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

MIDVALE CITY COUNCIL MEETING
AGENDA
FEBRUARY 01, 2022

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold an electronic and in-person meeting on the **1st day of February 2022** as follows:

Electronic & In-Person City Council Meeting
This meeting will be held electronically and in-person. Midvale City recommends meeting attendees follow CDC guidelines regarding masking and social distancing. **Public comments may be submitted electronically for City Council consideration at www.Midvalecity.org/government/contact-us by 5:00pm on January 31st. Please indicate if you would like your comment addressed in the City Council meeting.**

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

6:00 PM WORKSHOP

- Discuss Annual Comprehensive Financial Report (ACFR) ***[Mariah Hill, Administrative Services Director]***

- Discuss Main Street Art Study ***[Nate Rockwood, Community Development Director]***

7:00 PM - REGULAR MEETING

I. GENERAL BUSINESS

A. WELCOME AND PLEDGE OF ALLEGIANCE
B. ROLL CALL
C. Unified Fire Report
D. Proclamation Recognizing Colleen Costello for her dedicated service on the Planning Commission ***[Mayor Marcus Stevenson]***
E. Proclamation Recognizing Zach Smallwood for his dedicated service on the Planning Commission ***[Mayor Marcus Stevenson]***

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council 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 City Council will be turned over to staff to provide a response outside of the City Council meeting.

III. COUNCIL REPORTS

A. Councilmember Quinn Sperry
B. Councilmember Dustin Gettel
C. Councilmember Bryant Brown
D. Councilmember Heidi Robinson
E. Councilmember Paul Glover

IV. MAYOR MARCUS STEVENSON REPORT

V. CITY MANAGER REPORT

VI. DEPARTMENT REPORTS

A. Public Works Report ***[Glen Kennedy, Public Works Director]***

VII. CONSENT AGENDA

A. Consider Minutes of January 18, 2022 ***[Rori Andreason, H.R. Director/City Recorder]***

B. Set Date and Time [February 15, 2022, at 7:00 P.M.] for a Public Hearing to Consider Budget Amendments for the FY2022 General Fund and other Funds as Necessary ***[Kyle Maurer, Assistant City Manager]***

VIII. ACTION ITEMS

A. Consider ***Resolution No. 2022-R-03*** A Resolution Confirming the Appointment of Candice Erickson as a Full-Time Member on the Midvale Planning and Zoning Commission ***[Mayor Marcus Stevenson]***

B. Consider ***Resolution No. 2022-R-04*** A Resolution Confirming the Appointment of Shane Liedtke as a Full-Time Member on the Midvale Planning and Zoning Commission ***[Mayor Marcus Stevenson]***

C. Consider ***Resolution No. 2022-R-05*** A Resolution Confirming the Appointment of Matt Kasparian as an Alternate Member on the Midvale Planning and Zoning Commission ***[Mayor Marcus Stevenson]***

IX. DISCUSSION ITEMS

A. Discuss Proposed FY2022 Budget Amendments ***[Kyle Maurer, Assistant City Manager]***

B. Legislative Update ***[Matt Dahl, City Manager]***

X. 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***. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast***

and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

DATE POSTED: JANUARY 27, 2022

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

Annual Comprehensive Financial Report

Fiscal Year Ended June 30, 2021

2021



Midvale City, Utah

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Midvale City
State of Utah

Annual Comprehensive Financial Report
For the Fiscal Year Ended
June 30, 2021

Prepared by the Finance Department

Mariah Hill, Administrative Services Director
Christian Larsen, Senior Accountant
David Stenquist, City Treasurer
Kyle Maurer, Assistant City Manager

Midvale City, Utah

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 20, 2020

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INTRODUCTORY SECTION

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

January 31, 2022

To the Honorable Mayor, Members of the City Council, and Citizens of Midvale City:

The Finance Department of Midvale City is pleased to present the Annual Comprehensive Financial Report (ACFR) for Midvale City Corporation for the year ended June 30, 2021.

Utah law requires that all local governments publish within six months of the close of the fiscal year a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP), and audited in accordance with Generally Accepted Auditing Standards by a firm of licensed Certified Public Accountants. A set of audited financial statements was submitted to the State of Utah on December 30, 2021 in accordance with these requirements. This Annual Comprehensive Financial Report, which includes the audited financial statements, is presented to you as additional information.

The report consists of management's representations concerning the finances of Midvale City. Management assumes full responsibility for the completeness and reliability of the information presented herein. To provide a reasonable basis for making these representations, management has established an internal control framework that is designed to both protect the assets of the City from loss, theft, or misuse and to allow for the compiling of sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's internal control procedures have been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. To the best of management's knowledge and belief, this financial report is complete and reliable in all material respects.

Larson & Company, P.C., a firm of Certified Public Accountants, has audited Midvale City's financial statements. The goal of an independent audit is to provide reasonable assurance that the City's financial statements, for the fiscal year ended June 30, 2021, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation.

GAAP require that the management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditor's report.

The financial reporting entity (the City) includes all funds of the primary government (i.e., the City as legally defined), as well as all of its component units. Component units are legally separate entities for which the

primary government is financially accountable. Blended component units, although legally separate entities are, in substance, part of the primary government's operations and are included as part of the primary government. Accordingly, the Midvale City Redevelopment Agency (RDA) and Midvale City Municipal Building Authority (MBA) are reported in this ACFR as special revenue funds.

In addition to the basic financial statements, the ACFR includes a statistical section which provides a ten-year history of detailed information as a context for understanding the City's overall financial health.

PROFILE OF THE GOVERNMENT

Midvale City was incorporated in 1909. The City is governed using a Mayor/Council form of government. Legislative powers are vested in the five-member Council, while executive powers lie with the Mayor. The Mayor is elected to serve the citizens at large; the Council Members are elected by voting districts. All elected officials serve four-year terms which are staggered every two years. The elections are on a non-partisan basis. The City Manager is responsible for day-to-day operations and managing the employees of the City.

The City provides the full range of municipal services normally associated with a municipality. In brief, the general government functions include park construction and maintenance, street reconstruction and maintenance, public improvements, engineering, building inspection, planning and zoning, and administrative services. The City also operates water distribution, sewer collection and treatment, storm water maintenance, waste collection, and street lighting services. Police services are provided by the Unified Police Department of Greater Salt Lake (UPD) and fire services are provided by the Unified Fire Authority (UFA).

With a current population of approximately 36,028, the City lies in the middle of Salt Lake County, with the state's capitol, Salt Lake City, located approximately 11 miles north. Midvale provides commuter access via Interstates 15 and 215, State Street, and Fort Union Boulevard. Utah Transit Authority provides bus and lightrail service, with three light-rail stations within its boundaries. The geographic area of the City is 5.93 square miles.

FACTORS AFFECTING FINANCIAL CONDITION

Midvale has a robust retail base. Sales tax revenue makes up 40 percent of General Fund revenues, and property tax constitutes 11 percent of General Fund revenues. While the stability of sales tax revenue is less predictable than property tax, the advantage to the City is the ability to delay property tax increases and provides the flexibility to increase property tax as needed if or when sales tax revenue declines. The state of Utah's property tax formula provides the City the same amount of revenue as the prior year, plus any new growth that occurs in the City. The formula does not have any provisions for cost of living or inflationary increases.

Over the past ten years, General Fund revenues have increased from $14,889,901 to $23,781,214, and general fund expenditures have increased from $12,058,620 to $18,731,914. Revenues have increased due to additional development in Midvale (mainly Jordan Bluffs, as discussed below), and expenditures have increased to provide services to additional residences and businesses.

One of three Redevelopment Project Areas in the City, Bingham Junction, consists of 390 acres in the northwest corner of the City. The collaborative efforts of Midvale City, private developers, and the Redevelopment Agency of the City (RDA) have turned this former brownfield site into a successful model for redevelo-

pment. Bingham Junction is substantially built-out with a mix of commercial, residential, and retail establishments.

The second project area, Jordan Bluffs, consists of 268 acres and is in the southwest corner of the City. The Jordan Bluffs project area and surrounding property encompasses nearly 10% of Midvale City's total area and represents a significant opportunity to redevelop the former smelter property into a successful project with a positive contribution to the community. In 2015, the RDA entered into an Option to Purchase Agreement with the current owners of this former Sharon Steel superfund site. The purpose of the agreement was to allow the Agency to perform due diligence and market the site for sale and development. In November 2017, the option was transferred to Gardner Development and they purchased the property. Gardner commenced construction of the backbone infrastructure in 2018, which included an extension of Bingham Junction Boulevard. Vertical construction commenced in 2018 with the Wasatch residential development. Groundbreaking occurred in August 2020 with Zions Bancorporation for the development of a new 400,000 square foot banking technological campus in the northwest portion of the Jordan Bluffs project area. This campus is expected to become operational in August 2022.

The third project area is Main Street. The RDA is excited to be have created a new project area which incorporates Midvale's historic Main Street, as well as the surrounding residential and commercial areas. This area is an integral component to the vitality and history of Midvale. Recent changes have added new value and activity to the neighborhoods around Main Street.

The large Bingham Junction commercial and residential development on the previously contaminated smelter land, the TRAX light rail commuter station, and new multi-family residential buildings in the area, including City Hall, have given the neighborhood momentum for improvement.

LONG-TERM FINANCIAL PLANNING

Midvale City uses a long-term strategic planning model to enhance the annual budget process and work towards maintaining and improving all infrastructure systems. It is the policy of the Council to maintain General Fund reserves at or above fifteen percent of operating revenue. The City undertook long-term fee rate studies for the water and sewer utilities in fiscal year 2021. Long-term fee rate studies for storm water, building, and planning fees are planned for fiscal year 2022.

ACKNOWLEDGEMENTS

While the entire City Staff has contributed to the timely and efficient preparation of this report, special thanks are due to the Finance department. We also appreciate the professionalism of our auditors and their assistance in drafting and proofreading the ACFR. Finally, thank you to our Mayor, City Council, City Manager, Assistant City Manager, and Department Heads for their dedication to making Midvale City great.

