



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
August 24, 2021**

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

Electronic & In-Person City Council Meeting

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

The meeting will be broadcast on the following:

You Tube: www.MidvaleCity.org/YouTube

7:00 PM OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

I. GENERAL BUSINESS

A. WELCOME AND ROLL CALL

II. PUBLIC COMMENTS

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

III. CONSENT AGENDA

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

IV. ACTION ITEM

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

V. DISCUSSION ITEM

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

VI. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working day notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax. The agenda was also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at <http://pmn.utah.gov>. Board Members may participate in the meeting via electronic communications. Board Members' participation via electronic communication will be broadcast and amplified so other Board Members and all other persons present in the Council Chambers will be able to hear or see the communication.

PLEASE SILENCE CELL PHONES DURING THE MEETING

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

DATE POSTED: AUGUST 19, 2021



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday 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.

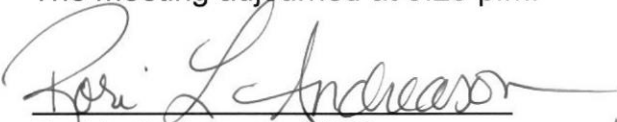
Cody Hill said would look into it. He said the Main Street Business Alliance is an important component to Main Street. Many business owners interested in participating in Main Street events and also like receiving updates.

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.