRUJILLO, BENJAMIN J & MARYANN; JT	14570 S 3400 W	BLUFFDALE UT	84065-
\$68,695.00	2125303003	7463 S	MAIN ST	7463 JWRE, LLC	10852 S INDIGO SKY WY	SOUTH JORDAN	84095-
\$79,090.00	2125303004	7487 S	MAIN ST	GONZALES, PATRICIO A & VERONICA B; JT	7487 S MAIN ST	MIDVALE UT	84047-
\$58,410.00	2125303005	687 W	SEVENTH AVE	LARSON, CAROLYN G; TR (CLT)	1556 E 8685 S	SANDY UT	84093-
\$63,525.00	2125303006	677 W	SEVENTH AVE	ZAVALA, REGINO Z; ET AL	677 W SEVENTH AVE	MIDVALE UT	84047
\$109,700.00	2125303007	671 W	SEVENTH AVE	HOLFELTZ, CLARK D	374 E MEADOW RD	MURRAY UT	84107
\$72,875.00	2125303008	657 W	SEVENTH AVE	FLORES, BRENDA Y & MAGALLANES,	657 W SEVENTH AVE	MIDVALE UT	84047
\$70,400.00	2125303009	649 W	SEVENTH AVE	SALDIVAR, MARCEL	649 W SEVENTH AVE	MIDVALE UT	84047
\$64,185.00	2125303010	641 W	SEVENTH AVE	MCCOY, MICHAEL J & ESTHER S (TC)	641 W SEVENTH AVE	MIDVALE UT	84047
\$61,325.00	2125303011	635 W	SEVENTH AVE	HAUN, ROSE & HUNTSMAN, GARY D; JT	635 W SEVENTH AVE	MIDVALE UT	84047
\$66,330.00	2125303012	623 W	SEVENTH AVE	ARTERO, ELEYDA	623 W SEVENTH AVE	MIDVALE UT	84047
\$63,855.00	2125303013	613 W	SEVENTH AVE	ARTERO, JOSE	613 W SEVENTH AVE	MIDVALE UT	84047
\$75,460.00	2125303014	678 W	SIXTH AVE	GONZALES, GENE P & MONTOYA, ANNA	678 W SIXTH AVE	MIDVALE UT	84047-
EXEMPT	2125303015	662 W #	SIXTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$72,600.00	2125303016	664 W	SIXTH AVE	MARONEY, TIMOTHY	664 W SIXTH AVE	MIDVALE UT	84047-
\$73,975.00	2125303017	658 W	SIXTH AVE	H REX LARSON & CORLEEN; JT	3571 W CRAB APPLE CIR	TAYLORSVILLE UT	84129-
EXEMPT	2125303018	646 W	SIXTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$88,715.00	2125303019	650 W	SIXTH AVE	BLOOM, ROLAND J & RAYLENE A; TRS	691 E COUNTRY BREEZE	DRAPER UT	84020-
\$101,640.00	2125303020	640 W	SIXTH AVE	TAKACH, GEORGE A JR	640 W SIXTH AVE	MIDVALE UT	84047-
\$87,450.00	2125303021	618 W	SIXTH AVE	OLSON, JOYCE & MARILYN; JT	3160 TULAROSA LN	LAS VEGAS NV	89122
\$81,565.00	2125303022	7452 S	RIO GRANDE ST	MICKELSEN, ADRIENNE	7452 S RIO GRANDE ST	MIDVALE UT	84047-
\$60,225.00	2125303023	7464 S	RIO GRANDE ST	WATTS, DAVID W & ROBERTA A (JT)	3710 W ALABAMA AVE	WEST JORDAN UT	84084
\$61,930.00	2125303024	7474 S	RIO GRANDE ST	ELLIS, MAX L	7474 S RIO GRANDE ST	MIDVALE UT	84047-
\$119,955.00	2125303025	606-612 W	SIXTH AVE	DELACRUZ, ADA	4813 S RIVER MEADOW	TAYLORSVILLE UT	84123-
\$54,560.00	2125304001	7449 S	RIO GRANDE ST	WEST, KENNETH	7459 S RIO GRANDE ST	MIDVALE UT	84047-