Sincerely,

Mariah Hill

Kyle Maurer

Mariah Hill
Administrative Services Director/Finance Director

Kyle Maurer
Assistant City Manager

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Midvale City
Utah

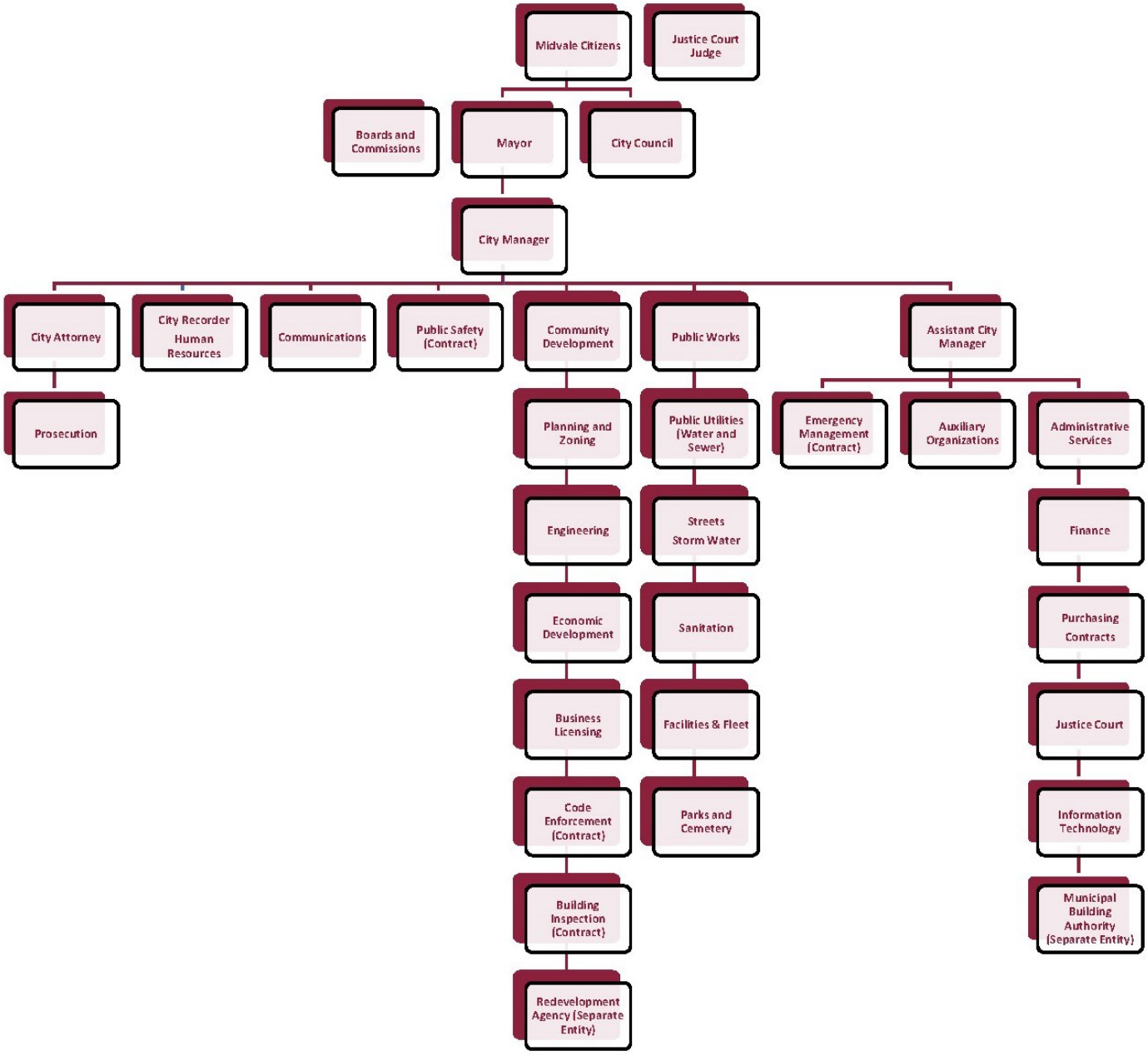
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2020

Christopher P. Morrill

Executive Director/CEO

Midvale City, Utah
Organization Chart



Midvale City, Utah
List of Elected and Appointed Officials
As of June 30, 2021

Elected Officials



Mayor Robert M. Hale



Councilmember Quinn Sperry
District 1



Councilmember Paul Glover
District 2



Councilmember Heidi Robinson
District 3



Councilmember Bryant Brown
District 4



Councilmember Dustin Gettel
District 5

Appointed Officials

Matthew Dahl .....City Manager
Kyle Maurer ..... Assistant City Manager
Lisa Garner ..... City Attorney
Rori Andreason.....HR Director/City Recorder
David Stenquist ..... City Treasurer
Kyle Maurer ..... Finance Director
Glen Kennedy ..... Public Works Director
Vacant ..... Administrative Services Director
Nate Rockwood .....Community Development Director
George Vo-Duc ..... Justice Court Judge

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FINANCIAL SECTION

Larson
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council
Midvale City Corporation, Utah

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Midvale City Corporation (the City), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Midvale City, Utah, as of June 30, 2021, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and for the major special revenue funds for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, budgetary comparison information, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and budgetary comparison information are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the budgetary comparison information are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 27, 2021, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Larson & Company, PC

Larson & Company, PC

Spanish Fork, Utah
December 27, 2021

Management's Discussion and Analysis

MIDVALE CITY, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Midvale City, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for fiscal year ended June 30, 2021.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of fiscal year 2021 by $116,605,917 (net position). Of this amount, $17,826,938 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.

- Total net position of Midvale City increased by $8,154,895. Of this increase, $6,805,890 (83.5 percent) is attributable to governmental activities, mainly from tax collections exceeding budgeted expectations and expenses below budgeted expectations. Business-type activities provided a $1,349,005 increase to the City's net position, primarily due to capital projects exceeding depreciation expense during the year.

- As of the close of fiscal year 2021, the City's governmental funds reported combined ending fund balances of $20,302,343, an increase of $5,026,378 compared to fiscal year 2020 (32.9 percent). Most of this increase is due to the Jordan Bluffs Redevelopment Area being triggered and continued tax increment increase due to development in the Bingham Junction Project Area. Of the total fund balance, $11,066,335 (54.5 percent) is restricted for debt service and redevelopment activities.

- At the end of fiscal year 2021, unassigned fund balance of the General Fund was $7,319,448, or 30.8 percent of general fund revenues (excluding other financing sources). Utah state law allows any balance of unrestricted funds (assigned and unassigned fund balance) in excess of 5 percent of the total revenues to be utilized for budget purposes. The maximum fund balance allowed is 35 percent of total revenues. The City's General Fund unassigned fund balance is currently at 30.8 percent of revenues. The City's financial policies recommend a general fund unrestricted fund balance of 15 percent.

- The City's total long-term obligations decreased $3,870,877 (5.2 percent). This is due to regularly scheduled debt service payments.

- At the end of fiscal year 2021, the City recognized total net pension liabilities of $198,173 (decrease of 85.1 percent from fiscal year 2020). Much of this decrease is due to investment earnings exceeding expectations. More information regarding the City's retirement plans can be found on page 75 and in the Required Supplementary Information beginning on page 84.

REPORT OVERVIEW

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Government-wide financial statements are designed to provide readers with a broad overview of the City's finances in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. However, other non-financial factors should also be considered.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are taken into account regardless of when cash is received or paid.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government; public safety; highways and public improvements; parks, recreation, and public property; redevelopment; community development; and other. The business-type activities of the City include public utilities (water, sewer, storm water, sanitation, street lighting) and telecommunications.

The government-wide financial statements can be found on pages 29-31 of this report.

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FUND FINANCIAL STATEMENTS

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City also uses fund accounting to ensure and demonstrate compliance with finance-related requirements. All of the City's funds can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. These fund statements focus on how money flows into and out of these funds and the balances left at year end that are available for spending. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Governmental funds report the difference between their assets, deferred outflows of resources, liabilities, and deferred inflows of resources as fund balance, which is divided into nonspendable, restricted, committed, assigned, and unassigned portions. *Nonspendable* balances include inventories and prepaid expenditures that are not expected to be converted to cash. *Restricted* balances include net fund resources of the City that are subject to external constraints due to state or federal laws or externally imposed conditions by grantors or creditors. Restrictions include debt service reserve requirements and redevelopment agency funds. *Assigned* balances in the general fund and other governmental funds are those that do not meet the requirements of restricted or committed but are intended to be used for specific purposes. In addition, fund balances appropriated in a subsequent fiscal year are also recorded as assigned fund balance. *Unassigned* balances in the General Fund are all other available net resources. At June 30, 2021, the City's combined governmental fund balance is $20,302,343 ($11,066,335 in restricted, $1,916,560 in assigned, and $7,319,448 in unassigned fund balances). Additional detail regarding governmental fund balances can be found on the governmental funds balance sheet located on page 32 of this report.

Governmental funds are reported using an accounting method called modified accrual accounting, which measures cash and other financial assets readily convertible to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps users determine the financial resources that can be spent in the near future to finance the City's programs. The relationship (or differences) between governmental activities and governmental funds is detailed in a reconciliation included with the fund financial statements.

The City maintains the following four individual governmental funds:

- General
- Capital Projects
- Redevelopment Agency
- Municipal Building Authority

Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, capital projects, and debt service funds, all of which are major funds.

The basic governmental fund financial statements can be found on pages 32-38 of this report.

Proprietary Funds – The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Water, Sewer, Storm Water, Sanitation, Streetlight, and Telecommunication Funds.

Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for its fleet of vehicles and information technology. Because these services predominantly benefit governmental rather than business-type functions, it has been included within governmental activities in the government-wide financial statements.

Proprietary fund financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water, sewer, and storm water funds, which are considered major funds of the City. Conversely, the internal service funds are combined into a single, aggregate presentation in the proprietary fund financial statements.

The basic proprietary fund financial statements can be found on pages 41-45 of this report.

Notes to the financial statements – The notes provide additional information essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 47 of this report.

Required Supplementary Information (RSI) – This section contains required supplementary information for the City's pension program. The RSI section begins on page 84.

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GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of Midvale City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $116,605,917 as of June 30, 2021.

