



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
September 21, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **21st 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 **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

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. PUBLIC HEARING

A. Consider Proposed Amendments to the FY2022 Budget of the Redevelopment Agency of Midvale City [*Cody Hill, Redevelopment Agency Manager*]

ACTION: Approve Resolution No. 2021-16RDA A Budget Appropriation Resolution of the Redevelopment Agency of Midvale City, Amending the Operating Budget for the Fiscal Year ending June 30, 2022

IV. CONSENT AGENDA

- A. Consider Minutes of September 7, 2021 **[Rori Andreason, HR Director/City Recorder]**

V. ACTION ITEMS

- A. Consider **Resolution No. 2021-17RDA** Adopting the Main Street Public Art Program **[Cody Hill, Redevelopment Agency Manager]**
- B. Consider **Resolution No. 2021-18RDA** Adopting the Jordan Bluffs Public Art Program **[Cody Hill, Redevelopment Agency Manager]**
- C. Consider **Resolution No. 2021-19RDA** Approving the Basketball Court RFP **[Patrick O'Brien, RDA Housing Manager]**

VI. DISCUSSION ITEMS

- A. Discuss Utah State Annotated ("UCA") § 17C-1-416, The COVID-19 Emergency Extension Bill, and its potential application in Midvale **[Cody Hill, Redevelopment Agency Manager]**

VII. 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 16, 2021

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



MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

MEETING DATE: SEPTEMBER 21ST, 2021

SUBJECT: Public hearing to consider 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: Pass Resolution No. 2021-16RDA, which adopts the proposed amendments to the FY 2022 budget.

RECOMMENDED MOTION: I move to pass Resolution No. 2021-16RDA which adopts the proposed amendments to the Redevelopment Agency's Fiscal Year 2022 operating budget.

ATTACHMENTS: Resolution No. 2021-16RDA, FY 2022 Budget and Proposed Adjustments

**REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION 2021-16RDA**

**A Budget Appropriation Resolution of the Redeployment Agency of Midvale
City, amending the operating budget for the Fiscal Year ending June 30, 2022.**

Whereas, Utah State Code, Sections 10-6-109, 10-6-127, and 10-6-128 of the Uniform Fiscal Procedures Act for Utah Cities, requires that increases in appropriations for operating budgets be made by resolution of the governing body; and

Whereas, the Redevelopment Agency of Midvale City has complied in all respects with state law, including publishing public notices and holding public hearings, in amending said budget for the Fiscal Year ending June 30, 2022.

Whereas, pursuant to notice, the public hearing was held on the 21st day of September 2021; and

Whereas, in compliance with statutory requirements, the Redevelopment Agency of Midvale City amends the revenue and appropriation budgets as detailed on the attached schedule:

Now therefore be it resolved, by the Redevelopment Agency of Midvale City, that the above budget amendments be made for the appropriate budgets for the Fiscal Year ending June 30, 2022.

This resolution shall become effective immediately upon passage thereof.

Passed and adopted by the Redevelopment Agency of Midvale City Board of Directors, State of Utah, this 21st day of September 2021.

Robert M. Hale
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori Andreason, MMC
Secretary

Voting by the Board:	"Aye"	"Nay"
Dustin Gettel	_____	_____
Paul Glover	_____	_____
Quinn Sperry	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____

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 Mainteni	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		



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday September 7, 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; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Nate Rockwood, Community Development Director; Laura Magness, Communications Director; Kate Andrus, CD Executive Assistant; Cody Hill, RDA Manager; Chief Randy Thomas, UPD; Juan Rosario, Systems Administrator and Jake Shepherd, Network Administrator.

Chair Hale called the meeting to order at 9:36 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

Lorene Butler apologized to the Board and staff for being so mean earlier. She said she knows everyone works hard.

Board Member Bryant Brown thanked Lorene Butler for her comments and said he appreciates her. Board Member Dustin Gettel agreed.