\$63,195.00	212 5304002	7459 S	RIO GRANDE ST	WEST, KENNETH J	7459 S RIO GRANDE ST	MIDVALE UT	84047-
\$72,295.00	212 5304003	7469 S	RIO GRANDE ST	ROSE, DAVID E	7469 S RIO GRANDE ST	MIDVALE UT	84047-
\$63,470.00	212 5304006	7493 S	RIO GRANDE ST	LEONARDI, TIM L; ET AL	7493 S RIO GRANDE ST	MIDVALE UT	84047-
\$52,855.00	212 5304007	7483 S	RIO GRANDE ST	MONTOYA, ELISA I	5710 S UTAHNA DR	MURRAY UT	84107-
\$96,415.00	212 5306001	7511 S	MAIN ST	ODLE, JEREMY	7511 S MAIN ST	MIDVALE UT	84047-
\$69,245.00	212 5306002	683 W	SIXTH AVE	KOGIANES, TED J	1958 W MT VISTA DR	TAYLORSVILLE UT	84129-
\$77,660.00	212 5306003	675 W	SIXTH AVE	RONQUILLO, FRED E	675 W SIXTH AVE	MIDVALE UT	84047-
\$67,870.00	212 5306004	669 W	SIXTH AVE	BYWATER, GARY P & CLAIRE L &	669 W SIXTH AVE	MIDVALE UT	84047-
\$65,285.00	212 5306006	663 W	SIXTH AVE	NERIA, DAVID J	663 W SIXTH AVE	MIDVALE UT	84047-
\$58,080.00	212 5306007	647 W	SIXTH AVE	HIRSCHI, ALLAN	647 W SIXTH AVE	MIDVALE UT	84047-
\$65,725.00	212 5306008	641 W	SIXTH AVE	LEMELLE, MATTHEW R & KORI; TRS (LFT)	2142 E CASTLE HILL AVE	COTTONWOOD	84121-
\$61,600.00	212 5306009	633 W	SIXTH AVE	FREI, BEN W & AURELIA A	730 E 150 S	PROVO UT	84606
\$61,270.00	212 5306010	621 W	SIXTH AVE	MORRIS, ROY F & MARILYN O; TR	3835 W 8350 S	WEST JORDAN UT	84088-
\$55,825.00	212 5306011	615 W	SIXTH AVE	MCCLUSKEY, TIMOTHY W & CANDACE A;	615 W SIXTH AVE	MIDVALE UT	84047-
\$64,295.00	212 5306012	609 W	SIXTH AVE	MCHENRY, MILO R	609 W SIXTH AVE	MIDVALE UT	84047-
\$100,265.00	212 5306014	7518 S	RIO GRANDE ST	DAS, SUNIT M & MICHELLE M; TC	7518 S RIO GRANDE ST	MIDVALE UT	84047-
\$66,495.00	212 5306015	7527 S	MAIN ST	PEREZ, JORGE O	7527 S MAIN ST	MIDVALE UT	84047-
\$65,175.00	212 5306016	7535 S	MAIN ST	DUNN, JACK A	7535 S MAIN ST	MIDVALE UT	84047-
\$85,030.00	212 5306017	682 W	FIFTH AVE	SANCHEZ, ENRIQUE G & MARIA T; JT	6182 S 4000 W	TAYLORSVILLE UT	84129-
\$59,620.00	212 5306018	676 W	FIFTH AVE	MARTINEZ, ANNA LISA & THOMAS; JT	676 W FIFTH AVE	MIDVALE UT	84047
\$57,860.00	212 5306019	668 W	FIFTH AVE	MARKINVEST ENTERPRISES, LLC	308 EASTVIEW DR	ALPINE UT	84004
\$54,505.00	212 5306021	654 W	FIFTH AVE	DUGGAR, ANDREW & PATRICIA; JT	654 W FIFTH AVE	MIDVALE UT	84047
\$60,555.00	212 5306022	650 W	FIFTH AVE	BILLINGS, JERRILYN	650 W FIFTH AVE	MIDVALE UT	84047
\$54,285.00	212 5306023	644 W	FIFTH AVE	LUCERO, GLORIA & LAYNE; JT	644 W FIFTH AVE	MIDVALE UT	84047
\$71,005.00	212 5306024	638 W	FIFTH AVE	HOMSOMBATH, BRYAN P	638 W FIFTH AVE	MIDVALE UT	84047
\$82,500.00	212 5306025	632 W	FIFTH AVE	DRUCE, JOHN L	632 W FIFTH AVE	MIDVALE UT	84047
\$78,485.00	212 5306027	614 W	FIFTH AVE	TEMPLIN, BRIANNA L	614 W FIFTH AVE	MIDVALE UT	84047
\$53,790.00	212 5306028	610 W	FIFTH AVE	BONZA, TONI L & KENNETH E; TC	610 W FIFTH AVE	MIDVALE UT	84047
EXEMPT	212 5306030	574 W	FIFTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$77,550.00	212 5306033	624 W	FIFTH AVE	DAVIS, SUZANNE F	624 W FIFTH AVE	MIDVALE UT	84047
\$78,815.00	212 5306034	660 W	FIFTH AVE	MOWERY, BRENDA L	660 W FIFTH AVE	MIDVALE UT	84047
\$81,895.00	212 5306035	606 W	FIFTH AVE	DURAN, MAX	606 W FIFTH AVE	MIDVALE UT	84047
\$45,210.00	212 5306036	596 W	FIFTH AVE	GRANITE BAIL BONDS	PO BOX 304	AMERICAN FORK	84003
EXEMPT	212 5307001	695 W	FIFTH AVE	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	212 5307002	7555 S	MAIN ST	MIDVALE CITY	695 W CENTER ST	MIDVALE UT	84047-
\$64,735.00	212 5307003	683 W	FIFTH AVE	WEAVER, MICHELLE L	683 W FIFTH AVE	MIDVALE UT	84047
\$73,810.00	212 5307004	677 W	FIFTH AVE	SMITH, DANIELLE L	677 W FIFTH AVE	MIDVALE UT	84047
\$64,680.00	212 5307005	667 W	FIFTH AVE	SANTOS, BECKIE D	667 W FIFTH AVE	MIDVALE UT	84047
\$84,920.00	212 5307007	651 W	FIFTH AVE	ARNOLD, JANE K	651 W FIFTH AVE	MIDVALE UT	84047
\$60,280.00	212 5307008	643 W	FIFTH AVE	LAFORETT, EMILIANA	643 W FIFTH AVE	MIDVALE UT	84047
\$58,740.00	212 5307009	639 W	FIFTH AVE	CHAMBERS, RUTH A E; ET AL C/O CAROL	639 W FIFTH AVE	MIDVALE UT	84047
\$49,830.00	212 5307010	635 W	FIFTH AVE	LUCERO, LAYNE	760 E ENCHANTED DR	MIDVALE UT	84047-
\$53,460.00	212 5307011	623 W	FIFTH AVE	ROMERO, MARTINA	623 W FIFTH AVE	MIDVALE UT	84047
\$51,920.00	212 5307012	627 W F	FIFTH AVE	ROMERO, ROCKY	627 W FIFTH AVE	MIDVALE UT	84047
\$63,415.00	212 5307013	611 W	FIFTH AVE	KNUDSEN, COLBY J	611 W FIFTH AVE	MIDVALE UT	84047
\$158,300.00	212 5307014	7563 S	MAIN ST	RS SALT LAKE LLC	3675 W 2150 S # 3	WEST VALLEY UT	84120-
\$65,065.00	212 5307015	680 W	FOURTH AVE	CASTELAN, JAMES & KIMBERLY; JT	8046 S BRYCE DR	SANDY UT	84070-
\$64,515.00	212 5307016	672 W	FOURTH AVE	HOUSEHOLDER, BOYD J & PATTY A; JT	672 W FOURTH AVE	MIDVALE UT	84047
\$59,345.00	212 5307017	662 W	FOURTH AVE	RESTORE UTAH LLC	1600 S STATE ST	SALT LAKE CITY	84115-
\$76,065.00	212 5307018	656 W	FOURTH AVE	ZAVALA, HECTOR R	656 W FOURTH AVE	MIDVALE UT	84047
\$63,305.00	212 5307019	648 W	FOURTH AVE	SMITH, DAVID C & PARKER, PAMELA K; JT	1277 W SOPHIA CIR	MURRAY UT	84123-
\$76,670.00	212 5307020	642 W	FOURTH AVE	MIEDKE, MARSHA M	642 W FOURTH AVE	MIDVALE UT	84047
\$54,175.00	212 5307021	636 W	FOURTH AVE	MACARTHUR, DAVID D & CARY A; TC	1373 E SKYLINE DR	BOUNTIFUL UT	84010
\$61,545.00	212 5307022	628 W	FOURTH AVE	VILLALPANDO, JESUS	628 W FOURTH AVE	MIDVALE UT	84047
\$66,770.00	212 5307023	620 W	FOURTH AVE	GONZALES, OSCAR	620 W FOURTH AVE	MIDVALE UT	84047
\$70,565.00	212 5307024	616 W	FOURTH AVE	JENSEN, JAN D	PO BOX 526434	SALT LAKE CITY	84152-
\$56,265.00	212 5307025	606 W	FOURTH AVE	RODRIGUEZ, LORENZO	606 W FOURTH AVE	MIDVALE UT	84047
\$46,800.00	212 5307027	597 W	FIFTH AVE	REESE, JIMMY T; TR (J&SR TR)	11689 S BROADVIEW WY	SANDY UT	84092-
\$70,840.00	212 5307028	598 W	FOURTH AVE	MENDOZA, JORGE & WILLIAMS,	598 W FOURTH AVE	MIDVALE UT	84047
\$83,215.00	212 5307029	661 W	FIFTH AVE	HOLM, ELIZABETH	661 W FIFTH AVE	MIDVALE UT	84047
\$82,280.00	212 5307030	655 W	FIFTH AVE	VAN DUREN, WESLEY A	655 W FIFTH AVE	MIDVALE UT	84047
\$269,000.00	212 5308001	7573 S	MAIN ST	BECKSTEAD, SPENCER R; TR (SRBRT)	12968 S 5800 W	HERRIMAN UT	84096-
\$552,900.00	212 5308002	7583 S	MAIN ST	JUNA PROPERTIES LLC	2818 E FALCON WY	SANDY UT	84093
\$72,000.00	212 5308003	7589 S	MAIN ST	7603 MAIN LLC	7603 South Main St.	MIDVALE UT	84047-
\$65,600.00	212 5308004	7597 S	MAIN ST	7603 MAIN LLC	7589 S MAIN ST	MIDVALE UT	84047-
\$81,290.00	212 5308005	683 W	FOURTH AVE	GONZALEZ, JAIME M	683 W FOURTH AVE	MIDVALE UT	84047
\$67,595.00	212 5308006	675 W	FOURTH AVE	GREENSPON, PAMELA A	675 W FOURTH AVE	MIDVALE UT	84047
\$55,770.00	212 5308007	665 W	FOURTH AVE	ORTIZ, TERESA	665 W FOURTH AVE	MIDVALE UT	84047