By far the largest portion of the City's position (73.6 percent) reflects its investments in capital assets (e.g., land, water shares, buildings and structure, machinery and equipment, improvements, construction in progress, intangible assets, and right of way), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investments in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following table summarized the City's net position:

Midvale City
Summary of Net Position

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Current and other assets	$ 27,867,399	$ 23,398,804	$ 13,115,217	$ 13,038,126	$ 40,982,616	$ 36,436,930
Capital assets	113,307,787	113,730,057	44,902,741	45,596,017	158,210,528	159,326,074
Total Assets	141,175,186	137,128,861	58,017,958	58,634,143	199,193,144	195,763,004
Deferred outflows of resources	552,859	525,031	194,997	184,459	747,856	709,490
Current Liabilities	5,016,628	5,158,875	2,581,843	2,954,422	7,598,471	8,113,297
Noncurrent Liabilities	50,557,448	52,666,538	20,372,178	22,133,965	70,929,626	74,800,503
Total Liabilities	55,574,076	57,825,413	22,954,021	25,088,387	78,528,097	82,913,800
Deferred inflows of resources	4,405,057	4,885,457	401,929	222,215	4,806,986	5,107,672
Net position:						
Net investment in capital assets	61,799,330	60,168,243	23,996,754	24,192,075	85,796,084	84,360,318
Restricted	12,982,895	2,216,599	-	-	12,982,895	2,216,599
Unrestricted	6,966,687	12,558,180	10,860,251	9,315,925	17,826,938	21,874,105
Total net position	$ 81,748,912	$ 74,943,022	$ 34,857,005	$ 33,508,000	$ 116,605,917	$ 108,451,022

An additional portion of the City's net position (11.1 percent) represents resources that are subject to external restriction on how they may be used. The remaining balance of unrestricted net position of $17,826,938 may be used to meet the government's ongoing obligations to citizens and creditors.

As of June 30, 2021, the City can report positive balances in all three categories of net position for the government as a whole as well as for its separate governmental-type and business-type activities.

Analysis of the City's Operations – The following table provides a summary of the City's operations for the year ended June 30, 2021:

Midvale City
Summary of Changes in Net Position

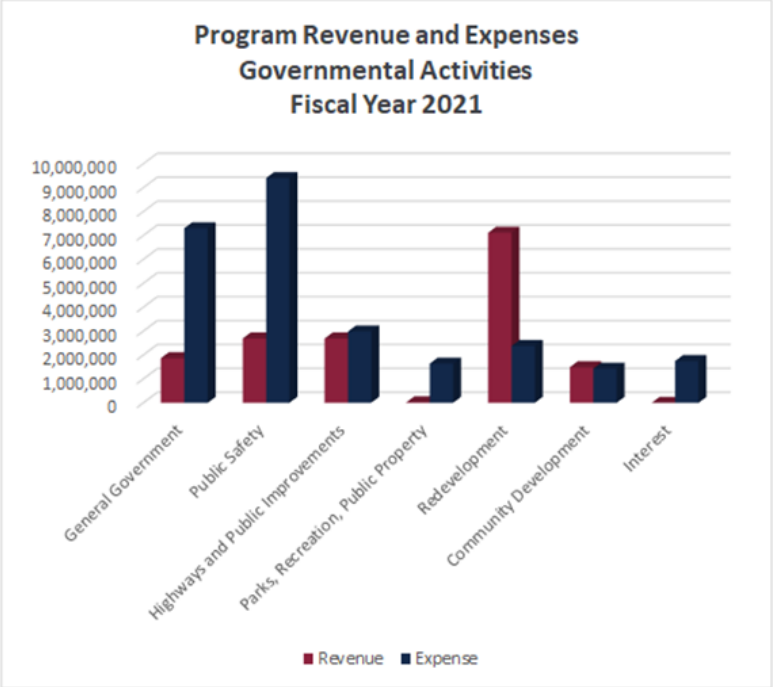
	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues						
Program Revenues:						
Charges for Services	3,902,383	3,832,957	12,352,238	11,483,208	16,254,621	15,316,165
Operating Grants and Contributions	9,275,664	7,773,608	49,170	100,847	9,324,834	7,874,455
Capital Grants and Contributions	2,688,476	4,184,622	-	-	2,688,476	4,184,622
General Revenues:					-	-
Property Taxes	4,110,411	3,449,391	-	-	4,110,411	3,449,391
Sales Taxes	10,434,898	8,967,771	-	-	10,434,898	8,967,771
Other Taxes	2,723,703	2,757,554	-	-	2,723,703	2,757,554
Other	987,156	1,523,255	67,539	127,932	1,054,695	1,651,187
Total Revenues	34,122,691	32,489,158	12,468,947	11,711,987	46,591,638	44,201,145
Expenses:						
General Government	7,298,732	9,254,255	-	-	7,298,732	9,254,255
Public Safety	9,401,425	9,002,087	-	-	9,401,425	9,002,087
Highways and Public Improvements	2,981,820	2,598,581	-	-	2,981,820	2,598,581
Parks, Recreation, and Public Property	1,634,530	1,579,727	-	-	1,634,530	1,579,727
Redevelopment	2,378,196	3,336,865	-	-	2,378,196	3,336,865
Community Development	1,424,506	1,291,148	-	-	1,424,506	1,291,148
Interest and Other Fiscal Charges	1,745,297	2,716,943	-	-	1,745,297	2,716,943
Water	-	-	5,193,597	5,262,930	5,193,597	5,262,930
Sewer	-	-	2,523,972	2,397,629	2,523,972	2,397,629
Storm Water	-	-	1,761,979	1,770,290	1,761,979	1,770,290
Sanitation	-	-	1,173,185	1,187,193	1,173,185	1,187,193
Street Lighting	-	-	398,298	364,789	398,298	364,789
Telecommunications	-	-	935,730	917,325	935,730	917,325
Total Expenses	26,864,506	29,779,606	11,986,761	11,900,156	38,851,267	41,679,762
Gain on Sale of Capital Assets	253,291	239,893	161,233	116,945	414,524	356,838
Increase (Decrease) in Net Position Before Transfers	7,511,476	2,949,445	643,419	(71,224)	8,154,895	2,878,221
Transfers	(705,586)	(815,000)	705,586	815,000	-	-
Increase (Decrease) in Net Position	6,805,890	2,134,445	1,349,005	743,776	8,154,895	2,878,221
Net Position - Beginning	74,943,022	72,808,577	33,508,000	32,764,224	108,451,022	105,572,801
Net Position - Ending	$ 81,748,912	$ 74,943,022	$ 34,857,005	$ 33,508,000	116,605,917	$ 108,451,022

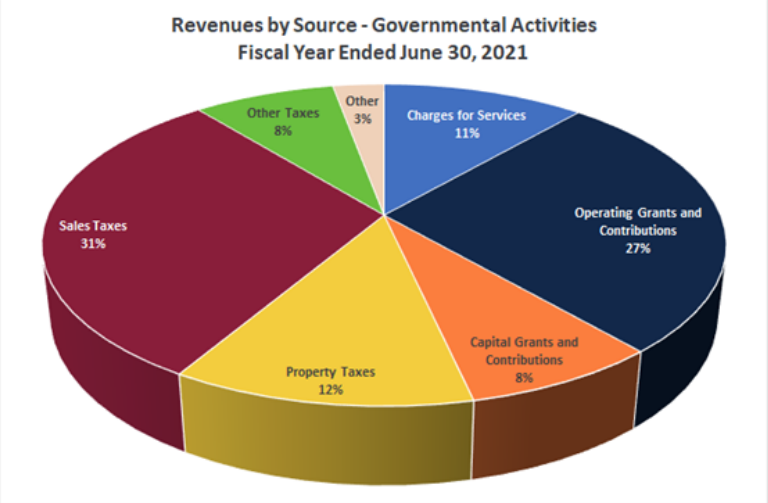
Governmental Activities – Governmental activities increased the City's net position by $6,805,890. Key elements affecting governmental activities net position are as follows:

- General fund revenues posted $1,054,564 over expectations during fiscal year 2021. This is due mainly to sales taxes and the CARES Act grant that was awarded by the Federal Government in response to the COVID-19 pandemic. In addition, expenditures were also under expectations by $1,290,932. This was due to every department working diligently to maintain a slim budget during times of uncertainty and each one of them succeeding.

- The Redevelopment Agency's redevelopment expenses were $2.56 less than their revenues, resulting in a net increase of $2.56 million in fund balance.

- During fiscal year 2021, the City's governmental funds completed $3,348,465 of capital projects which includes $1,218,894 of projects that began in prior years. Projects totaling $20,046 were in progress at year end. The most significant projects completed during the year include $1,554,737 for the remodeling of the Community Center and $748,138 for the repaving of the Community Center parking lot.





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Business-Type Activities – Business-type activities increased the City's net position by $1,349,005, which represents a increase of $605,229 over the previous year's change. Key elements of the change in business-type net position are as follows:

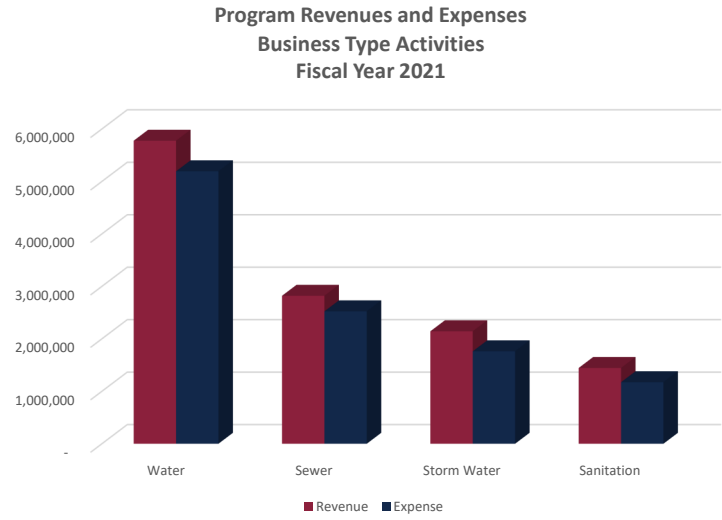
- During fiscal year 2021, the City's business-type activities completed $2,659,602 in capital projects which includes $2,070,839 of projects that began in prior years, and $59,034 of projects were in progress at year end. Notable completed projects include $1,925,965 for Jordan Valley Water Conservation District pipeline projects and $274,678 in the Union Jordan retail area.