III. CONSENT AGENDA

A. CONSIDER APPROVAL OF THE AUGUST 24, 2021 MINUTES

B. SET DATE AND TIME [SEPTEMBER 21, 2021 AT 7:00 PM] FOR A PUBLIC HEARING TO AMENDMENTS TO THE FY2022 BUDGET OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY

C. SET DATE AND TIME [SEPTEMBER 21, 2021 AT 7:00 PM] FOR A PUBLIC HEARING TO CONSIDER APPROVING THE MAIN STREET PUBLIC ART PROGRAM

- D. SET DATE AND TIME [SEPTEMBER 21, 2021 AT 7:00 PM] FOR A PUBLIC HEARING TO CONSIDER APPROVING THE JORDAN BLUFFS PUBLIC ART PROGRAM**
- E. SET DATE AND TIME [OCTOBER 19, 2021 AT 7:00 PM] 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**

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. 2021-14RDA 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 said 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.

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

MOTION: Board Member Dustin Gettel **MOVED** to 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. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Hale called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

Board Member Bryant Brown Aye
Board Member Dustin Gettel Aye
Board Member Paul Glover Aye
Board Member Quinn Sperry Aye
Board Member Heidi Robinson Aye

The motion passed unanimously.

B. 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 said 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	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

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.

MOTION: Board Member Dustin Gettel MOVED to adopt Resolution No. 2021-15RDA approving the Main Street Revolving Loan Program. 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.

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

B. DISCUSS PROPOSED AMENDMENTS THE FY2022 BUDGET OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY

Cody Hill said the 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.

ATTACHMENT: FY 2022 Budget and Proposed Adjustments

Fund 30	Actual FY2019	Actual FY2020	Actual FY2021	Budget FY2022	Proposed Amendment	FY2022 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		

Proceedings of the Redevelopment Agency Meeting
September 7, 2021

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 Project Fund	-	-	4,577,601	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 13,597,617	\$ 27,326,917	\$ 10,999,829	\$ 8,909,067	\$ 671,123	\$ 64,771	10.7%

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	-	-	-	-	50,000	50,000	0.0%
Transfer to Another Fund	-	-	-	-	-	-	-
Fund Balance @ FY's Beginning			50,000	50,000	\$50,000	50,000	50,000
Use of/Contribution to Fund Balance			-	-	-	-	(50,000)

Proceedings of the Redevelopment Agency Meeting
September 7, 2021

Fund Balance @ FY's End				50,000	50,000	50,000	50,000	0	
TOTAL EXPENDITURES	\$	-	\$	-	\$	-	\$	50,000	\$ 50,000 0.0%
NET REVENUES OVER/(UNDER)									
EXPENDITURES		-		-		-		(50,000)	(50,000)

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)							

Proceedings of the Redevelopment Agency Meeting
September 7, 2021

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	Perce Chang
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 Amenity-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

C. DISCUSS MAIN STREET PUBLIC ART PROGRAM

Cody Hill said 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.

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.

D. DISCUSS JORDAN BLUFFS PUBLIC ART PROGRAM

Cody Hill said 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.

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.

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 10:14 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 21st day of September 2021.



MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

MEETING DATE: SEPTEMBER 21ST, 2021

SUBJECT: Consider adopting 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: Adopt Resolution No. 2021-17RDA to create the Main Street Public Art Program.

RECOMMENDED MOTION: I propose we adopt Resolution No. 2021-17RDA and create the Main Street Public Art Program.

ATTACHMENT: Main Street Public Art Program, Resolution No. 2021-17RDA

ATTACHMENT: 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.

RESOLUTION NO. 2021-17RDA

A RESOLUTION ADOPTING THE MAIN STREET PUBLIC ART PROGRAM

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 Main Street Community Development Project Area Plan on November 17, 2015; and

WHEREAS, the Agency intends to support the development of public art within the Main Street CDA and promote its development as an arts and culture district; and

WHEREAS, the Agency has entered into Interlocal Cooperation Agreements with the majority of the taxing entities and currently has 85% of its budget funded with the remaining taxing entity, Salt Lake County, expected to enter into an agreement by the end of the year; and

WHEREAS, the Agency has already adopted a similar program for the Bingham Junction RDA and successfully commissioned public art to that area through the Bingham Junction Public Art Program; and

WHEREAS, roughly \$1,500,000 is set aside under the revised budget for public art and the Agency needs to adopt programs whereby that tax increment revenue may be programed and expended.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, that the Board of Directors does hereby approve and adopt the Main Street Public Art Program and authorizes Agency staff to seek out suitable locations for public art within the Main Street CDA and artists to produce public art to benefit the area.

PASSED AND ADOPTED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY BOARD OF DIRECTORS, this 21st day of September 2021.