\$62,920.00	212 5308008	657 W	FOURTH AVE	ORTIZ, FELICITA	657 W FOURTH AVE	MIDVALE UT	84047
\$57,585.00	212 5308009	649 W	FOURTH AVE	SILCOX, LINDA & VAUGHN E; JT	649 W FOURTH AVE	MIDVALE UT	84047
\$74,415.00	212 5308010	645 W	FOURTH AVE	FERRIS, DAVID	645 W FOURTH AVE	MIDVALE UT	84047
\$57,145.00	212 5308011	637 W	FOURTH AVE	KAUTZ, NORMAN L	637 W FOURTH AVE	MIDVALE UT	84047
\$61,325.00	212 5308012	633 W	FOURTH AVE	CARRILLO,IGNACIO & JOSEFINA; JT	633 W FOURTH AVE	MIDVALE UT	84047
\$61,820.00	212 5308013	625 W	FOURTH AVE	KELLAR, MICHELLE B	625 W FOURTH AVE	MIDVALE UT	84047
\$64,625.00	212 5308014	619 W	FOURTH AVE	ROMERO, KENNETH R & SHERRY; TRS	5849 S COVE CREEK LN	MURRAY UT	84107-
\$67,210.00	212 5308016	601 W	FOURTH AVE	YOCUM, EDNA	601 W FOURTH AVE	MIDVALE UT	84047
\$14,000.00	212 5308017	682 W	THIRD AVE	FRANCOM, CRAIG D.	670 W THIRD AVE	MIDVALE UT	84047-
\$63,470.00	212 5308018	676 W	THIRD AVE	SALDIVAR, REFUGIO, JR & JUANITA (JT)	676 W THIRD AVE	MIDVALE UT	84047-
\$69,190.00	212 5308019	670 W	THIRD AVE	FRANCOM, CRAIG D	670 W THIRD AVE	MIDVALE UT	84047-
\$73,755.00	212 5308020	662 W	THIRD AVE	PORTER, BRIAN	662 W THIRD AVE	MIDVALE UT	84047-
\$58,850.00	212 5308021	654 W	THIRD AVE	WOOD, REX B	654 W THIRD AVE	MIDVALE UT	84047-
\$62,700.00	212 5308022	646 W	THIRD AVE	HOLFELTZ, CLARK D	374 E MEADOW RD	MURRAY UT	84107
\$78,375.00	212 5308023	638 W	THIRD AVE	DILWORTH, DONALD J & VIRGINIA A; JT	1139 W FOX DEN DR	WEST JORDAN UT	84084-
\$71,555.00	212 5308024	632 W	THIRD AVE	BENAVIDEZ, JOHNNIE J. & EVANGELINE	632 W THIRD AVE	MIDVALE UT	84047-
\$65,835.00	212 5308025	624 W	THIRD AVE	BAIRD, JOHN R	624 W THIRD AVE	MIDVALE UT	84047-
\$58,135.00	212 5308027	596 W	THIRD AVE	NAGEL, RYAN & WARD, SHEILA L; JT	596 W THIRD AVE	MIDVALE UT	84047-
\$71,390.00	212 5308028	610-614 W	THIRD AVE	TOONE, TIMOTHY T & CYNTHIA W; JT	639 W ERDA WAY	ERDA UT	84074
\$52,360.00	212 5308029	602-604 W	THIRD AVE	PGA PROPS, LLC	7865 S TYNEDALE CT	COTTONWOOD	84093-
\$79,750.00	212 5308030	613 W	FOURTH AVE	KEITH, CAROLYN J	613 W FOURTH AVE	MIDVALE UT	84047
\$103,785.00	212 5308031	607 W	FOURTH AVE	WILLIAMS, CAMILLE A	607 W FOURTH AVE	MIDVALE UT	84047
\$250,800.00	212 5351001	7603 S	MAIN ST	7603 MAIN LLC	7589 S MAIN ST	MIDVALE UT	84047-
\$61,500.00	212 5351004	7623 S	MAIN ST	HENDRICKSEN, TODD & WENDY; JT	10700 S 2200 W	SOUTH JORDAN	84095-
\$51,150.00	212 5351005	689 W	THIRD AVE	RAMIREZ, VIOLANDA	689 W THIRD AVE	MIDVALE UT	84047-
\$442,200.00	212 5351006	7633 S	MAIN ST	CHARLES GROUP, LLC	7633 S MAIN ST	MIDVALE UT	84047-
\$62,535.00	212 5351007	669 W	THIRD AVE	TAFOYA, CARLOS D, JR; ET AL	669 W THIRD AVE	MIDVALE UT	84047-
\$64,845.00	212 5351008	659 W	THIRD AVE	ARENAS, JUAN D	659 W THIRD AVE	MIDVALE UT	84047-
\$57,585.00	212 5351009	653 W	FIFTH AVE	BRINTON, JOHN R	653 W THIRD AVE	MIDVALE UT	84047-
\$13,000.00	212 5351010	647 W	THIRD AVE	BRINTON, JOHN R	653 W THIRD AVE	MIDVALE UT	84047-
\$73,535.00	212 5351013	627 W	THIRD AVE	TAFOYA, CARLOS D JR	627 W THIRD AVE	MIDVALE UT	84047-
\$61,105.00	212 5351014	615 W	THIRD AVE	STUBBINGS, ALEX D	615 W THIRD AVE	MIDVALE UT	84047-
\$72,435.00	212 5351015	599 W	THIRD AVE	EGGERTSEN, BRADLEY R	599 W THIRD AVE	MIDVALE UT	84047-
\$60,005.00	212 5351016	670 W	SECOND AVE	ORTEGA, LUPE & ORTEGA, ELVA; JT	670 W SECOND AVE	MIDVALE UT	84047-
\$65,560.00	212 5351017	664 W	SECOND AVE	SOPER, JUSTIN W	664 W SECOND AVE	MIDVALE UT	84047-
\$77,055.00	212 5351018	656 W	SECOND AVE	WOO, GILBERT	4372 S BOUCK CIR	WEST VALLEY UT	84120
\$68,420.00	212 5351019	648 W	SECOND AVE	MECHAM, BARBARA	648 W SECOND AVE	MIDVALE UT	84047-
\$81,950.00	212 5351020	640 W	SECOND AVE	RAMIREZ, JUAN P	640 W SECOND AVE	MIDVALE UT	84047-
\$45,650.00	212 5351021	634 W	SECOND AVE	GONZALES, KEITH A	1618 W DUFFYS LN	WEST JORDAN UT	84084-
\$66,330.00	212 5351022	628 W	SECOND AVE	JARAMILLO, MARCIA D	PO BOX 104	MIDVALE UT	84047-
\$69,520.00	212 5351023	620 W	SECOND AVE	PAGE, STEVE R & SHAUNTEL; JT	137 W CLAY PARK DR	MURRAY UT	84107-
\$54,560.00	212 5351024	616 W	SECOND AVE	TRUJILLO, MANUELITA & ADOLPH M ET	616 W SECOND AVE	MIDVALE UT	84047-
\$54,725.00	212 5351025	608 W	SECOND AVE	RYKO ENTERPRISES LLC	4143 S JOHN WY	WEST VALLEY UT	84120-
\$78,540.00	212 5351026	598 W	SECOND AVE	GUTIERREZ, SONIA J	PO BOX 115	MIDVALE UT	84047-
\$75,955.00	212 5351027	641 W	THIRD AVE	EUSTERMAN, CHARLES	641 W THIRD AVE	MIDVALE UT	84047-
\$226,400.00	212 5351028	7607 S	MAIN ST	ARROW DEVELOPMENT, LLC	349 E CHARITY CV	SALT LAKE CITY	84103-
\$540,100.00	212 5352002	7651 S	MAIN ST	DCW, LLC	620 N 1150 E	LEHI UT	84043-
\$176,700.00	212 5352003	7659 S	MAIN ST	7569 HOLDINGS LLC	7659 S MAIN ST	MIDVALE UT	84047-
\$55,770.00	212 5352006	679 W	SECOND AVE	STONE, RITA A	7610 S MICHELLE WY	COTTONWD HGTS	84093-
\$52,965.00	212 5352007	673 W	SECOND AVE	GONZALES, KEITH & JANEL; JT	1618 W DUFFYS LN	WEST JORDAN UT	84084-
\$59,675.00	212 5352008	667 W	SECOND AVE	CARLING, SALLY & VOSS, PAMELA D; JT	667 W SECOND AVE	MIDVALE UT	84047-
\$60,115.00	212 5352009	663 W	SECOND AVE	DUKE, WENDY	663 W SECOND AVE	MIDVALE UT	84047-
\$54,780.00	212 5352010	657 W E	SECOND AVE	VALDEZ, RAYMOND C & MORENO,	657 W SECOND AVE	MIDVALE UT	84047-
\$113,960.00	212 5352011	650-652 W	FIRST AVE	STEWART, JOANN D & BILLIS, PATRICIA A;	4488 W SKYE DR	SOUTH JORDAN	84095-
\$62,150.00	212 5352012	642 W	FIRST AVE	FELIX, RICARDO	642 W FIRST AVE	MIDVALE UT	84047-
\$45,375.00	212 5352013	635 W	SECOND AVE	BAILEY, STEPHEN G & SUZANNE; JT	3105 S 2850 E	SALT LAKE CITY	84109-
\$72,800.00	212 5352014	629 W	SECOND AVE	CHAVEZ, GRANT	2967 S WARR RD	SALT LAKE CITY	84109-
\$85,690.00	212 5352015	686 W	FIRST AVE	BORCEGUIN, GUILLERMO C	686 W FIRST AVE	MIDVALE UT	84047-
\$64,405.00	212 5352016	680 W	FIRST AVE	BALDWIN, TRACIE L	680 W FIRST AVE	MIDVALE UT	84047-
\$61,545.00	212 5352019	658 W	FIRST AVE	JLF INVESTMENTS LC	13219 S WOODRIDGE	DRAPER UT	84020-
\$73,590.00	212 5352020	636 W	FIRST AVE	ROGERS, CHASE & ANNA E; JT	636 W FIRST AVE	MIDVALE UT	84047-
\$1,000.00	212 5352021	622 W	FIRST AVE	PERNRD, LARA	622 W FIRST AVE	MIDVALE UT	84047-
\$83,655.00	212 5352022	622 W	FIRST AVE	PERNRD, LARA	622 W FIRST AVE	MIDVALE UT	84047-
\$326,500.00	212 5352023	7665 S	MAIN ST	ECHOLAND PROPERTIES LLC	4018 W 9200 S	PAYSON UT	84604
EXEMPT	212 5352024	691 W	SECOND AVE	REDEVELOPMENT AGENCY OF MIDVALE	655 W CENTER ST	MIDVALE UT	84047-
\$65,175.00	212 5352025	672 W	FIRST AVE	DURAN, SUSAN M & JOHN G; JT	672 W FIRST AVE	MIDVALE UT	84047-
\$543,575.00	212 5353001	7671 S	MAIN ST	GCII INVESTMENTS LC	242 S 200 E	SALT LAKE CITY	84111-
\$88,900.00	212 5353002	7675 S	MAIN ST	SILVINOS MEXICAN RESTAURANT INC	6182 S 4000 W	TAYLORSVILLE UT	84129-