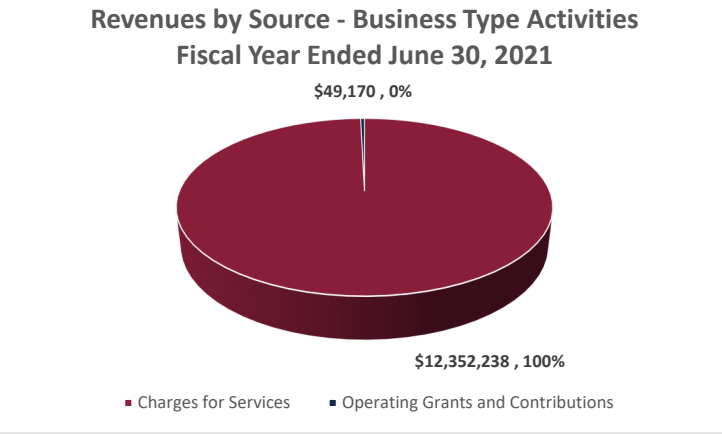
- The street lighting fund posted a change in net position of $25,301. This is mainly due to lower than anticipated maintenance costs.

- The sanitation fund experienced an increase in net position of $271,478, mainly due to its investment in the Trans Jordan Landfill.

- The water fund contributed $482,966 to the increase in net position. The majority of this increase is due to user charges exceeding budgeted expectations due to an increase in customers and a decrease in interest expense due to a bond refinance.

- The sewer fund contributed $296,608 to the increase in net position due to user charges exceeding budgeted expectations and an increase in customers.

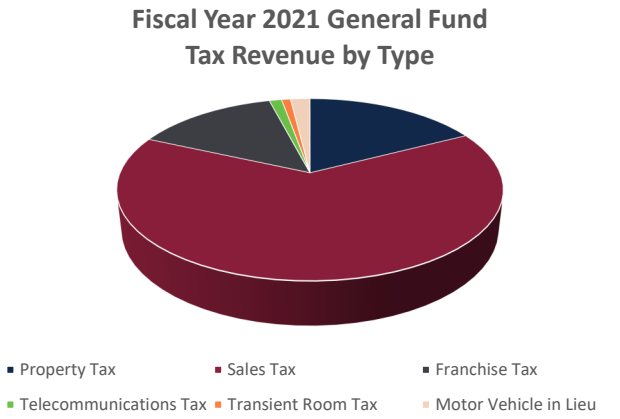


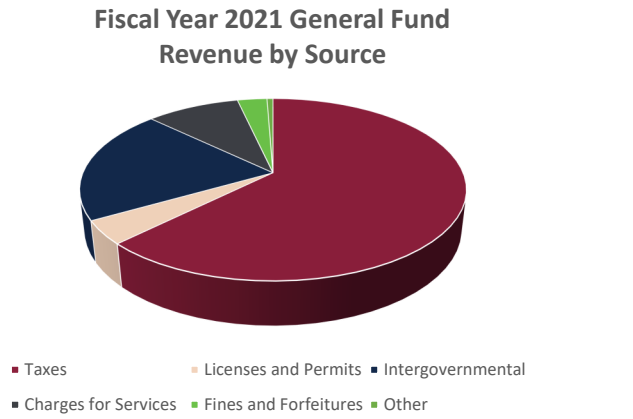


FINANCIAL HIGHLIGHTS

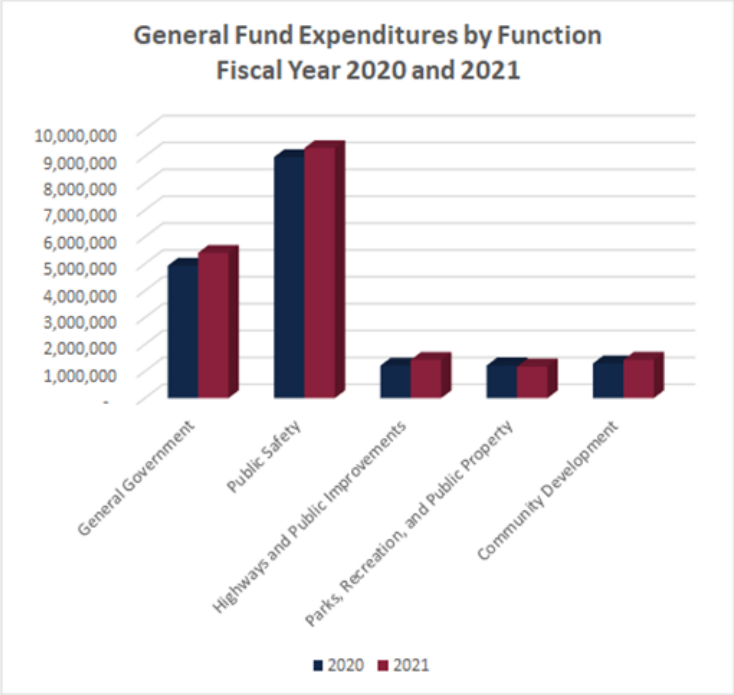
Governmental Funds - The focus of the City's governmental fund statements is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, assigned and unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of June 30, 2021, The City's governmental funds (General, Capital Projects, RDA, and Municipal Building Authority) reported combined fund balances of $20,302,343. This represents an increase of $5,026,378 from last year's ending balances. $7,319,448 (36.1 percent) of the total fund balance constitutes *unassigned fund balance* and is therefore available for spending at the City's discretion. *Assigned fund* balance totals $1,916,560 (9.4 percent), meaning the City intends to use this amount for specific purposes (capital projects and debt service). Fund balance of $11,066,335 (54.5 percent) is *restricted* to indicate it is not available for new spending because it has already been committed to pay for debt service and redevelopment.





The General Fund is the chief operating fund of the City. All activities which are not required to be accounted for in separate funds either by state or local ordinance or by a desire to maintain a matching of revenues and expenditures are accounted for in this fund. Revenues exceeded expenditures (including other financing sources and uses) in the General Fund by $2,896,613 during the year. Taxes continue to be the largest source of revenue in the General Fund and represent 62.6 percent of total General Fund revenues. The largest component of tax revenue is sales tax, which represents 64.3 percent of total tax revenues and 40.2 percent of total General Fund revenues. This compares with 36.9 percent of total general fund revenues in the prior fiscal year ended June 30, 2020.



General fund expenditures increased during fiscal year 2021, going from $18,790,969 in 2020 to $19,508,814 in 2021. These expenses were primarily offset by increased sales taxes. Public Safety costs increased by $338,090 (3.8 percent), largely due to an increase to the City's Unified Police Department (UPD) member assessment. Other changes of note was the reinstatement of a fleet replacement charge to each department. The City also provided a personnel merit increase and market adjustments to qualifying employees. Of note, Highway and Public Improvement expenditures increased largely due to the hiring of a Deputy Public Works Director.

Other Governmental Funds

Highlights from the City's other governmental funds show indicators of a growing city and strong local economy. During fiscal year 2021, property tax collections from redevelopment areas increased 10.4 percent to a total of $8,630,549 during the same period. This increase is due to an increase in taxable values. RDA fund balance increased $2,566,273 to a total of $10,459,251 (32.5 percent increase). The remaining fund balance will be used to support the City's redevelopment project areas.

Fund balance in the capital projects fund decreased $438,404 during the fiscal year to an ending fund balance of $1,860,248. This is mainly due to completion of projects started in the prior fiscal year. Ending fund balance of $100,000 has been appropriated in fiscal year 2022 for the City's technology initiatives.

Fund balance in the Municipal Building Fund increased $1,896 during the fiscal year to an ending balance of $663,256. This is mainly due to interest revenue exceeding budgeted expectations. The Municipal Building Authority fund is used to collect lease revenue and make debt service payments on the City's 2012 Lease Revenue Bonds. The MBA Bonds have a debt service reserve of $606,944 constituting the majority of fund balance.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. In summary, unrestricted net position increased from $1,936,817 to $2,005,704 in the Water Fund; increased from $4,632,895 to $5,262,171 in the Sewer Fund; and increased from $906,325 to $1,564,701 in the Storm Water Fund.

Water Fund unrestricted net position increased $68,887, this is mainly due to the Union Jordan area meter swaps and related inventory.

The net position increase in the Sewer Fund is largely due to an increase in the City's investment in the South Valley Water Reclamation Facility (SVWRF). Finally, the net position increase in the storm water fund is largely due to revenues exceeding budgeted expectations. This is mainly due to an increase in equivalent residential units (ERU's) billed. The City is also building reserves for future capital projects.

The City's nonmajor proprietary funds (street lighting, sanitation, and telecommunications) increased unrestricted net position from $1,839,888 in fiscal year 2020 to $2,027,675 in fiscal year 2021 (a $187,787 increase). The Street Lighting fund realized a $25,301 increase in net position, largely due to maintenance costs being under budgeted expectations. The Sanitation Fund saw a $271,478 net position increase, largely due to a gain on the City's equity investment in Trans Jordan Landfill. Finally, the Telecommunications Fund saw a $108,992 net position decrease, mainly due to a planned reduction in net position.

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GENERAL FUND BUDGETARY HIGHLIGHTS

During the fiscal year, General Fund budgeted expenditures were amended from an original budget total of $19,660,432 to a final budget total of $20,799,746 (5.8 percent difference). All departments monitor their budgets closely and are required to stay within their allotment. Budget adjustments made during the year can be summarized as follows:

- The City restored the Fleet Capital Charge to ensure that departments are paying for the replacement cost of their vehicles. This had an overall impact of $392,968 on expenditures.
- The City implemented a mid-year merit increase for personnel.

General fund budgeted revenues were amended from $20,345,047 to $22,726,650 (an increase of $2,381,603, or 11.7 percent). Highlights of this increase include:

- The City amended budgeted revenues based on recalculations that included actual data received March-October 2020, resulting in an increase of $329,026.
- The City received a second allocation of $993,657 from Salt Lake City as a CARES Act grant that was awarded in response to the COVID-19 pandemic.