Robert M. Hale
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

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



MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

MEETING DATE: SEPTEMBER 21ST, 2021

SUBJECT: Consider adopting 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 property 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 Jordan Bluffs 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: Agency Staff will recommend annual budget allocations to support this program as needed. For the Fiscal Year 2022 budget adopted by the Agency board, \$10,000 is budgeted for Public Art for the Jordan Bluffs RDA. Agency staff will utilize these, already programed for public art to support this program through FY2022.

STAFF RECOMMENDATION: Adopt Resolution No. 2021-18RDA to create the Jordan Bluffs Public Art Program.

RECOMMENDED MOTION: I propose we adopt Resolution No. 2021-18RDA and create the Jordan Bluffs Public Art Program.

ATTACHMENT: Jordan Bluffs Public Art Program, Resolution No. 2021-18RDA

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.

RESOLUTION NO. 2021-18RDA

A RESOLUTION ADOPTING THE JORDAN BLUFFS PUBLIC ART PROGRAM

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 Jordan Bluffs Project Area Redevelopment Plan on August 10, 2004; and

WHEREAS, the Redevelopment Plan states that, “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; and

WHEREAS, the Agency intends to support the development of public art within the Jordan Bluffs RDA in pursuit of achieving the objectives and development outcomes listed in the Redevelopment Plan; and

WHEREAS, the Agency collected the first year of property tax increment revenues from the Jordan Bluffs RDA in the last fiscal year (FY2021) and needs an adopted public art program through which it can program funds to commission public art; and

WHEREAS, the Agency has already adopted a similar program for the Bingham Junction RDA and successfully commissioned public art to that area through the Bingham Junction Public Art Program. and

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, that the Board of Directors does hereby approve and adopt the Jordan Bluffs Public Art Program and authorizes Agency staff to seek out suitable locations for public art within the Jordan Bluffs RDA and artists to produce public art to benefit the area.

PASSED AND ADOPTED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY BOARD OF DIRECTORS, this _____ day of _____ 2021.

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	_____	_____



Redevelopment Agency of MIDVALE CITY Action Item

MEETING DATE: 21 September 2021

SUBJECT: Discussion and action on terms of Request for Proposal (“RFP”) for disposition of property at 7555 South Main Street & 695 W Fifth Ave.

SUBMITTED BY: Patrick O’Brien, Housing Manager

SUMMARY: The Redevelopment Agency of Midvale City (“Agency”) is proposing to sell the Basketball Court on 5th Ave. and Main Street to facilitate the redevelopment of the Main Street area.

The Agency plans to list the purchase price in the RFP at \$280,000. Proposed designs shall incorporate, among other things, high quality façade materials, a building that primarily addresses Main Street, and adhere to all zoning code requirements, and that utilize green building techniques. Preference will be given to those proposals that provide neighborhood-oriented programming or services, significantly increase daily pedestrian activity, and contribute to the emergence of a Main Street activity center.

Each RFP submission must include a project description, drawings, proforma, statement of qualification, financial capacity, and down payment.

The developer will be selected by a Selection Committee comprised of representatives of both Agency and City staff. The Selection Committee may select a first and second ranked developer, or no developer. The developer will be selected based on criteria including but not limited to, completeness of proposal, developer’s vision, scope of development, development preferences, developer qualifications, and financing.

The selected developer will then go through a design review process that will require them to obtain approval for Basic Design, Schematic Design, Design Development, and Final Construction Documents for the proposed development.

RECOMMENDED MOTION: The RDA recommends approval of resolution 2021-19RDA approving the Request for Proposal for disposition of property at 7555 South Main Street & 695 W Fifth Ave.

ATTACHMENTS: Resolution 2021-19RDA, Term Sheet, Property Location Map

RESOLUTION NO. 2021-19RDA

A RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSAL FOR THE SALE OF PROPERTY AT 7555 SOUTH MAIN STREET

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, the Agency and Midvale City (“City”) are public agencies and therefore are authorized under the Utah Interlocal Cooperation Act, Section 11-13-101, et seq. U.C.A. 1953, as amended, to enter into agreements with each other which enable them to make the most efficient use of their powers; 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 owns property located at 7555 South Main Street (“Property”); and

WHEREAS, the Agency believes the redevelopment of the Property will contribute to the revitalization of the Midvale Main Street CDA Project Area; and

WHEREAS, the Community Reinvestment Agencies Act allows for public entities to sell, grant, or convey property to redevelopment agencies; and

WHEREAS, the Agency desires to sell the Property for the purpose of facilitating its redevelopment.