\$158,100.00	2125353003	7677 S	MAIN ST	SALAZAR, JESSICA R	PO BOX 901461	SANDY UT	84090-
\$289,800.00	2125353004	7679 S	MAIN ST	BOBERG, JOE	7679 S MAIN ST	MIDVALE UT	84047-
\$235,700.00	2125353005	7681 S	MAIN ST	TAYLOR, R GLENN & LAVON L; JT	PO BOX 156	MIDVALE UT	84047-
\$155,500.00	2125353006	7687 S	MAIN ST	FAITH & FITNESS INC	PO BOX 1290	DRAPER UT	84020-
EXEMPT	2125353007	7697 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353008	7697 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$242,500.00	2125353010	7711 S	MAIN ST	MMS THEATRE LLC	2636 E BENGAL BLVD	COTTONWOOD	84121-
EXEMPT	2125353011	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353012	681 W	FIRST AVE	MIDVALE CITY CORPORATION CO	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353013	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$58,795.00	2125353014	673 W	FIRST AVE	ROBLEZ, VERONICA L	673 W FIRST AVE	MIDVALE UT	84047-
\$78,650.00	2125353015	665 W	FIRST AVE	CHRISTENSEN, KIRK L	665 W FIRST AVE	MIDVALE UT	84047-
\$73,645.00	2125353016	653 W	FIRST AVE	BRADFORD, HAROLD D	5656 S BLAKE DR	TAYLORSVILLE UT	84129-
\$73,535.00	2125353017	645 W	FIRST AVE	ROGERSON, WILLIAM G	645 W FIRST AVE	MIDVALE UT	84047-
EXEMPT	2125353019	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353020	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$75,130.00	2125353023	7692 S	ALLEN ST	ALLAN, JOSHUA T	7692 S ALLEN ST	MIDVALE UT	84047-
\$207,200.00	2125353025	684 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C (JT)	1933 E BRANDON PARK	SANDY UT	84092-
\$55,700.00	2125353026	682 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C; JT	1933 E BRANDON PARK	SANDY UT	84092-
\$161,500.00	2125353027	670-676 W	CENTER ST	SANCHEZ, MIKE	63 W PRINCETON DR	MIDVALE UT	84047-
\$64,300.00	2125353028	668 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C; ET AL	676 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353029	681 W	FIRST AVE	MIDVALE CITY CORPORATION	7505 S. Holden St.	MIDVALE UT	84047-
\$84,600.00	2125353030	658-662 W	CENTER ST	JORDAN FEDERAL CREDIT UNION	9260 S 300 E	SANDY UT	84070
\$297,300.00	2125353031	658-662 W	CENTER ST	JORDAN FEDERAL CREDIT UNION	9260 S 300 E	SANDY UT	84070
\$161,000.00	2125353032	652-656 W	CENTER ST	ENRIQUEZ, ROBERTO	8840 S 2700 W	WEST JORDAN UT	84088-
\$71,445.00	2125353033	648 W	CENTER ST	TEMPO PROPERTIES, LLC	11289 S WYNGATE LN	SANDY UT	84092-
\$82,060.00	2125353034	640 W	CENTER ST	BEDOLLA, ROBERTO	640 W CENTER ST	MIDVALE UT	84047-
\$158,500.00	2125353035	634 W	CENTER ST	BEDOLLA, MARIA T & ROBERTO; JT	634 W CENTER ST	MIDVALE UT	84047-
\$155,500.00	2125353036	630 W	CENTER ST	AVALOS, LETICIA	13049 S 2590 W	RIVERTON UT	84065-
\$217,400.00	2125353037	7719 S	MAIN ST	SMR FAMILY LC	7719 S MAIN ST	MIDVALE UT	84047-
\$9,400.00	2125353038	684 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C; JT	1933 E BRANDON PARK	SANDY UT	84092-
EXEMPT	2125353040	7697 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$38,300.00	2125353041	668 W	CENTER ST	ENRIQUEZ, ROBERTO	8840 S 2700 W	WEST JORDAN UT	84088-
\$67,000.00	2125353042	666 W	CENTER ST	ZOUDILOV, EVGUENI	820 E WESTMINSTER	SALT LAKE CITY	84105-
\$52,470.00	2125356001	7643 S	ALLEN ST	8069 LLC SERIES 3	8069 S ADAMS ST	MIDVALE UT	84047-
\$74,140.00	2125356003	597 W	SECOND AVE	WALKER, DEVIN	597 W SECOND AVE	MIDVALE UT	84047-
\$75,900.00	2125356004	610 W	FIRST AVE	THOMPSON, ASHLEY & ZOUBEK, JUSTIN;	610 W FIRST AVE	MIDVALE UT	84047-
\$63,745.00	2125356005	602 W	FIRST AVE	GARRETT, CHANDRARA E O	602 W FIRST AVE	MIDVALE UT	84047-
EXEMPT	2125356006	598 W	FIRST AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$79,035.00	2125356007	596 W	FIRST AVE	FINNENAGAN, MICHAEL	596 W FIRST AVE	MIDVALE UT	84047-
\$106,150.00	2125356008	607 W	SECOND AVE	BOWEN, DAVID M	607 W SECOND AVE	MIDVALE UT	84047-
\$68,090.00	2125357001	7673 S	ALLEN ST	HANSEN, JUNE C; TR (JCHRT)	180 E GREENWOOD AVE	MIDVALE UT	84047-
\$60,940.00	2125357002	7683 S	ALLEN ST	OCHOA, CONNIE & SERAFINA B; JT	7683 S ALLEN ST	MIDVALE UT	84047-
\$62,040.00	2125357003	599 W	FIRST AVE	GONZALES, BUEHLA & VARELA,	PO BOX 577	MIDVALE UT	84047-
\$326,900.00	2125357004	608 W	CENTER ST	BINGHAM CREEK LC	9192 S 300 W # 28	SANDY UT	84070-
\$111,600.00	2125357005	590 W	CENTER ST	BINGHAM CREEK LC	9192 S 300 W # 28	SANDY UT	84070-
\$92,100.00	2125357006	580 W	CENTER ST	BINGHAM CREEK LC	9192 S 300 W # 28	SANDY UT	84070-
EXEMPT	2125360001	7678 S	ALLEN ST	CITY CENTER CONDOMINIUM COMMON	6084 S 900 E # 202	SALT LAKE CITY	84121-
\$33,935.00	2125360002	7678 S	ALLEN ST	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360003	7678 S	ALLEN ST # 2A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360004	7678 S	ALLEN ST # 3A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360005	7678 S	ALLEN ST # 4A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360006	7678 S	ALLEN ST # 5A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360007	7678 S	ALLEN ST # 6A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360008	7678 S	ALLEN ST # 1B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360009	7678 S	ALLEN ST # 2B	KETCH, GREGORY A & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360010	7678 S	ALLEN ST # 3B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360011	7678 S	ALLEN ST # 4B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360012	7678 S	ALLEN ST # 5B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360013	7678 S	ALLEN ST # 6B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
EXEMPT	2126128001	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126201004	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$700.00	2126201007	7298 S	MAIN ST	FLSMIDTH SALT LAKE CITY, INC	7158 S FL SMIDTH DR	MIDVALE UT	84047
EXEMPT	2126251001	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126251003	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126251004	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126427001	7510 S	MAIN ST	MIDVALE CITY CORP	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126427003	7505 S	HOLDEN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-