During the year, actual revenues were greater than budgeted revenues by $1,054,564. Actual expenditures were less than budgeted expenditures by $1,290,932. The largest amount, $233,153, is due to park maintenance costs coming in lower than expected and facility building improvements not completed at year end.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets – Midvale City's investment in capital assets for its governmental and business-type activities as of June 30, 2021, amounts to $158,360,658 (net of accumulated depreciation). This investment in capital assets includes land, water stock & rights, buildings, improvements, infrastructure, machinery & equipment, and construction in progress. The total decrease in the City's investment in capital assets for the current year was 0.6 percent (a 0.2 percent decrease for governmental activities and a 1.5 percent decrease for business-type activities).

Midvale City
Capital Assets, Net of Depreciation
June 30, 2021

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	$ 65,215,870	$ 64,819,933	$ 115,062	$ 115,062	$ 65,330,932	$ 64,934,995
Water Stock & Rights	-	-	3,081,299	3,081,299	3,081,299	3,081,299
Buildings	21,814,344	20,802,217	3,331,970	3,424,393	25,146,314	24,226,610
Improvements	3,561,001	3,500,036	38,041,307	36,606,893	41,602,308	40,106,929
Infrastructure	20,346,073	20,958,799	-	-	20,346,073	20,958,799
Machinery & Equipment	2,500,583	2,430,178	274,069	297,531	2,774,652	2,727,709
Construction in Progress	20,046	1,218,894	59,034	2,070,839	79,080	3,289,733
TOTAL:	$113,457,917	$113,730,057	$ 44,902,741	$ 45,596,017	$158,360,658	$159,326,074

Major capital asset events during fiscal year 2021 include the following:

- $1,925,965 for Jordan Valley Water Conservancy District pipeline project.
- $820,676 for sewer phosphorous/grit removal
- $274,678 for water meters for Union Jordan retail area.
- $242,627 for water meters.
- $181,429 in sewer improvements.
- $153,704 in automobiles and trucks.
- $1,554,737 for the remodel of the Community Center.
- $245,807 for the purchase of Land (668 West Center Steet).
- $209,286 for sidewalk, curb & gutter improvements.

Additional information on the City's capital assets can be found on page 63-65 of this report.

Long-term debt - As of June 30, 2021, the City had total long-term bonded debt outstanding of $72,237,800 (excluding bond premiums and discounts). The entirety of this amount is represented by bonds secured solely by specific revenue sources. The City has no general obligation bonds outstanding.

Midvale City
Outstanding Long-Term Bonded Debt
June 30, 2021

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Lease Revenue Bonds	$ 6,165,000	$ 6,655,000	$ -	$ -	6,165,000	6,655,000
Tax Revenue Bonds	41,188,000	43,638,000	-	-	41,188,000	43,638,000
Water, Sewer, Storm Water Revenue Bonds	-	-	24,884,800	22,308,000	24,884,800	22,308,000
TOTAL:	$ 47,353,000	$ 50,293,000	$ 24,884,800	$ 22,308,000	$ 72,237,800	$ 72,601,000

The City's total bonded debt outstanding decreased by $363,200 during the fiscal year (0.5 percent). This decrease is due to regular debt service payments. The City issued a pass-through Parking Structure Loan to a developer that will be paid in full by the developer.

The City currently has no General Obligation debt. The most recent bond ratings issued for Midvale City include:

- Series 2010B Water and Sewer Revenue Bonds, with a Fitch rating of "AA-" (rating outlook: positive).
- Series 2016 and 2018 Water, Sewer, and Storm Water Revenue Bonds, a Fitch rating of "AA-" (rating outlook: positive).
- Series 2018 RDA Tax Increment and Sales Tax Revenue Bonds, a Fitch rating of "AA" (rating outlook: stable).
- Series 2017 Sales Tax Revenue Bonds a Fitch rating of "AA" (rating outlook: stable).
- 2012 MBA Lease Revenue Bonds a Fitch rating of "AA-" (rating outlook: stable).
- Standalone Credit Profile (SCP) of "aa-" (Fitch ratings).
- Issuer Default Rating (IDR) of "AA" (Fitch ratings).

State statutes limit the amount of General Obligation debt a governmental entity may issue to 12 percent of the "reasonable fair cash value" of property within the City. Of this percent, a maximum of 4 percent may be used for general purposes. The current limitation for the City is $183,804,981 which is significantly in excess of the City's outstanding General Obligation debt (the City has no General Obligation debt outstanding). The remaining 8 percent and any unused portion of the 4 percent available for general purposes, up to the maximum of 12 percent, may be utilized for water, sewer, and electrical projects. The current limitation for all debt, including that used for water, sewer and electrical projects is thus $551,414,943, which again significantly exceeds the outstanding city-wide debt.

Additional information on the City's long term-debt can be found on pages 68-71 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

- The 2021 unemployment rate for the Midvale City was 3.2 percent. This compares with a national unemployment rate of 5.9 percent. The 2020 unemployment rate for the Midvale City was 7.4 percent. (Source: Bureau of Labor Statistics.)

- General Fund budgeted revenues for the fiscal year ending June 30, 2022 ($20,566,648) reflect a decrease of 9.5 percent over the final budgeted revenues for the fiscal year ended June 30, 2021 ($22,726,650). The majority of this decrease is due to expected shortfalls in sales tax, franchise tax, and intergovernmental revenues (including one-time grant funds and Class C Road funds). General Fund expenditures in fiscal year 2022 are budgeted $971,172 higher than fiscal year 2021. This increase is due to reinstated capital projects that had previously been deferred due to the COVID-19 pandemic.

- A 5-year water and sewer rate increase model was passed by the City Council to fund necessary capital needs of the water and sewer funds.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of Midvale City's finances for all those with an interest in the City's finances. Questions concerning any information provided in this report or requests for additional financial information should be addressed to: Midvale City, Finance Department, 7505 S Holden St, Midvale City, UT 84047 or call (801) 567-7200, or e-mail mhill@midvale.com.

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BASIC FINANCIAL SECTION

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Midvale City
Statement of Net Position
June 30, 2021

	Governmental Activities	Business-type Activities	Total
ASSETS			
Current assets:			
Cash, cash equivalents, and investments:			
Unrestricted	$ 18,856,524	$ 4,139,962	$ 22,996,486
Restricted	1,818,995	739,980	2,558,975
Receivables (net of allowance for uncollectibles):			
Accounts and taxes	5,707,555	1,334,254	7,041,809
Contracts	-	132,355	132,355
Court fines	253,235	-	253,235
Due from other governments	1,019,857	-	1,019,857
Allowance for doubtful accounts	-	(6,000)	(6,000)
Inventory	-	115,151	115,151
Prepaids and deposits	61,103	103,305	164,408
Total current assets	27,717,269	6,559,007	34,276,276
Noncurrent assets:			
Investment in joint ventures	-	6,474,951	6,474,951
Note receivable	-	81,259	81,259
Land held for resale	150,130	-	150,130
Capital assets not being depreciated:			
Water stock	-	3,081,299	3,081,299
Land	65,065,740	115,062	65,180,802
Construction in progress	20,046	59,034	79,080
Capital assets, net of accumulated depreciation:			
Buildings	21,814,344	3,331,970	25,146,314
Improvements other than buildings	3,561,001	38,041,307	41,602,308
Equipment	2,500,583	274,069	2,774,652
Infrastructure	20,346,073	-	20,346,073
Total noncurrent assets	113,457,917	51,458,951	164,916,868
Total assets	**141,175,186**	**58,017,958**	**199,193,144**
Deferred outflows of resources:			
Deferred outflows related to pensions	552,859	194,997	747,856
Total deferred outflows of resources	**$ 552,859**	**$ 194,997**	**$ 747,856**

The accompanying notes are an integral part of this financial statement.

Midvale City
Statement of Net Position (Continued)
June 30, 2021

	Governmental Activities	Business-type Activities	Total
LIABILITIES			
Current liabilities:			
Accounts payable	$ 1,020,001	$ 643,908	$ 1,663,909
Accrued liabilites	223,086	69,464	292,550
Accrued interest payable	318,216	165,753	483,969
Compensated absences	216,845	98,718	315,563
Bonds and notes payable	3,238,480	1,604,000	4,842,480
Total current liabilities	5,016,628	2,581,843	7,598,471
Noncurrent liabilites:			
Bonds and notes payable	49,884,046	20,167,704	70,051,750
Compensated absences	210,178	94,532	304,710
Net pension liability	143,746	54,427	198,173
Deposits held	319,478	55,515	374,993
Total noncurrent liabilities	50,557,448	20,372,178	70,929,626
Total liabilities	**55,574,076**	**22,954,021**	**78,528,097**
Deferred inflows of resources:			
Deferred revenue property taxes	3,266,289	-	3,266,289
Deferred revenue RDA	100,000	-	100,000
Deferred inflows related to pensions, net	1,038,768	401,929	1,440,697
Total deferred inflows of resources	**4,405,057**	**401,929**	**4,806,986**
NET POSITION			
Net investment in capital assets	61,799,330	23,996,754	85,796,084
Restricted for:			
Capital projects and redevelopment	12,982,895	-	12,982,895
Unrestricted	6,966,687	10,860,251	17,826,938
Total net position	**$ 81,748,912**	**$ 34,857,005**	**$ 116,605,917**

The accompanying notes are an integral part of this financial statement.