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 prepare and issue a Request for Proposals for the sale of the Property and execute any other necessary documents as part of the marketing of the Property by the Agency. The Request for Proposals and other necessary documents shall be subject to the 5th Avenue Development Request for Proposals Term Sheet and such other terms and conditions as recommended by the Agency’s legal counsel.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY OF MIDVALE CITY, STATE OF UTAH, this 21st
day of September 2021.**

Robert Hale
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

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

5th Avenue Development

Request for Proposals Term Sheet

Property Description:	Property Address: 695 West Fifth Avenue 7555 South Main Street Parcel: 21-25-307-001 21-25-307-002 Property Size: 0.32 Acres (13,939.2 square feet) Current Condition: The assemblage is currently vacant.
Purchase Price:	The Purchase Price shall be \$280,000. During exclusive negotiations the RDA will consider reducing the purchase price, based on demonstrated funding gaps directly related to fulfilling the RDA's Scope of Development.
Scope of Development:	It is the RDA's intent that the Property be used to support the establishment of Main Street as significant retail and cultural activity center within Salt Lake County, with an emphasis on creating more pedestrian activity on Main Street. The selected development will need to have a high-quality design that complements the neighborhood and demonstrates the developer understands the neighborhoods assets and character. In accomplishing the RDA's intent for the development of the Property, the following should be incorporated into all proposals: 1. All offered property shall be utilized in the development. 2. Designs shall incorporate high quality façade materials and be in keeping with the character of historic Main Street (e.g., brick, wood, metal, masonry). Stucco is not an acceptable façade treatment on the 5th Avenue and Main Street frontages. 3. The development shall be designed using green building techniques such as: • Efficient use of energy, water, and other resources • Use of non-toxic, ethical and sustainable materials • Pollution and waste reduction measures, and the enabling of re-use and recycling • Use of renewable energy, such as wind energy, solar energy • Good indoor environmental air quality 4. No onsite surface parking shall front Main Street. 5. The site shall be designed to primarily address Main Street with a secondary frontage allowed on Fifth Avenue. 6. The project design shall incorporate all zoning code requirements. 7. The project shall include an element of public art (the, "Art"). The Art shall be visible to the public and contribute to an

	enhanced pedestrian experience in the Main Street neighborhood. Preference will be given to projects that: 1. Provide neighborhood-oriented programming or services that supports commercial activity on Main Street and/or quality of life for current and prospective residents. 2. Significantly increase the daily pedestrian activity on Main Street. 3. Contribute to the emergence of a Main Street activity center.
RFP Submission Requirements:	1. Project Description: A written description of the proposed development, including the following information: a. A description of the types of uses (e.g., residential, office, educational neighborhood retail, etc.) included in the development; b. Indication of the degree to which the developer commits/intends to incorporate environmentally friendly green building techniques or programs. c. A vision for how the development will complement the character of the Main Street neighborhood, particularly how it contributes to the emergence Main Street as an activity center. d. A description of the developer's strategy for maximizing pedestrian activity on Main Street. e. A conceptual description of the Art element that will be included in the development. 2. Project Drawings: The developer shall provide the following project drawings: a. Conceptual Site Plan. The plan must show auto and pedestrian circulation, building footprint, any proposed parking, the neighborhood amenity, the required Art element, and conceptual landscape improvements. b. Main Street and Fifth Avenue Elevation Drawings. The elevation drawings should identify façade materials and any other design elements the applicant deems necessary to communicate the intent of their proposal. 3. Project Proforma: A preliminary estimate of the project's cost and a 5-year proforma. This should include a brief description of how the developer anticipates funding the project and a description of any financial assistance, if any, the developer intends to request from the RDA. 4. Statement of Qualification: a. Identification of the legal entity with whom the Agency would contract. b. Identification of the developer, including potential joint venture or limited partners. c. The developer's previous relevant experience, including, descriptions, photos, description of roles in previous projects,