\$262,894.00	2126427004	752 W	DEPOT ST	ASL-1 INVESTMENTS, LLC	PO BOX 526251	SALT LAKE CITY	84152-
EXEMPT	2126427005	7572 S	MAIN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$51,590.00	2126427006	736-740 W	DEPOT ST	ASL-1 INVESTMENTS, LLC	PO BOX 526251	SALT LAKE CITY	84152-
\$100,900.00	2126427007	728 W	DEPOT ST	GONZALEZ, MARITZA S D	728 W DEPOT ST	MIDVALE UT	84047-
\$169,000.00	2126427008	7584 S	MAIN ST	RICHARDSON, TERRY L; ET AL	PO BOX 95155	SOUTH JORDAN	84095-
\$219,670.00	2126477010	763-781 W	DEPOT ST	ROCK MOUNTAIN, LLC	1942 E BARRETT PARK	SANDY UT	84092-
\$687,300.00	2126477011	762 W	SMELTER ST	C & C CAR WASHES LLC	63 E 11400 S	SANDY UT	84070-
\$143,700.00	2126477012	762 W	SMELTER ST	C & C CAR WASHES LLC	63 E 11400 S	SANDY UT	84070-
\$79,100.00	2126478003	7601 S	STAGG ST	PHELPS, CLARK J	390 N K ST	SALT LAKE CITY	84103-
\$40,100.00	2126478004	7607 S	STAGG ST	PHELPS, CLARK J	390 N K ST	SALT LAKE CITY	84103-
\$193,700.00	2126478011	7602 S	MAIN ST	HINER, BRET R	7602 S MAIN ST	MIDVALE UT	84047-
\$126,860.00	2126478012	7610 S	MAIN ST	PHELPS, CLARK J	390 N K ST	SALT LAKE CITY	84103-
\$59,500.00	2126478016	7638 S	MAIN ST	ARBIZU, JUAN C & MARIA T; TC	101 E MAIN ST	SANDY UT	84070-
\$202,790.00	2126478017	7642-7648 S	MAIN ST	HOUBERG, LAINE	507 South 1200 East	SLC	84102
\$171,400.00	2126478018	736 W	SMELTER ST	CAPUTO INVESTMENTS, L L C	6197 S VINECREST DR	SALT LAKE CITY	84121-
\$104,335.00	2126478019	7592 S	MAIN ST	PATRIOT PROPERTY & MANAGEMENT,	151 E 6100 S # 312	MURRAY UT	84107-
\$97,000.00	2126478020	7598 S	MAIN ST	PATRIOT PROPERTY & MANAGEMENT,	151 E 6100 S # 312	MURRAY UT	84107-
\$267,400.00	2126478021	7620 S	MAIN ST	CDM PROPERTY MANAGEMENT	7000 S COTTONWOOD	MIDVALE UT	84047-
EXEMPT	2126479007	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479008	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$107,500.00	2126479009	7697 S	HOLDEN ST	WELLER, STEVE	2957 E DANISH BROOK	COTTONWOOD	84121-
EXEMPT	2126479015	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479016	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479021	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479022	7657 S	HOLDEN ST	UTAH POWER & LIGHT	825 NE MULTNOMAH ST	PORTLAND OR	97232
\$960,700.00	2126479023	798 W	CENTER ST	WELLER, STEVEN K	798 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479027	764 W	CENTER ST	REDEVELOPMENT AGENCY OF MIDVALE	655 W CENTER ST	MIDVALE UT	84047-
\$205,900.00	2126479031	752 W	CENTER ST	OHLSO, JEFFREY J & KRISTIN H; JT	752 W CENTER ST	MIDVALE UT	84047-
\$172,249.00	2126479033	774 W	CENTER ST	COOLEY, MARIANNE; TR	1872 W 5400 S	TAYLORSVILLE UT	84129-
\$204,900.00	2126479034	788 W	CENTER ST	GUERRERO, JULIA ANN	11487 S POLO CLUB CT	SOUTH JORDAN	84095-
\$131,000.00	2126479035	778 W	CENTER ST	CELL WHOLESALE INC	1872 W 5400 S	TAYLORSVILLE UT	84129-
\$90,000.00	2126480003	7654 S	MAIN ST	MIDVALE INVESTMENTS, LLC	8732 S SANDY PKWY	SANDY UT	84070-
\$92,800.00	2126480004	7660-7662 S	MAIN ST	MIDVALE INVESTMENTS, LLC	8732 S SANDY PKWY	SANDY UT	84070-
\$71,900.00	2126480005	7668 S	MAIN ST	GCII INVESTMENTS, LC	242 S 200 E	SALT LAKE CITY	84111-
\$391,000.00	2126480006	7674 S	MAIN ST	GCII INVESTMENTS, LC	242 S 200 E	SALT LAKE CITY	84111-
EXEMPT	2126480007	7683 S	HOLDEN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$299,100.00	2126480008	7676 S	MAIN ST	FERRO, MICHAEL A	51 E 400 S	SALT LAKE CITY	84111
\$43,162.00	2126480009	7678 S	MAIN ST	DE LA CRUZ, ADA	4813 S RIVER MEADOW	TAYLORSVILLE UT	84123-
\$559,342.00	2126480010	7680-7686 S	MAIN ST	7680 MAIN LLC	10 W BROADWAY ST #	SALT LAKE CITY	84101-
\$65,400.00	2126480011	7690 S	MAIN ST	RASMUSSEN, GLADYS ET AL	PO BOX 492	DRAPER UT	84020-
\$28,500.00	2126480012	7697 S	STAGG ST	RASMUSSEN, GLADYS, ET AL	PO BOX 492	DRAPER UT	84020-
\$11,200.00	2126480013	7696 S	MAIN ST	VINCENT, KENT B. & THEONE P.	PO BOX 492	DRAPER UT	84020-
\$274,100.00	2126480014	7696 S	MAIN ST	VINCENT, KENT B. & THEONE P.	PO BOX 492	DRAPER UT	84020-
\$134,857.00	2126480015	7706 S	MAIN ST	NAVARRO, ROSA & BEDOLLA TAPIA,	7706 S MAIN ST	MIDVALE UT	84047-
\$7,900.00	2126480016	7699 S	STAGG ST	RASMUSSEN, PETER C	PO BOX 578	MIDVALE UT	84047-
\$144,200.00	2126480017	742 W	CENTER ST	PAHL, DOLORES S & RIVAS, DOLORES J; JT	4572 W COLANDER DR	WEST JORDAN UT	84088-
\$86,400.00	2126480021	712 W	CENTER ST	NAVARRO, ROSA & BEDOLLA TAPIA,	7706 S MAIN ST	MIDVALE UT	84047-
\$179,500.00	2126480022	7718 S	MAIN ST	NAVARRO, ROSA & BEDOLLA TAPIA,	7706 S MAIN ST	MIDVALE UT	84047-
EXEMPT	2126480023	732 W	CENTER ST	MIDVALE CITY CORP	655 W CENTER ST	MIDVALE UT	84047-
\$420,000.00	2126480024	741 W	SMELTER ST	CROFTS HOLDING LLC	242 S 200 E	SALT LAKE CITY	84111-
\$217,700.00	2126480026	722 W	CENTER ST	GUERRERO, JOEL & JULIA A; JT	5840 S JORDAN CANAL	TAYLORSVILLE	84118
\$59,800.00	2126480027	7696 S	MAIN ST	VINCENT, KENT B & THEONE P; JT	PO BOX 492	DRAPER UT	84020-
EXEMPT	2126480028	732 W	CENTER ST	REDEVELOPMENT AGENCY OF MIDVALE	655 W CENTER ST	MIDVALE UT	84047-
\$691,500.00	2125353039	7707 S	MAIN ST	WALL DESIGN GROUP LLC	7707 S MAIN ST	MIDVALE UT	84047-

Exhibit C
Zoning Map

ZONING DISTRICTS

	The Junction at Midvale		Residential Multi-family 25 (RM-25)
	7200 South Overlay (7200 O)		Mixed Use (MU)
	Jordan Bluffs Overlay (JBO)		Duplex Overlay (SF1-DO)
	State Street Overlay (SSO)		Agricultural Overlay (SF1-AO)
	Riverwalk Overlay (RWO)		State Street (SS)
	Single Family (SF-1)		Transit Oriented Development (TOD)
	Single Family (SF-2)		Bingham Junction (BJ)
	Residential Multi-family 12 (RM-12)		Jordan Bluffs (JB)
			Historical Commercial (HC)
			Regional Commercial (RC)
			Clean Industrial (CI)

