



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

REDEVELOPMENT AGENCY OF MIDVALE CITY MEETING AGENDA December 7, 2021

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **7th day of December 2021** as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. Midvale City no longer requires masks and social distancing; however, Midvale City recommends following the CDC guidelines. **Public comments may be submitted electronically for Board consideration at www.Midvalecity.org/government/contact-us by 5:00pm on December 6th. Please indicate if you would like your comment addressed in the Redevelopment Agency meeting.**

The meeting will be broadcast on the following:

You Tube: www.MidvaleCity.org/YouTube

6:00 PM OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

I. GENERAL BUSINESS

A. WELCOME AND ROLL CALL

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the Redevelopment Agency 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 November 9, 2021 ***[Rori Andreason, HR Director/City Recorder]***
- B. Approve ***Resolution 2021-23RDA*** A Resolution Establishing a Time and Place for Holding Redevelopment Agency Meetings for the 2022 Calendar Year ***[Rori Andreason, H.R. Director/City Recorder]***

IV. 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: December 2, 2021

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday November 9, 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 8:16 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

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

III. PUBLIC HEARING

A. PUBLIC HEARING TO CONSIDER 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. FISCAL IMPACT: The adopted FY2022 budget includes a transfer from the Bingham Junction RDA to the Main Street CDA of \$1,500,000 to fund the revolving business loan program. Once the project area plans are approved, Agency staff will request the transfer to take place and seek out businesses interested in the loan program. The improved businesses will increase the taxable value of the area and make it a more attractive place for future developments. STAFF'S RECOMMENDATION AND MOTION: RDA Staff recommend the Agency Board approve the amendments to the Bingham Junction Redevelopment Plan, Jordan Bluff Redevelopment Plan, and the Main Street CDA Plan.

Chair Hale opened the hearing to public comments. There were no public comments.

MOTION: Board Member Dustin Gettel MOVED to close the public hearing. Board Member Bryant Brown SECONDED the motion. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: APPROVE RESOLUTION NO. 2021-21RDA APPROVING AMENDMENTS TO THE JORDAN BLUFFS PROJECT AREA PLAN, BINGHAM JUNCTION PROJECT AREA PLAN, AND THE MAIN STREET CDA PLAN

MOTION: Board Member Dustin Gettel MOVED to approve Resolution No. 2021-21RDA and adopt the proposed amendments to the three project area's plans related to intra-agency loans and funding the revolving loan 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.

IV. CONSENT AGENDA

A. CONSIDER MINUTES OF OCTOBER 19, 2021

MOTION: Board Member Bryant Brown **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Paul Glover. 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. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2021-22RDA A RESOLUTION APPROVING FUNDING RECOMMENDATIONS FROM THE MAIN STREET PUBLIC ART PROGRAM ADVISORY PROGRAM

Cody Hill stated the Agency's FY2022 Budget allocates \$15,000 for public art within the Main Street CDA. Agency staff sought out public art opportunities within the Main Street Area and presented the public art funding opportunities to the Visor Board. The Visor Board discussed current funding opportunities and formed a recommendation that the RDA Board may now consider. The Visor Board recommends that the Main Street Public Art Program fund the following projects:

a. Webaholics Mural

- i. Requestor: Steve Paganelli, Webaholics
- ii. Location: 7633 S Main Street
- iii. Artist: Gerry Swenson (<http://www.silentswanart.com/>)
- iv. Cost: \$10,000 (Steve can pay \$2,000, City-wide Mural Program may provide \$1,500, Main Street Public Art Program would need to provide \$6,500 in support for the mural to go through)
- v. Rendering

b. Art Boxes

- i. Requestor: Redevelopment Agency of Midvale City
- ii. Location: They are portable. Would be painted and displayed during events on Main Street & elsewhere in the City
- iii. Artists: Brigham & Aelius with ALLCAPS Art Studio (<https://www.instagram.com/allcapsartgallery/?hl=en>) REDEVELOPMENT AGENCY OF MIDVALE CITY Meeting Date: November 9, 2021
- iv. Cost: \$1,000 to construct one 8'x8' cube and one 4'x4' box painted with blackboard paint. \$2,000 to have one cube painted (\$500 a side to paint one 8'x8')
- v. Rendering

FISCAL IMPACT:

The cost for funding the two projects will be \$9,500 (Project A: \$6,500 & Project 2: \$3,000). If the Visor Board's recommendations are adopted, the remaining balance for

public art for FY2022 will be \$5,500. The total CDA budget for public art is \$1,945,250 and if the Visor Board's recommendation is adopted \$1,935,750 will remain for public art within the Main Street CDA. STAFF'S RECOMMENDATION AND MOTION: RDA Staff recommend the Agency Board approve the Visor Board's public art funding recommendations.

MOTION: Board Member Dustin Gettel MOVED to approve Resolution No. 2021-22RDA and adopt the public art funding recommendations from the Main Street Public Art Program's Design Advisory Board. 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.

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 8:31 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 7th day of December 2021.



MIDVALE RDA SUMMARY REPORT

Meeting Date: December 7, 2021

SUBJECT: **Establish Time and Place to hold Redevelopment Agency Meetings for the 2022 Calendar Year**

SUBMITTED BY: **Rori Andreason, Secretary**

SUMMARY:

Section 2.12.060 of the Midvale Municipal Code designates the City Council to act as the Redevelopment Agency Board. The Redevelopment Agency meetings are scheduled on an as needed basis to be held in conjunction with regularly scheduled City Council meetings.

A Resolution has been prepared outlining the proposed Redevelopment Agency meeting schedule for the 2022 calendar year.

FISCAL IMPACT: N/A

RECOMMENDED MOTION:

I move that we adopt Resolution No. 2021-23RDA A Resolution Establishing a Time and Place for Holding Redevelopment Agency Meetings for the 2022 Calendar Year.

Attachments: Proposed Resolution

**MIDVALE CITY, UTAH
RESOLUTION NO. 2021-23RDA**

**A RESOLUTION ESTABLISHING A TIME AND PLACE
FOR HOLDING REDEVELOPMENT AGENCY
MEETINGS FOR THE 2022 CALENDAR YEAR**

WHEREAS, pursuant to Section 52-4-2 of Utah Code Annotated and the Midvale Municipal Code, Section 2.12.080, the Board of Directors for the Redevelopment Agency of Midvale City hereby gives notice of their 2022 meeting schedule; and

WHEREAS, the Board desires to encourage residents of Midvale City to attend City meetings; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH:

Section 1. The Board of Directors hereby gives notice of the time and place for holding Redevelopment Agency meetings for the 2022 Calendar Year as follows:

Redevelopment Agency: The City Council, acting in its capacity as the Board of Directors of the Midvale Redevelopment Agency will usually meet on Tuesdays, in conjunction with City Council meetings, as needed and for which public notice shall be given.

Location of Meetings: All meetings described above, except those meetings for which notice is given that the meeting will be held at a different location, will be held at City Hall, 7505 South Holden Street, Midvale, Utah.

Section 2. The Board directs the City Recorder to publish the 2022 City Council meeting schedule in at least one newspaper of general circulation in Midvale City, State of Utah.

Section 3. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this 7th day of December 2021.

Robert M. Hale, Chief Administrative Officer

ATTEST:

Rori L. Andreason, MMC
Secretary

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