	and status of previous projects. References for previous projects should also be included. d. Organizational and management approach, and role of each development partner and major consultant in the implementation of the development. e. To the extent possible, identification of key individuals and consultants on the development team who would be involved in the negotiations, project design, and implementation, including their background and experience. 5. Financial Capacity: A description of the financial capacity of the developer. The selected developer will be required to submit additional financial information about the development entity and owners or partners within the entity during the Exclusive Negotiation Period. 6. Down Payment: Along with the proposal, the developers shall submit a check (certified or cashier's) made payable to the Redevelopment Agency of Midvale City in the amount of \$1,000.00 to serve as a deposit. Deposits will be returned to the developers who are not selected. The selected developer must submit an additional \$2,000, in the form of a certified or cashier's check, within 10 days of being notified that they were selected or the RDA will begin negotiations with the second-ranked developer. The total deposit made by the selected developer will be credited toward the developer's earnest money deposit under the Purchase and Sale Agreement. The earnest money deposit will be applied to the purchase price at closing and can only be refunded prior to closing if the developer is unable to get Planning Commission approval (if needed).
Developer Selection:	The submittals will be reviewed by a Selection Committee comprised of representatives of the RDA, City, and the community. The Selection Committee may select a first-ranked developer, a first- and second-ranked developer, or no developers. The RDA will enter into exclusive negotiations with the first-ranked developer. The RDA will enter into exclusive negotiations with the second-ranked developer if the first-ranked developer is unable to close on the Project in the allotted time.
Selection Criteria	The following will be the criteria by which the Selection Committee will select the first- and second-ranked development proposals: 1. Complete Proposal: Did the developer submit a complete proposal? 2. Developer's Vision: Does the developer provide a clear vision for how the development will complement the Main Street Neighborhood? 3. Scope of Development: How well does the development proposal address the Scope of Development? 4. Development Preferences:

	• How many people in the Main Street neighborhood would directly benefit from the proposed development. • How many more people will utilize Main Street on a daily basis as a result of the proposed development? • Does the proposed development include a Neighborhood Amenity that meets the criteria outlined in the Neighborhood Amenity Section? • Does the proposed development contribute to the emergence of a Main Street activity center? 5. Developer Qualifications: To what degree do the developer and development team possess the qualifications and experience necessary to plan, design, and build the proposed development? Financing: Does the developer have the necessary financial expertise and backing to complete the proposed project?
Design Review:	This design review process will require the selected developer to obtain approval for the Basic Design, Schematic Design, Design Development, and Final Construction Documents for the proposed development. A Main Street Design Review Committee comprised of representatives from the RDA staff shall be responsible for the review and approval of the Schematic Design, Design Development, and Final Construction Documents. Basic Design: The Basic Design drawings shall consist of the drawings submitted in response to the RFP and any modifications to the development proposal required by the RDA Board as part of their approval of a first- and second-ranked developer. The selected developer will be expected to present the Basic Design to the Main Street Business Association or other community group selected by the RDA. Schematic Design: The schematic design shall be conducted when the design is 30% complete. The submittal shall include a narrative description of the development, a presentation site plan, exterior concept elevation drawings, and two project sections. Design Development: The Design Development submittal shall include the 60% complete construction documents. The submittal will include samples of exterior materials, as well as drawings that specify the location and appearance of all exterior design features. Final Construction Documents: The Final Construction Documents submittal shall include all drawings, specifications, and related documents necessary for construction of the development.

Legal Documents:		A summary of the RDA's standard legal requirements will be attached to the offering with a statement that the full documents are available upon request. The agreements will be negotiated and executed after the developer has been granted the exclusive right to negotiate.
Purchase and Sale Agreement:		The Purchase and Sale Agreement will be negotiated during the period of exclusive negotiations and will be signed at such time as the Board approves the agreement's terms. The exclusive negotiation period shall not exceed six months. As a condition of the RDA's obligation to sell the Property, the developer must demonstrate its financial ability to acquire and develop the Property.
Development Agreement:		At closing, the developer must enter into a standard Development Agreement with the RDA to construct and oversee the marketing of the development. The terms of the Development Agreement will require the developer to provide personal guarantee(s) and payment and performance bonds.
CC&Rs		The developer will be required to prepare and record CC&Rs against the Property specifying the rules for the use and maintenance of common areas and shared improvements.
Title		The developer must accept a Special Warranty Deed subject to a right of reverter in favor of the RDA in the event of default.
Closing		Closing shall be contingent on the developer receiving the requisite approvals of the Final Construction Documents, construction estimate, marketing plan, project proforma, and building permit, as well as all other conditions of closing that are negotiated during the exclusive negotiation process. The RDA will close simultaneously with the developer's construction financing.
Schedule:		The developer will prepare a development schedule in consultation with RDA staff, highlighting major milestones such as closing, start of construction, and project completion.
Property Listing:		The Request for Proposals (RFP) will be distributed free of charge to all interested parties. Notices will also be placed in the local newspapers, as well as the Midvale City website. A sign declaring the Property is available and listing the appropriate contact person will be placed on the site and will remain in place until a Purchase and Sale Agreement is executed. The RFP will be issued before September 30, 2021. Responses will be due 45 days after issue. If no offers are received on or before the RFP deadline or the Selection Committee does not recommend the selection of a developer, the RDA will continue