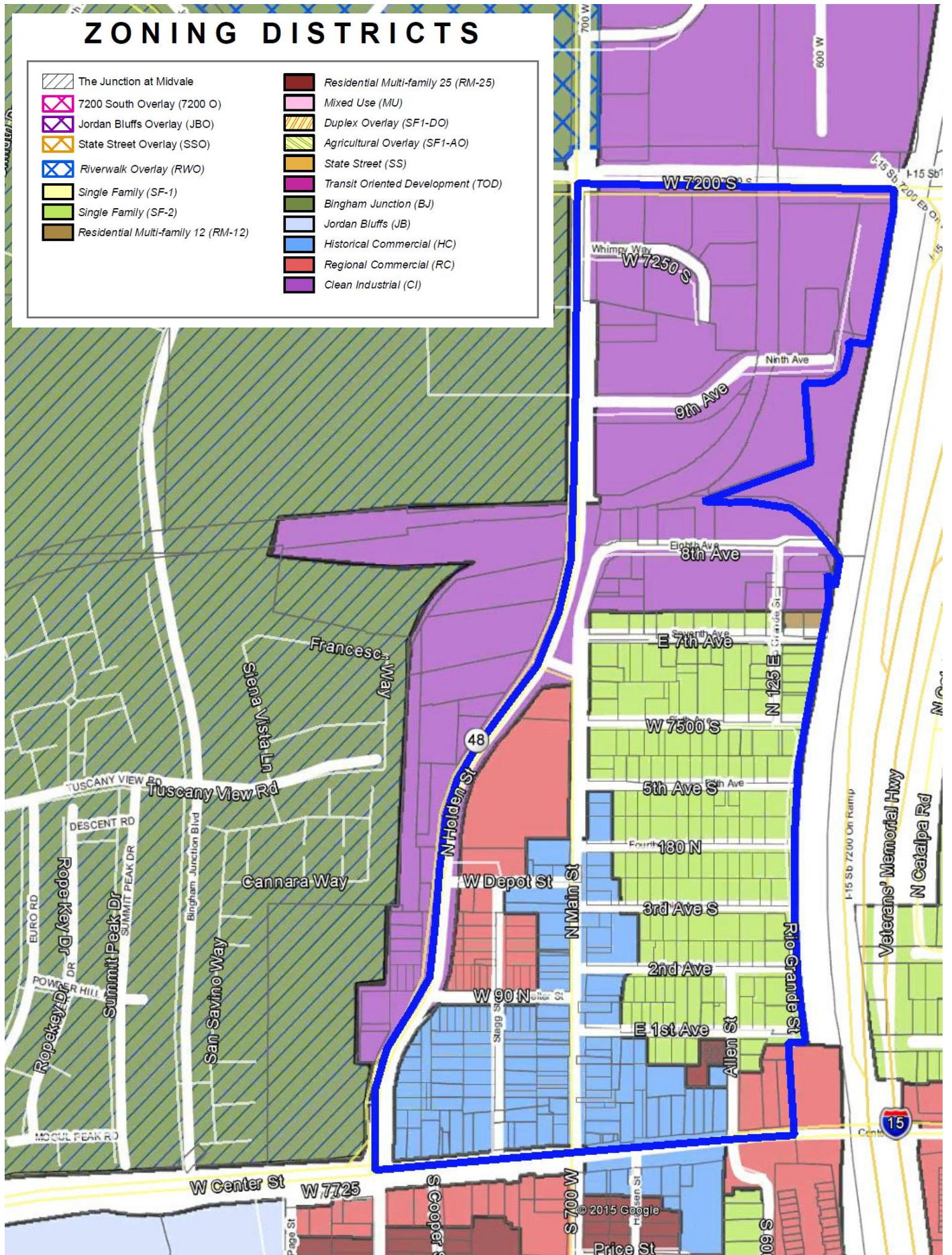
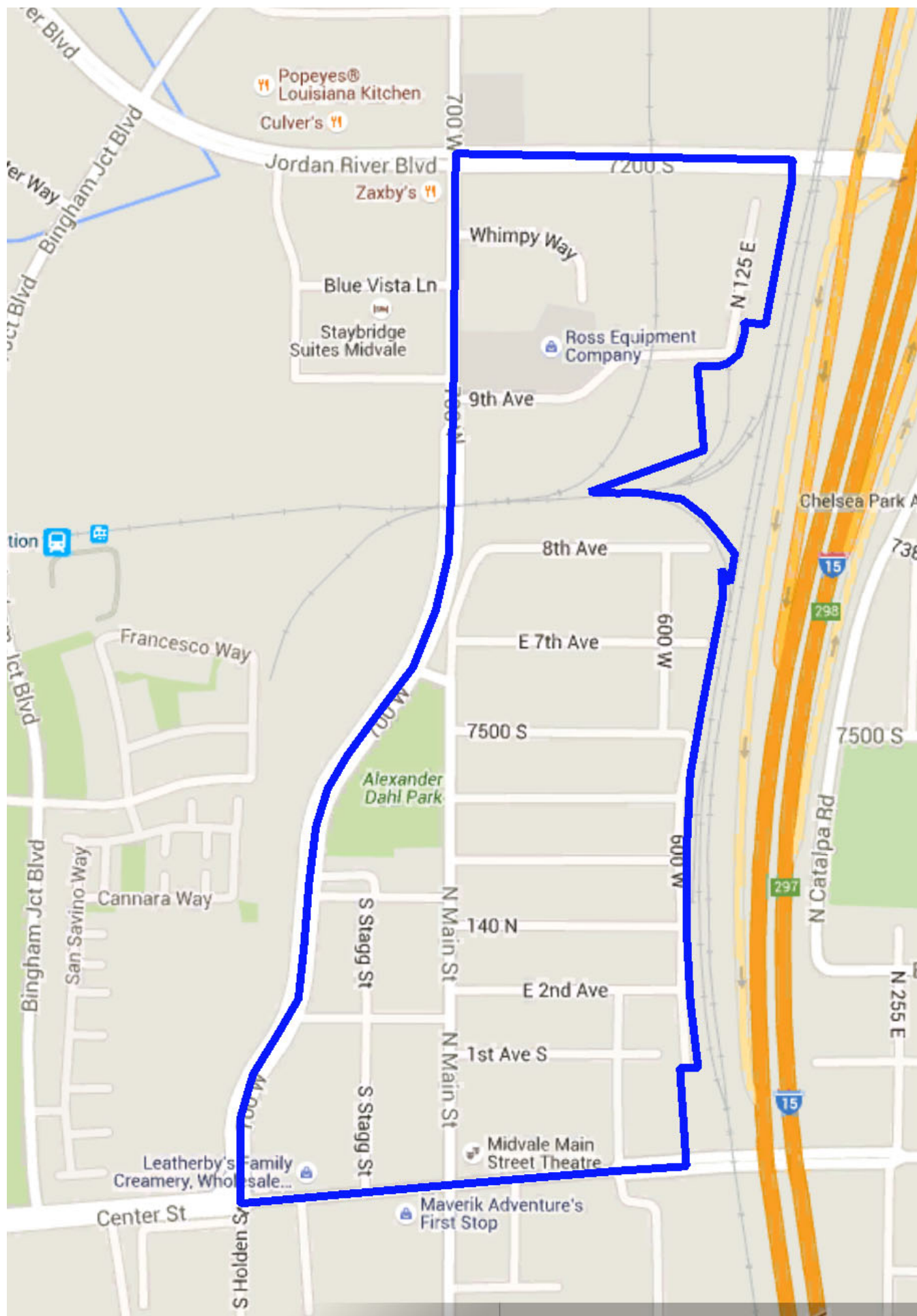


Exhibit D
Principal Streets





MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

MEETING DATE: SEPTEMBER 7TH, 2021

SUBJECT: Public hearing to discuss proposed changes to the Fiscal Year 2022 Budget.

SUBMITTED BY: Cody Hill, RDA Manager

SUMMARY: Agency staff propose amending the FY 2022 Budget to eliminate funds no longer deemed necessary to the Agency's management and governance. The fund's positive fund balances will be transferred to appropriately corresponding funds.

Fund to Eliminate	Existing Fund Balance	Transfer Fund to
Fund 37: Project Area Housing	\$197,492	Fund 38: City-wide Housing
Fund 34: Public Art Maintenance Fund	\$50,000	Fund 31: Bingham Junction Project Area
Fund 36: Program Income	\$25,228.61	Fund 30: RDA Operations
Property Held for Resale	\$150,130.40	Account to Cover Asset

Furthermore, Agency staff propose amendments to the Main Street CDA Fund's budget to cover unanticipated costs associated with public art, events, and area promotion.

FISCAL IMPACT: The fund balances in these unused funds have been untouched and slowly accumulating interest for over ten years. Agency Staff propose programing these funds as follows:

Fund 37: Project Area Housing

Project Area Housing Fund Expenses (\$197,492 total increase)

- \$197,492 increase in Transfers to City-wide RDA Fund

Fund 38: City-wide Housing

City-wide Housing Fund Revenues (\$197,492 total increase)

- \$197,492 increase in Transfers

City-wide Housing Fund Expenses (\$197,492 total increase)

- \$197,492 increase in Affordable Housing Incentives

Fund 34: Public Art Maintenance Fund

Public Art Maintenance Fund Expenses (\$50,000 total increase)

- \$50,000 increase in Transfers to Bingham Junction Project Area

Fund 31: Bingham Junction Project Area

Bingham Junction RDA Fund Revenues (\$50,000 total increase)

- \$50,000 increase in Transfers

Bingham Junction RDA Fund Expenses (\$64,771 total increase)

- \$50,000 increase in Public Art
- \$14,771 increase in Transfer to RDA Administration

Fund 36: Program Income

Program Income Fund Expenses (\$175,359.01 total increase)

- \$175,359.01 increase in Transfers to RDA Operations Fund

Fund 30: RDA Operations

RDA Operations Fund Revenues (\$190,130 total increase)

- \$175,359.01 increase in Transfers from Fund 36: Program Income
- \$14,771 increase in Transfers from Fund 31: Bingham Junction Project Area

** Note: The additional \$150,130.40 is the value of property held for resale*

RDA Operations Fund Expenses (\$40,000 total increase)

- \$40,000 increase in Administrative Fee (Interfund)

Fund 33: Main Street CDA

Main Street CDA Fund Expenses (\$25,000 total increase)

- \$10,000 increase in Main Street Events and Promotion
- \$15,000 increase in Main Street Public Art Program