Midvale City
Statement of Activities
For the Fiscal Year Ended June 30, 2021

Function/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities	Net (Expense) Revenues and Changes in Net Position: Business-type Activities	Total
Governmental activities							
General government	7,298,732	1,693,736	172,636	-	(5,432,360)		(5,432,360)
Public safety	9,401,425	701,178	1,987,471	-	(6,712,776)		(6,712,776)
Highways and public improvements	2,981,820	-	-	2,688,476	(293,344)		(293,344)
Parks, recreation and public property	1,634,530	20,340	-	-	(1,614,190)		(1,614,190)
Redevelopment	2,378,196	-	7,115,557	-	4,737,361		4,737,361
Community development	1,424,506	1,487,129	-	-	62,623		62,623
Interest and other fiscal charges	1,745,297	-	-	-	(1,745,297)		(1,745,297)
Total governmental activities	**26,864,506**	**3,902,383**	**9,275,664**	**2,688,476**	**(10,997,983)**		**(10,997,983)**
Business-type activities							
Water	5,193,597	5,700,724	49,170	-		556,297	556,297
Sewer	2,523,972	2,810,880	-	-		286,908	286,908
Storm water	1,761,979	2,134,157	-	-		372,178	372,178
Sanitation	1,173,185	1,283,140	-	-		109,955	109,955
Telecommunications	935,730	21,259	-	-		(914,471)	(914,471)
Street lighting	398,298	402,078	-	-		3,780	3,780
Total business-type activities	**11,986,761**	**12,352,238**	**49,170**	**-**		**414,647**	**414,647**
		General Revenues:					
		Taxes					
		Property taxes			4,110,411	-	4,110,411
		Sales taxes			10,434,898	-	10,434,898
		Telecommunications and franchise taxes			2,723,703	-	2,723,703
		Gain on sale of assets/equity investment income			253,291	161,233	414,524
		Interest income			178,236	67,539	245,775
		Miscellaneous			808,920	-	808,920
		Transfers - net			(705,586)	705,586	-
		Total general revenue and transfers			**17,803,873**	**934,358**	**18,738,231**
		Change in net position			6,805,890	1,349,005	8,154,895
		Net position - beginning			74,943,022	33,508,000	108,451,022
		Net position - ending			**81,748,912**	**34,857,005**	**116,605,917**

The accompanying notes are an integral part of this financial statement.

GOVERNMENTAL FUND FINANCIAL STATEMENTS

Midvale City
Balance Sheet - Governmental Funds
June 30, 2021

	General	Capital Projects	Special Revenue: Redevelopment Agency	Special Revenue: Municipal Building Authority	Total Governmental Funds
ASSETS					
Cash, cash equivalents, and investments					
Unrestricted	4,733,863	2,265,144	9,399,525	56,332	$ 16,454,864
Restricted	140	-	1,211,911	606,944	1,818,995
Receivables, net:					
Accounts and other	5,340	-	101,500	-	106,840
Taxes	4,817,239	169,296	614,180	-	5,600,715
Court fines	253,235	-	-	-	253,235
Intergovernmental	1,019,857	-	-	-	1,019,857
Deposits	60,565	-	297	-	60,862
Land held for resale	-	-	150,130	-	150,130
Total assets	10,890,239	2,434,440	11,477,543	663,276	25,465,498
LIABILITIES					
Accounts payable	140,550	571,317	293,539	20	1,005,426
Deposits held	316,603	2,875	-	-	319,478
Accrued liabilities	207,779	-	10,573	-	218,352
Total liabilities	664,932	574,192	304,112	20	1,543,256
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	2,652,109	-	614,180	-	3,266,289
Unavailable revenue - fines, fees, and other	253,610	-	100,000	-	353,610
Total deferred inflows of resources	2,905,719	-	714,180	-	3,619,899
FUND BALANCES					
Restricted for:					
Special revenue funds	-	-	9,247,340	-	9,247,340
Debt service	140	-	1,211,911	606,944	1,818,995
Total restricted	140	-	10,459,251	606,944	11,066,335
Assigned to:					
Debt Service	-	-	-	56,312	56,312
Capital projects funds	-	1,860,248	-	-	1,860,248
Total assigned	-	1,860,248	-	56,312	1,916,560
Unassigned	7,319,448	-	-	-	7,319,448
Total fund balances	7,319,588	1,860,248	10,459,251	663,256	20,302,343
Total liabilities, deferred inflows of resources, and fund balances	$ 10,890,239	$ 2,434,440	$ 11,477,543	$ 663,276	$ 25,465,498

The accompanying notes are an integral part of this financial statement.

Midvale City
Reconciliation of the Governmental Funds Balance Sheet
To the Statement of Net Position
June 30, 2021

Amounts reported for governmental activities in the Statement of Net Position are different because:	
Total Fund Balances - Total Governmental Funds	$ 20,302,343
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds. The cost of the assets is $140,721,193 less the accumulated depreciation of $34,280,355.	111,497,393
Interest on general obligation and lease revenue bonds is not accrued in governmental funds but rather is recognized as an expenditure when due.	(318,216)
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	(53,534,802)
Pension liabilities and assets are not due and payable in the current period and, therefore, are not reported in the funds.	(612,494)
Other assets are not available to pay for current period expenditures and, therefore, are either deferred or not applicable to funds.	253,610
Internal service funds are used by management to charge the costs of fleet maintenance and computer equipment to individual funds. The assets and liabilities of internal service funds are included in governmental activities in the Statement of Net Position.	4,161,078
Net Position - Governmental Activities	$ 81,748,912

The accompanying notes are an integral part of this financial statement.

Midvale City
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Fiscal Year Ended June 30, 2021

			Special Revenue		
	General	Capital Projects	Redevelopment Agency	Municipal Building Authority	Total Governmental Funds
REVENUES					
Taxes	$ 14,887,228	$ 866,793	$ 1,514,992	$ -	$ 17,269,013
Licenses and permits	986,962	-	-	-	986,962
Intergovernmental	4,848,583	-	7,115,557	-	11,964,140
Charges for service	2,214,242	-	-	-	2,214,242
Fines and forfeitures	701,178	-	-	-	701,178
Interest income	38,815	20,514	113,999	4,908	178,236
Miscellaneous	104,206	-	29,400	675,314	808,920
Total revenues	23,781,214	887,307	8,773,948	680,222	34,122,691
EXPENDITURES					
Current:					
General government	5,405,077	-	-	-	5,405,077
Public safety	9,306,093	-	-	-	9,306,093
Highways and public improvements	1,421,044	-	360,794	-	1,781,838
Parks, recreation, and public property	1,175,194	-	-	-	1,175,194
Redevelopment	-	-	2,378,196	-	2,378,196
Community development	1,424,506	-	-	-	1,424,506
Total current expenditures	18,731,914	-	2,738,990	-	21,470,904
Capital outlay:					
Capital outlay	-	3,686,491	-	2,520	3,689,011
Debt service:					
Principal	490,000	-	1,960,000	490,000	2,940,000
Interest	286,900	-	1,514,685	185,806	1,987,391
Total debt service	776,900	-	3,474,685	675,806	4,927,391
Total expenditures	19,508,814	3,686,491	6,213,675	678,326	30,087,306
Excess (deficiency) of revenues over (under) expenditures	4,272,400	(2,799,184)	2,560,273	1,896	4,035,385
OTHER FINANCING SOURCES (USES)					
Proceeds from sale of assets	700	-	-	-	700
Proceeds from debt	-	2,163,893	-	-	2,163,893
Transfers in	-	196,887	6,000	-	202,887
Transfers out	(1,376,487)	-	-	-	(1,376,487)
Total other financing sources (uses)	(1,375,787)	2,360,780	6,000	-	990,993
Net change in fund balance	2,896,613	(438,404)	2,566,273	1,896	5,026,378
Fund balances at beginning of year	4,422,975	2,298,652	7,892,978	661,360	15,275,965
Fund balances at end of year	$ 7,319,588	$ 1,860,248	$ 10,459,251	$ 663,256	$ 20,302,343

The accompanying notes are an integral part of this financial statement.

Midvale City
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Fiscal Year Ended June 30, 2021

Amounts reported for governmental activities in the statement of activities are different because:	
Net change in fund balances - total governmental funds	$ 5,026,378
Governmental funds report capital outlays as expenditures and do not report capital contributions, as they are not financial assets. However, in the statement of activities the cost of capital outlays is allocated over their estimated useful lives and reported as depreciation expense, and capital contributions are reported as assets and revenue. This is the amount by which capital outlays exceeded depreciation in the current period.	(474,510)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the payment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transactions, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-	1,015,429
Some revenues in the statement of activities do not provide current financial resources and, therefore, are not reported as revenues in	419,957
The net revenue of certain activities of the Internal Service Fund is reported with governmental activities.	818,636
Change in net position of governmental activities	$ 6,805,890

The accompanying notes are an integral part of this financial statement.

Midvale City
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - General Fund
For the Fiscal Year Ended June 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes	$12,902,706	$14,018,238	$14,887,228	$ 868,990
Licenses and permits	972,609	1,010,364	986,962	(23,402)
Intergovernmental	2,648,514	4,730,973	4,848,583	117,610
Charges for services	2,201,436	2,201,256	2,214,242	12,986
Fines and forfeitures	958,000	643,403	701,178	57,775
Interest income	10,000	-	38,815	38,815
Miscellaneous	651,782	122,416	104,206	(18,210)
Total revenues	20,345,047	22,726,650	23,781,214	1,054,564
EXPENDITURES				
General government:				
City council	395,774	410,756	399,420	11,336
Court	850,224	872,273	705,851	166,422
General administration	1,057,186	1,138,770	1,050,429	88,341
Information technology	689,755	773,506	686,146	87,360
Finance	418,376	427,348	394,616	32,732
Recorder	305,019	311,728	295,284	16,444
City attorney	672,719	784,608	693,054	91,554
Non-departmental	658,809	708,254	652,171	56,083
Community and intergovernmental services	235,845	605,978	490,059	115,919
Employee services	334,700	69,700	38,048	31,652
Public safety:				
Police	9,344,480	9,350,600	9,306,093	44,507
Highways and public improvements	1,184,536	1,545,209	1,421,043	124,166
Parks, recreation and public property	1,237,104	1,408,347	1,175,194	233,153
Community development	1,499,005	1,615,751	1,424,506	191,245
Debt service:				
Principal	490,000	490,000	490,000	-
Interest	286,900	286,918	286,900	18
Total expenditures	19,660,432	20,799,746	19,508,814	1,290,932
Excess (deficiency) of revenues over (under) expenditures	684,615	1,926,904	4,272,400	2,345,496
OTHER FINANCING SOURCES (USES)				
Proceeds from sale of assets	5,000	5,000	700	(4,300)
Transfers out	(960,115)	(1,931,904)	(1,376,487)	555,417
Net change in fund balance	$ (270,500)	$ -	2,896,613	$ 2,896,613
Fund balance at beginning of year			4,422,975	
Fund balance at end of year			$ 7,319,588	

The accompanying notes are an integral part of this financial statement.