		to offer the Property for development and the RDA Director shall have the authority to determine the process by which subsequent development proposals are reviewed and submitted to the RDA Board for approval.
Miscellaneous:		1. Such other terms as required by RDA attorney. 2. The selected Developer shall agree not to contest the formation of any assessment district that shall include Property and be used for the purpose of infrastructure installation, maintenance and/or programming. 3. Pending RDA approval the selected developer will be required to include the City logo and name, and acknowledge the RDA's contributions or assistance to the project. 4. The selected Developer shall agree to provide a written Project Report to the RDA and County Assessor within 2 weeks of receiving a Certificate of Occupancy. The report shall include the following information: a. Total square footage of Property improvements. b. Total development cost. c. Description of the development. d. Lease rates for the development. The selected Developer shall agree to provide an annual leasing report to the RDA and County Assessor that discloses the lease rates being charged to all tenants.

EXHIBIT A

Depiction of Location

Basketball Courts





MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

MEETING DATE: SEPTEMBER 21ST, 2021

SUBJECT: Discuss Utah State Annotated (“UCA”) § 17C-1-416, The COVID-19 Emergency Extension Bill, and its potential application in Midvale

SUBMITTED BY: Cody Hill, RDA Manager

SUMMARY: During a special legislative session in 2020, the Utah legislature adopted 17C-1-416 Extension of Collection Period for Project Areas Impacted by COVID-19 Emergency – Requirements – Limitations. Under 17C-1-416, a redevelopment agency may extend the project area funds collection period of an “Impacted Project Area” for up to two years. Before a redevelopment agency may consider an emergency extension, it must consider a resolution that describes:

- the conditions resulting from the COVID-19 emergency that will likely delay the implementation of the project area plan or reduce the amount of tax increment that the agency receives from the Impacted Project Area;
- why an extension of the project area funds collection period is needed; and
- the date on which the extension period will end.

If the redevelopment agency board finds that one of its project areas is an Impacted Project Area, it may adopt a resolution and extend the collection period of the project area by one or two years.

To qualify as an “Impacted Project Area” a project area:

- Is one that an agency expects to receive tax increment;
- Is subject to a project area funds collection period;
- Is subject to a project area plan that was adopted on or before December 31, 2019; and
- In which the agency determines the conditions resulting from the COVID-19 emergency will likely:
 - A. delay the agency's implementation of the project area plan; or
 - B. cause the agency to receive an amount of tax increment from the project area that is less than the amount of tax increment the agency expected the agency would receive from the project area.

Agency staff wish to inform the Agency Board of this new legislation and efforts made to study its potential impact on the Midvale Redevelopment Agency.

FISCAL IMPACT: If the Agency board finds that project areas meet the statutory standard of qualifying as “Impacted Project Areas” the fiscal impacts could be significant:

Bingham Junction RDA: Currently collects \$7.8M annually. This amount is believed to increase moderately as development within the area concludes. An additional two years of tax increment would likely be an additional \$16M-\$20M.

Jordan Bluffs RDA: According to the adopted project area budget, the Jordan Bluffs RDA will bring in \$5M to the Agency in Year 25. If this project area were to be extended an additional two years, this would translate to an additional \$10M.

Main Street CDA: Unlike the two RDAs, Main Street CDA has cap amounts on the amount of tax increment it may collect from each taxing entity. If the CDA reaches the cap amount of participation it may collect before Year 20, extending the CDA an additional two years will not bring any additional revenue. If the cap amount is not reached by Year 20, an additional two years of collection could bring an additional \$1-\$1.8M to the Agency.

STAFF RECOMMENDATION: N/A

RECOMMENDED MOTION: N/A

ATTACHMENT: None