** Note: The increased Expenses will decrease the Fund Balance from \$73,354.74 to \$48,354.74.*

STAFF RECOMMENDATION: N/A

RECOMMENDED MOTION: N/A

ATTACHMENTS: FY 2022 Budget and Proposed Adjustments

ATTACHMENT: FY 2022 Budget and Proposed Adjustments

Redevelopment Agency - Operations							
Fund 30	Actual FY2019	Actual FY2020	Actual FY2021	Budget FY2022	Proposed FY2022 Amendment	Difference	Percent Change
Revenues:							
Interest Earnings	5,386	4,144	1,880	2,000	-	-	0.0%
Miscellaneous Revenue	120	228	200	-	-	-	0.0%
Transfer From RDA Funds	489,500	862,900	718,749	599,955	790,085	190,130	31.7%
TOTAL REVENUES	\$ 495,006	\$ 867,271	\$ 720,829	\$ 601,955	\$ 790,085	\$ 190,130	9.6%
Expenditures:							
Personnel							
Salaries	255,384	206,638	239,540	190,606	-	-	0.0%
Benefits	135,287	114,126	149,445	121,147	-	-	0.0%
Cell Phone Allowance	2,769	635	-	564	-	-	0.0%
Total Personnel	393,441	321,398	388,985	312,317	-	-	0.0%
Operating							
Subscriptions and Memberships	2,064	976	310	1,680	-	-	0.0%
Travel	2,979	2,840	95	12,800	-	-	0.0%
Equipment, Supplies, and Maintenance	2,605	4,244	537	10,000	-	-	0.0%
Information Technology							
Equipment (Interfund)	5,100	3,100	3,612	6,200	-	-	0.0%
Communications and Telephone	1,147	1,122	1,232	800	-	-	0.0%
Professional Services	72,438	94,164	42,453	65,000	-	-	0.0%
Administrative Fee (Interfund)	241,200	262,200	262,988	193,158	40,000	-	0.0%
Education	3,152	200	-		-	-	0.0%
Total Operating	330,685	368,846	311,227	289,638	40,000	-	0.0%
TOTAL EXPENDITURES	\$ 724,126	\$ 690,244	\$ 700,213	\$ 601,955	\$ 40,000	\$ -	0.0%
NET REVENUES OVER/(UNDER)							
EXPENDITURES	\$ (229,120)	\$ 177,027	\$ 20,616	\$ -	\$ 150,130		
Fund Balance @ FY's Beginning	400,352	171,232	\$348,259	379,630	529,760		
Use of/Contribution to Fund Balance	(229,120)	177,027	31,370	-	150,130		
Fund Balance @ FY's End	171,232	\$348,259	379,630	379,630	679,890		

Redevelopment Agency - Bingham Junction Project Area

Fund 31	Actual FY2019	Actual FY2020	Actual FY2021	Budget FY2022	Proposed FY2022 Amendment	Difference	Percent Change
Revenues:							
Tax Increment Revenue	561,619	889,722	7,793,504	7,830,000	-	-	0.0%
Contributions From Other Governments (Tax Increment)	5,939,826	6,541,651	-	-	-	-	0.0%
Interest Earnings	138,687	139,422	51,167	40,000	-	-	0.0%
Bond Interest Revenue	342,662	534,016	6,408	-	-	-	0.0%
IRS Debt Subsidy	402,736	387,834	-	-	-	-	0.0%
Sundry Revenues	-	-	29,200	-	-	-	0.0%
Bond Issuance Proceeds	8,657,528	-	-	-	-	-	0.0%
Transfer In from RDA Funds	-	-	-	-	50,000	50,000	0.0%
TOTAL REVENUES	\$ 16,043,058	\$ 8,492,644	\$ 7,880,280	\$ 7,870,000	\$ 50,000	\$ 50,000	0.6%
Expenditures:							
Professional Services	-	-	9,828	-	-	-	0.0%
Surrounding Properties Current Year	5,900	-	-	-	-	-	0.0%
Developer Reimbursement	7,663,672	2,219,152	1,366,573	1,242,000	-	-	0.0%
County Storm Drain Contribution	15,000	15,000	-	-	-	-	0.0%
Public Art - Prior Year	-	25,000	-	50,000	100,000	50,000	100.0%
Infrastructure Improvements - Current Year	195,500	193,744	5,792	130,000	-	-	0.0%
Infrastructure Improvements - Prior Year	-	-	-	-	-	-	0.0%
Infill Development Incentives	-	-	-	-	-	-	0.0%
Professional Services	3,250	-	-	-	-	-	0.0%
Bond Issuance Costs	131,530	-	-	-	-	-	0.0%
Debt Service Principal	1,604,000	20,618,000	1,960,000	2,039,000	-	-	0.0%
Debt Service Interest	2,539,264	2,710,722	1,514,685	1,439,715	-	-	0.0%
Transfer to RDA Administration Fund	489,500	862,900	685,267	556,352	571,123	14,771	2.7%
Transfer to RDA Housing Fund	500,000	500,000	500,000	1,952,000	-	-	0.0%
Transfer to Jordan Bluffs Project Area Fund	75,000	157,399	93,333	-	-	-	0.0%
Transfer to Main Street Project Area Fund	375,000	25,000	286,750	1,500,000	-	-	0.0%
Transfer to BJ Bond Proj Fund	-	-	4,577,601	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 13,597,617	\$ 27,326,917	\$ 10,999,829	\$ 8,909,067	\$ 671,123	\$ 64,771	0.7%
NET REVENUES OVER/(UNDER) EXPENDITURES							
	2,445,441	(18,834,273)	(3,119,549)	(1,039,067)	(1,039,067)	(14,771)	
Fund Balance @ FY's Beginning	26,551,386	28,996,827	10,162,555	7,043,006	7,043,006		
Use of/Contribution to Fund Balance	2,445,441	(18,834,273)	(3,119,549)	(1,039,067)	(1,039,067)		
Fund Balance @ FY's End	28,996,827	10,162,555	7,043,006	6,003,939	6,003,939		

Redevelopment Agency - Main Street Project Area

Fund 33	Actual FY2019	Actual FY2020	Actual FY2021	Budget FY2022	Proposed FY2022 Amendment	Difference	Percent Change
Revenues:							
Transfer From Other RDA A/C							
Bingham Junction Project Area	375,000	25,000	286,750	1,500,000	-	-	0.0%
Transfer from General Fund	-	-	6,000	-	-	-	0.0%
Sale of Properties Held for Resale	3,000	-	-	193,000	-	-	0.0%
TOTAL REVENUES	\$ 378,000	\$ 25,000	\$ 292,750	\$ 1,693,000	\$ -	\$ -	0.0%
Expenditures:							
Project Area Improvements	35,648	6,456	168	10,000	-	-	0.0%
Events and Promotion	-	-	-	-	10,000	10,000	0.0%
Public Art	-	-	-	-	15,000	15,000	0.0%
Revolving Loan Program	-	-	-	1,500,000	-	-	0.0%
Transfer to Housing Fund	-	-	-	-	-	-	0.0%
Professional Services	-	-	29,121	-	-	-	0.0%
Property Acquisition	400,000	-	248,469	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 435,648	\$ 6,456	\$ 277,757	\$ 1,510,000	\$ 25,000	\$ 25,000	0.0%
NET REVENUES OVER/(UNDER)							
EXPENDITURES	(57,647)	18,544	14,993	183,000	(25,000)	158,000	
Fund Balance @ FY's Beginning	97,466	39,818	\$58,362	73,355	73,355		
Use of/Contribution to Fund Balance	(57,647)	18,544	14,993	183,000	158,000		
Fund Balance @ FY's End	39,818	58,362	73,355	256,355	231,355		

Redevelopment Agency - Public Art Maintenance Fund

Fund 34	Actual FY2019	Actual FY2020	Actual FY2021	Budget FY2022	Proposed FY2022 Amendment	Difference	Percent Change
Revenues:							
Contribution from Fund Balance	-	-	-	-	-	-	0.0%
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Expenditures:							
Public Art Maintenance							
Transfer to Another Fund	-	-	-	-	50,000	50,000	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	0.0%
NET REVENUES OVER/(UNDER)							
EXPENDITURES	-	-	-	-	(50,000)	(50,000)	
Fund Balance @ FY's Beginning	50,000	50,000	\$50,000	50,000	50,000		
Use of/Contribution to Fund Balance	-	-	-	-	(50,000)		
Fund Balance @ FY's End	50,000	50,000	50,000	50,000	0		

Redevelopment Agency - Program Income

Fund 36	Actual FY2019	Actual FY2020	Actual FY2021	Budget FY2022	Proposed FY2022 Amendment	Difference	Percent Change
Revenues:							
Interest Earnings	504	409	126	104	-	-	0.0%
Contribution from Fund Balance	-	-	-	-	-	-	0.0%
TOTAL REVENUES	\$ 504	\$ 409	\$ 126	\$ 118	\$ -	\$ -	0.0%
Expenditures:							
Transfer to Another Account	-	-	-	-	175,359	175,359	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 175,359	\$ 175,359	0.0%
NET REVENUES OVER/(UNDER)							
EXPENDITURES	504	409	126	118	(175,359)	(175,485)	
Fund Balance @ FY's Beginning	174,319	174,824	\$175,233	175,233	175,359		
Use of/Contribution to Fund Balance	504	409	126	118	(175,359)		
Fund Balance @ FY's End	174,824	175,233	175,359	175,351	0		

Redevelopment Agency - Project Area Housing

Fund 37	Actual FY2019	Actual FY2020	Actual FY2021	Budget FY2022	Proposed FY2022 Amendment	Difference	Percent Change
Revenues:							
Interest Earnings	3,948	3,204	987	-	-	-	0.0%
Contribution from Fund Balance		-	-	-	-		
TOTAL REVENUES	\$ 3,948	\$ 3,204	\$ 987	\$ -	\$ -	\$ -	0.0%
Expenditures:							
Transfer to Another Fund	-	-	-	-	197,492	197,492	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 197,492	\$ 197,492	0.0%
NET REVENUES OVER/(UNDER)							
EXPENDITURES	3,948	3,204	987	-	(197,492)	-	
Fund Balance @ FY's Beginning	189,353	193,301	\$196,505	197,492	197,492		
Use of/Contribution to Fund Balance	3,948	3,204	987	-	(197,492)		
Fund Balance @ FY's End	193,301	196,505	197,492	197,492	-		