Midvale City
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Redevelopment Agency
For the Fiscal Year Ended June 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes	$ 7,430,000	$ 8,630,548	$ 1,514,992	$ (7,115,556)
Intergovernmental	-	-	7,115,557	7,115,557
Interest income	170,100	71,110	113,999	42,889
Miscellaneous	-	29,200	29,400	200
Total revenues	7,600,100	8,730,858	8,773,948	43,090
EXPENDITURES				
Redevelopment	2,379,300	969,804	1,383,340	(413,536)
Administration	1,478,637	1,277,891	994,856	283,035
Highways and public improvements	300,000	358,168	360,794	(2,626)
Debt service				
Principal	1,960,000	2,039,000	1,960,000	79,000
Interest	1,514,685	1,439,715	1,514,685	(74,970)
Total expenditures	7,632,622	6,084,578	6,213,675	(129,097)
Excess (deficiency) of revenues over (under) expenditures	(32,522)	2,646,280	2,560,273	(86,007)
OTHER FINANCING SOURCES				
Transfers in	1,758,537	1,854,177	6,000	(1,848,177)
Transfers out	(1,726,015)	(4,500,547)	-	4,500,547
Total other financing sources (uses)	32,522	(2,646,370)	6,000	2,652,370
Net change in fund balance	$ -	$ (90)	2,566,273	$ 2,566,363
Fund balance at beginning of year			7,892,978	
Fund balance at end of year			$ 10,459,251	

The accompanying notes are an integral part of this financial statement.

Midvale City
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Municipal Building Authority
For the Fiscal Year Ended June 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
REVENUES				
Lease and other revenue	$ 668,806	$ 675,306	$ 675,314	$ 8
Interest income	7,600	3,100	4,908	1,808
Total revenues	676,406	678,406	680,222	1,816
EXPENDITURES				
Capital outlay	600	2,600	2,520	80
Debt service				
Principal	490,000	490,000	490,000	-
Interest	185,806	185,806	185,806	-
Total expenditures	676,406	678,406	678,326	80
Excess (deficiency) of revenues over (under) expenditures	-	-	1,896	1,896
Net change in fund balance	$ -	$ -	1,896	$ 1,896
Fund balance at beginning of year			661,360	
Fund balance at end of year			$ 663,256	

The accompanying notes are an integral part of this financial statement.

PROPRIETARY FUND FINANCIAL STATEMENTS

Midvale City
Statement of Net Position - Proprietary Funds
June 30, 2021

	Business-type Activities - Enterprise Funds					Governmental Activities Internal Service Funds
	Water	Sewer	Storm Water	Other Proprietary Funds	Total	
ASSETS						
Current assets:						
Cash, cash equivalents, and investments						
Unrestricted	$ 1,976,423	$ 385,429	1,563,048	$ 215,062	$ 4,139,962	$ 2,401,660
Restricted (bond)	318,742	419,946	1,292	-	739,980	-
Receivables:						
Accounts, net	719,199	269,375	181,524	164,156	1,334,254	-
Contracts	-	-	-	15,600	15,600	-
Allowance for doubtful accounts	-	-	(6,000)	-	(6,000)	-
Inventory	115,151	-	-	-	115,151	-
Deposits	89,048	13,428	792	37	103,305	241
Total current assets	3,218,563	1,088,178	1,740,656	394,855	6,442,252	2,401,901
Noncurrent assets:						
Contracts receivable	-	-	-	116,755	116,755	-
Intangible asset - South Valley						
Water Reclamation	-	4,816,285	-	-	4,816,285	-
Investment in Trans-Jordan						
Cities Landfill	-	-	-	1,658,666	1,658,666	-
Notes receivable, less allowance						
for doubtful accounts	-	-	-	81,259	81,259	-
Capital assets:						
Land	115,062	-	-	-	115,062	-
Water stock	3,081,299	-	-	-	3,081,299	-
Construction in progress	59,034	-	-	-	59,034	-
Buildings, net	1,661,174	-	1,670,796	-	3,331,970	-
Improvements, net	29,080,808	4,104,353	4,856,146	-	38,041,307	-
Automobiles, net	-	-	-	-	-	863,363
Machinery and equipment, net	56,352	214,896	2,821	-	274,069	947,031
Total noncurrent assets	34,053,729	9,135,534	6,529,763	1,856,680	51,575,706	1,810,394
Total assets	$ 37,272,292	$ 10,223,712	8,270,419	$ 2,251,535	$ 58,017,958	$ 4,212,295
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows related to pensions	$ 74,735	$ 33,107	80,679	$ 6,476	$ 194,997	$ 9,833
Total deferred outflows of resources	$ 74,735	$ 33,107	80,679	$ 6,476	$ 194,997	$ 9,833

The accompanying notes are an integral part of this financial statement.

Midvale City
Statement of Net Position - Proprietary Funds (Continued)
June 30, 2021

	Business-type Activities - Enterprise Funds					Governmental Activities Internal Service Funds
	Water	Sewer	Storm Water	Other Proprietary Funds	Total	
LIABILITIES						
Current liabilities:						
Accounts payable	$ 479,218	$ 60,742	12,448	$ 91,500	$ 643,908	$ 14,575
Accrued liabilities	30,385	16,863	19,470	2,746	69,464	4,734
Compensated absences	42,349	24,368	30,570	1,431	98,718	7,534
Accrued interest payable	120,029	34,485	11,239	-	165,753	-
Bonds payable	1,052,420	208,000	343,580	-	1,604,000	-
Total current liabilities	1,724,401	344,458	417,307	95,677	2,581,843	26,843
Noncurrent liabilities:						
Due to other funds	-	-	-	-	-	-
Compensated absences	40,535	21,206	31,694	1,097	94,532	7,213
Deposits held	55,515	-	-	-	55,515	-
Notes payable	-	-	-	125,737	125,737	-
Bonds payable	12,935,030	3,402,800	3,008,170	-	19,346,000	-
Unamortized bond premium	522,330	173,637	-	-	695,967	-
Net pension liability	23,087	13,366	17,069	905	54,427	3,074
Total noncurrent liabilities	13,576,497	3,611,009	3,056,933	127,739	20,372,178	10,287
Total liabilities	15,300,898	3,955,467	3,474,240	223,416	22,954,021	37,130
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows related to pensions	177,734	84,423	132,852	6,920	401,929	23,920
Total deferred inflows of resources	177,734	84,423	132,852	6,920	401,929	23,920
NET POSITION						
Net investment in capital assets	19,862,691	954,758	3,179,305	-	23,996,754	1,810,394
Unrestricted	2,005,704	5,262,171	1,564,701	2,027,675	10,860,251	2,350,684
Total net position	$ 21,868,395	$ 6,216,929	4,744,006	$ 2,027,675	$ 34,857,005	$ 4,161,078

The accompanying notes are an integral part of this financial statement.

Midvale City
Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Funds
For the Fiscal Year Ended June 30, 2021

	Business-type Activities - Enterprise Funds					Governmental Activities Internal Service Funds
	Water	Sewer	Storm Water	Other Proprietary Funds	Total	
OPERATING REVENUES						
Charges for services	$ 5,535,192	$ 2,792,422	$ 2,041,234	$ 1,706,477	$ 12,075,325	$ 1,100,563
Connection fees	42,320	2,900	-	-	45,220	-
Other	123,212	15,558	92,923	-	231,693	-
Total operating revenues	5,700,724	2,810,880	2,134,157	1,706,477	12,352,238	1,100,563
OPERATING EXPENSES						
Salaries and wages	680,308	393,862	502,973	26,665	1,603,808	109,706
Employee benefits	382,022	203,585	242,212	7,098	834,917	64,327
Administration	709,714	473,309	562,587	349,331	2,094,941	112,836
Supplies	3,467	-	-	-	3,467	219,185
Repairs and maintenance	335,400	89,809	150,031	-	575,240	92,030
Waste disposal	-	-	-	1,067,413	1,067,413	-
Purchase/treatment:						
Water	1,611,370	-	-	-	1,611,370	-
Sewer	-	1,098,705	-	-	1,098,705	-
Street lighting	-	-	-	120,976	120,976	-
Telecommunications	-	-	-	935,730	935,730	-
Depreciation	995,659	132,789	212,623	-	1,341,071	423,290
Total operating expenses	4,717,940	2,392,059	91,553	2,507,213	11,287,638	1,021,374
Operating income (loss)	982,784	418,821	463,731	(800,736)	1,064,600	79,189
NONOPERATING REVENUES (EXPENSES)						
Interest income	26,669	9,700	9,466	21,704	67,539	18,842
Interest expense	(435,365)	(131,913)	(91,553)	-	(658,831)	-
Gain on equity investment	-	-	-	161,233	161,233	-
Proceeds from debt issuance	49,170	-	-	-	49,170	-
Gain on disposal of equipment	-	-	-	-	-	252,591
Bond issuance costs	(40,292)	-	-	-	(40,292)	-
Total nonoperating revenues (expenses)	(399,818)	(122,213)	(82,087)	182,937	(421,181)	271,433
Income before transfers	582,966	296,608	381,644	(617,799)	643,419	350,622
Transfers in	-	-	-	805,586	805,586	468,014
Transfers out	(100,000)	-	-	-	(100,000)	-
Change in net position	482,966	296,608	381,644	187,787	1,349,005	818,636
Total net position - beginning	21,385,429	6,263,901	4,018,782	1,839,888	33,508,000	3,342,442
Total net position - ending	$ 21,868,395	$ 6,560,509	$ 4,400,426	$ 2,027,675	$ 34,857,005	$ 4,161,078

The accompanying notes are an integral part of this financial statement.