Redevelopment Agency - City-Wide Housing

Fund 38	Actual FY2019	Actual FY2020	Actual FY2021	Budget FY2022	Proposed FY2022 Amendment	Difference	Percent Change
Revenues:							
Interest Earnings	14,339	19,368	8,215	6,000	-	-	0.0%
Transfer From Other RDA Accounts	500,000	500,000	633,927	2,126,413	2,323,905	197,492	9.3%
Contribution from Fund Balance	-	-	-	-	-	-	0.0%
TOTAL REVENUES	\$ 514,339	\$ 519,368	\$ 642,142	\$ 2,132,413	\$ 2,323,905	\$ 197,492	9.0%
Expenditures:							
Personnel	-	-	-	130,285	-	-	0.0%
Benefits	-	-	-	65,917	-	-	0.0%
Cell Phone Allowance	-	-	-	242	-	-	0.0%
Equipment, Supplies, and Maintenance	-	-	-	2,000	-	-	0.0%
Affordable Housing Plan	1,527	5,000	-	-	-	-	0.0%
Midvale Housing Master Plan - 10 Years	-	-	-	-	-	-	0.0%
Affordable Housing Incentivization	-	-	83,037	1,000,000	1,197,492	197,492	19.7%
Blight Elimination	-	-	-	-	-	-	0.0%
Recreation Amenitiy Program	-	-	-	50,000	-	-	0.0%
Homeownership/Landlord Education	-	-	-	5,000	-	-	0.0%
Home Repair Program	-	-	-	-	-	-	0.0%
Down-Payment Assistance Program	-	-	-	-	-	-	0.0%
Housing Programs	500	870	-	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 2,027	\$ 5,870	\$ 83,037	\$ 1,253,444	\$ 1,450,936	\$ 197,492	15.8%
NET REVENUES OVER/(UNDER) EXPENDITURES							
	512,312	513,498	559,105	878,969	872,969		
Fund Balance @ FY's Beginning	403,900	916,213	\$1,429,711	1,988,816	1,988,816		
Use of/Contribution to Fund Balance	512,312	513,498	559,105	878,969	872,969		
Fund Balance @ FY's End	916,213	1,429,711	1,988,816	2,867,785	2,861,785		



MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

MEETING DATE: SEPTEMBER 7TH, 2021

SUBJECT: Public hearing to discuss proposed Main Street Public Art Program.

SUBMITTED BY: Cody Hill, RDA Manager

SUMMARY: In 2015, the Agency Board adopted the Bingham Junction Public Art Program. Through this program, the Agency solicits and funds public art initiatives throughout the Bingham Junction Project Area. With the Main Street CDA created and beginning to program future funding, it is now necessary to adopt a public art program for the Main Street CDA. Agency staff propose a public art program for Main Street that is identical to Bingham Junction's program.

Through this program, the flowing process takes place:

1. Agency staff identify or are directed to a suitable location for a public art installation,
2. Agency staff work with property owners, identify terms necessary to the property owner or specific to the installation,
3. Staff bring a draft term sheet to the RDA Board for consideration,
4. After the term sheet's approval, Agency staff draft an agreement between the property owner and the Agency according to the term sheet,
5. Once the agreement is signed, Agency staff will extend a call for artists, soliciting proposals,
6. The Agency will form a Design Advisory Board to review and rank submissions and then submit a recommendation to the RDA Board, and
7. The RDA Board will consider the Design Advisory Board's recommendation. If approved, Agency staff will notify the artist selected, have the artist enter into a contract for the creation of their proposed installation, and oversee and manage the contract.

FISCAL IMPACT: Main Street CDA's adopted budget calls for \$1.9M in funding for Public Art. The \$1.9M will be used to support the Art House, improve streetscapes and connectivity, install murals and statuary, support art-centric events, and other uses deemed necessary and beneficial to the development of the Area. Agency staff recommend an initial allocation of \$15,000 to support the program between now and the end of the fiscal year. The Main Street CDA Fund has a fund balance of \$73,355, enough to support this allocation of funds.

STAFF RECOMMENDATION: N/A

RECOMMENDED MOTION: N/A

ATTACHMENTS: Main Street Public Art Program

MAIN STREET PUBLIC ART PROGRAM

PURPOSE: The goal of the Main Street Public Art Program is to provide opportunities to integrate public art into private developments or public spaces.

FUNDING: Funding will be allocated through the RDA annual budget. Matching funds may also be utilized from partners.

PROCESS: Art projects will be publicly advertised for artist participation. Some projects may be advertised only to Utah artists while others will be open to any artists within the United States.

OVERSIGHT: The program will be managed by the Midvale Redevelopment Agency with participation by a design advisory board.

DESIGN ADVISORY BOARD: The design board will consist of five members.

RDA representative

CD Department representative

Council Member

Arts Community representative (Arts Council, Artist, Performer, outside Arts representative)

Community/property owner representative

Other members brought in depending on the project: City Engineer, Public Works Director, historic representative, Planning Commission member, partners, neighbors and those involved in design, construction, use and/or maintenance.

SELECTION: The Design Advisory Board shall make a recommendation to the Agency's Board of Directors for final approval on artist selection for each art project. Depending on the scope of work and/or the advertising range for the solicitation the Agency may provide a stipend to artists submitting proposals.

CRITERIA: Among other criteria, review and approval of each art project shall be based on past projects, experience, qualifications, appropriateness of the proposed artwork as well as goals, scale, public safety, maintenance issues, material selection and budget.



MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

MEETING DATE: SEPTEMBER 7TH, 2021

SUBJECT: Public hearing to discuss proposed Jordan Bluffs Public Art Program.

SUBMITTED BY: Cody Hill, RDA Manager

SUMMARY: In 2015, the Agency Board adopted the Bingham Junction Public Art Program. Through this program, the Agency solicits and funds public art initiatives throughout the Bingham Junction Project Area. With the Jordan Bluffs RDA beginning to collect tax increment, it is now necessary to adopt a public art program for the Jordan Bluffs RDA. Agency staff propose a public art program for the Jordan Bluffs Area that is identical to Bingham Junction's program.

Through this program, the flowing process takes place:

1. Agency staff identify or are directed to a suitable location for a public art installation,
2. Agency staff work with property owners, identify terms necessary to the property owner or specific to the installation,
3. Staff bring a draft term sheet to the RDA Board for consideration,
4. After the term sheet's approval, Agency staff draft an agreement between the property owner and the Agency according to the term sheet,
5. Once the agreement is signed, Agency staff will extend a call for artists, soliciting proposals,
6. The Agency will form a Design Advisory Board to review and rank submissions and then submit a recommendation to the RDA Board, and
7. The RDA Board will consider the Design Advisory Board's recommendation. If approved, Agency staff will notify the artist selected, have the artist enter into a contract for the creation of their proposed installation, and oversee and manage the contract.

FISCAL IMPACT: Jordan Bluffs RDA's adopted project area plan calls for the Agency to:

(9) iv. Provide quality development to ensure the long-term physical and economic vitality of the Jordan Bluffs Project Area Project Area, and

(9) vii. Plan and construct trails and other amenities to encourage recreational uses.

To provide quality development, ensure long-term vitality, and encourage the uses of amenities, the Agency recommends creating the Jordan Bluffs Public Art Program and fund it as needed. The Adopted FY2022 budget allocated \$10,000 for public art, that can reasonably be utilized to support this program.

STAFF RECOMMENDATION: N/A

RECOMMENDED MOTION: N/A

ATTACHMENTS: Jordan Bluffs Public Art Program

JORDAN BLUFFS PUBLIC ART PROGRAM

PURPOSE: The goal of the Jordan Bluffs Public Art Program is to provide opportunities to integrate public art into private developments or public spaces.

FUNDING: Funding will be allocated through the RDA annual budget. Matching funds may also be utilized from partners.

PROCESS: Art projects will be publicly advertised for artist participation. Some projects may be advertised only to Utah artists while others will be open to any artists within the United States.

OVERSIGHT: The program will be managed by the Midvale Redevelopment Agency with participation by a design advisory board.

DESIGN ADVISORY BOARD: The design board will consist of five members.

RDA representative

CD Department representative

Council Member

Arts Community representative (Arts Council, Artist, Performer, outside Arts representative)

Community/property owner representative

Other members brought in depending on the project: City Engineer, Public Works Director, historic representative, Planning Commission member, partners, neighbors and those involved in design, construction, use and/or maintenance.

SELECTION: The Design Advisory Board shall make a recommendation to the Agency's Board of Directors for final approval on artist selection for each art project. Depending on the scope of work and/or the advertising range for the solicitation the Agency may provide a stipend to artists submitting proposals.

CRITERIA: Among other criteria, review and approval of each art project shall be based on past projects, experience, qualifications, appropriateness of the proposed artwork as well as goals, scale, public safety, maintenance issues, material selection and budget.