Midvale City
Statement of Cash Flows - Proprietary Funds
For the Fiscal Year Ended June 30, 2021

	Business-type Activities - Enterprise Funds					
	Water	Sewer	Storm Water	Other Proprietary Funds	Total	Governmental Activities Internal Service Funds
Cash flows from operating activities						
Receipts from customers	$ 5,786,234	$ 2,789,654	$ 2,135,381	$ 1,699,744	$ 12,411,013	$ 1,100,322
Payments to suppliers	(2,470,647)	(1,348,710)	(273,336)	(2,490,050)	(6,582,743)	(301,722)
Payments for interfund services	(559,189)	(327,801)	(437,291)	-	(1,324,281)	(112,836)
Payments to employees	(1,067,184)	(598,657)	(810,639)	(40,477)	(2,516,957)	(174,951)
Net cash provided (used) by operating activities	1,689,214	514,486	614,115	(830,783)	1,987,032	510,813
Cash flows from noncapital financing activities						
Decrease in contracts receivable	-	-	-	28,190	28,190	-
Decrease in notes receivable	-	-	-	107,407	107,407	-
Transfers (to) from other funds	(100,000)	(343,580)	343,580	805,586	705,586	468,014
Net cash provided (used) by noncapital financing activities	(100,000)	(343,580)	343,580	941,183	841,183	468,014
Cash flows from capital and related financing activities						
Purchase of capital assets	(500,683)	(147,113)	-	-	(647,796)	(445,537)
Investment in joint ventures	-	(820,677)	-	-	(820,677)	252,591
Principal paid on capital debt	(922,869)	(213,597)	(278,250)	(27,693)	(1,442,409)	-
Interest and fees paid on capital debt	(493,008)	(132,454)	(103,692)	-	(729,154)	-
Bond issuance cost	(40,292)	-	-	-	(40,292)	-
Intergovernmental bond interest subsidy	49,170	-	-	-	49,170	-
Net cash provided (used) by capital and related financing activities	(1,907,682)	(1,313,841)	(381,942)	(27,693)	(3,631,158)	(192,946)
Cash flows from investing activites						
Interest received	26,669	9,700	9,466	21,704	67,539	18,842
Net cash provided by investing activities	26,669	9,700	9,466	21,704	67,539	18,842
Net increase (decrease) in cash and cash equivalents	(291,799)	(1,133,235)	585,219	104,411	(735,404)	804,723
Cash and cash equivalents, beginning of year	2,586,964	1,938,610	979,121	110,651	5,615,346	1,596,937
Cash and cash equivalents, end of year	$ 2,295,165	$ 805,375	$ 1,564,340	$ 215,062	$ 4,879,942	$ 2,401,660
Unrestricted cash	1,976,423	385,429	1,563,048	215,062	4,139,962	2,401,660
Restricted cash	318,742	419,946	1,292	-	739,980	-
	$ 2,295,165	$ 805,375	$ 1,564,340	$ 215,062	$ 4,879,942	$ 2,401,660

The accompanying notes are an integral part of this financial statement.

Midvale City
Statement of Cash Flows - Proprietary Funds (Continued)
For the Fiscal Year Ended June 30, 2021

	Business-type Activities - Enterprise Funds					Governmental Activities Internal Service Funds
	Water	Sewer	Storm Water	Other Proprietary Funds	Total	
Reconciliation of operating income (loss) to net cash provided (used) by operating activities						
Operating income (loss)	$ 982,784	$ 418,821	$ 463,731	$ (800,736)	$ 1,064,600	$ 79,189
Adjustments to reconcile operating income to net cash provided by operating activities:						
Depreciation	995,659	132,789	212,623	-	1,341,071	423,290
Changes in assets and liabilities:						
Accounts receivable	85,510	(7,798)	1,224	(9,371)	69,565	-
Inventory	(21,400)	-	-	-	(21,400)	-
Deposits	(1,048)	(13,428)	(792)	(37)	(15,305)	(241)
Contracts receivable	-	-	-	960	960	-
Accounts payable	(349,990)	(13,647)	1,991	(16,563)	(378,209)	9,493
Accrued liabilities	(2,301)	(2,251)	(64,662)	(5,036)	(74,250)	(918)
Net cash provided (used) by operating activities	$ 1,689,214	$ 514,486	$ 614,115	$ (830,783)	$ 1,987,032	$ 510,813

The accompanying notes are an integral part of this financial statement.

NOTES TO THE FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The basic financial statements of Midvale City Corporation ("the City") have been prepared in conformity with accounting principles (GAAP) generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing accounting and financial reporting principles.

Midvale City Corporation was incorporated in 1909. The City operates under a Mayor/Council form of government. As required by GAAP, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The City is considered to be financially accountable for an organization if the City appoints a voting majority of that organization or there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable for an organization if that organization is fiscally dependent (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City). The component units discussed below are included as part of the City's reporting entity as blended component units.

Component Units

The Midvale City Redevelopment Agency (RDA) was established to prepare and carry out plans to improve, rehabilitate, and redevelop blighted areas within the City. The RDA is governed by a board of trustees composed of the City Mayor and members of the City Council. Although it is a legally separate entity from the City, the RDA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the RDA. The RDA is included in these financial statements as the Redevelopment Agency Special Revenue Fund. Separate financial statements are not issued for the RDA.

The Midvale City Municipal Building Authority (MBA) was established to finance and construct municipal buildings that are then leased to the City. The MBA is governed by a five-member board of trustees composed of the City Council. Although it is a legally separate entity from the City, the MBA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the MBA. The MBA is included in these financial statements as the Municipal Building Authority Special Revenue Fund. Separate financial statements are not issued for the MBA.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all non-fiduciary activities of the City and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those which are clearly identifiable with a specific function or segment. Program revenues include 1) Charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) Grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The use of financial resources to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as an expenditure. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as an other financing source. Amounts paid to reduce long-term debt of the City are reported as a reduction of the related liability, rather than an expenditure in the government-wide financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Governmental funds do not report donated capital assets received unless the sale of those assets is imminent. The assets are reported in the government-wide financial statements.

Sales taxes, use taxes, franchise taxes, and earned but unreimbursed state and federal grants associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Property taxes are measurable as of the date levied (assessed) and are recognized as revenues when they become available. Available means when due, or past due, and received within the current period or collected soon enough thereafter (within 60 days) to be used to pay liabilities of the current period. Justice Court fines assessed prior to year-end and collected within 60 days are recognized as revenues in the current period. All other revenues are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The *General Fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

The *Capital Projects Fund* accounts for the financial resources to be used for the acquisition or construction of the major capital facilities of the government (other than those financed by enterprise or internal service funds).

The *Redevelopment Agency Special Revenue Fund* is used to account for financial resources legally restricted to be used for the revitalization of blighted areas within the City. The primary revenue source for the Redevelopment Agency is tax increment revenues from Midvale City and other participating taxing entities. Tax increment financing is a tool used to promote economic development by earmarking property tax revenue from increases in assessed values within a designated project area.

The *Municipal Building Authority Special Revenue Fund* is used to account for financial resources legally restricted to be used for the design and construction of capital assets for the benefit of the City. The primary revenue source for the Municipal Building Authority is lease revenue from the users of those assets. Midvale City is the major tenant as the lessee of City Hall and the Justice Court.

The City reports the following major proprietary funds:

The *Water Fund* and *Sewer Fund* accounts for the activities of the City's water distribution system and sewer operations. The activities of the water and sewer operations are reported separately in this financial report.

The *Storm Water Utility Fund* accounts for the activities of the City's storm water operations.

Additionally, the City reports the following fund types:

Internal Service Funds account for services provided to other departments or agencies of the government on a cost reimbursement basis. Midvale City operates two Internal Service Funds; Fleet Management and Information Technology Services.

The *Street Lighting Fund* (proprietary fund) accounts for the activities of the City's street lighting services. The *Telecommunications Fund* (proprietary fund) accounts for the activities of the City's UTOPIA operations. The *Sanitation Fund* (proprietary fund) accounts for the activities of the City's sanitation collection operations.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments to the General Fund by various enterprise finds for the providing of administrative and billing services for such funds. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of all enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds includes the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses**.**

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Equity

Cash, Cash Equivalents, and Investments

Cash and cash equivalents are generally considered short term, highly liquid investments with a maturity of three months or less from the purchase date.

Investments are recorded at fair value in accordance with GASB Statement No. 72, *Fair Value Measurement, and Application.* Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to or due from other funds".

Other receivables at June 30, 2021 consist of property tax, franchise tax, sales tax, grants, fines, and accounts (billings for user charged services, including unbilled utility services). Taxes, grants and fines are deemed collectible in full. The allowance for doubtful proprietary account receivables at June 30, 2021 is $8,000.

Inventory

Inventory represents mainly supplies and parts used for various water fund projects. Inventories of governmental funds are recorded as expenditures when consumed rather than purchased (consumption method). Inventory is valued using the first-in/first-out (FIFO) method at cost in governmental funds, and otherwise at the lower of cost or market.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include land, buildings, infrastructure and equipment, are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are recorded at estimated acquisition value as of the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant, and equipment is depreciated using the straight-line method over the following estimated useful lives:

Buildings	25 to 50 years
Infrastructure	10 to 40 years
Improvements other than buildings	20 to 30 years
Machinery and equipment	5 to 30 years

Compensated Absences

For governmental funds amounts of vested or accumulated vacation leave and comp time that are not expected to be liquidated with expendable available financial resources are reported as liabilities in the government-wide statement of net assets and as expenses in the government-wide statement of activities. No expenditures are reported for these amounts in the fund financial statements. Vested or accumulated vacation leave and comp time of proprietary funds is recorded as an expense and a liability of those funds as the benefits accrue to the employees and are thus recorded in both the government-wide financial statements and the individual fund financial statements. Sick pay amounts are charged to expenditures when incurred. At the end of the first full pay period in January, 50% of accrued sick leave in excess of 480 hours will be contributed to the employee's retirement health savings plan. After this contribution, employees may convert 25 percent of remaining accrued sick leave in excess of 240 hours to vacation leave. Employees may carry a maximum of 240 hours of vacation leave forward to the next calendar year; the balance of unused vacation leave is forfeited. Unused vacation leave and comp time is paid to the employee upon termination. For governmental funds, any compensated absence liability has typically been liquidated by the General Fund.

Deferred Inflows and Outflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future period and is therefore deferred until that time.

Governmental funds report revenue that is unavailable as deferred inflows of resources. Governmental funds report unavailable revenue from property taxes, federal grants, court fines, and code enforcement liens. These amounts are deferred and recognized as revenue in the period that the amounts become available.

Deferred outflows of resources represent a consumption of net position that applies to a future period and is therefore deferred until that time. Deferred outflows and inflows relating to pensions were the only deferred outflows and inflows of resources recorded at June 30, 2021.

Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Bond premiums, and discounts are deferred and amortized over the life of the applicable debt. In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued and bond premiums are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Balance

Governmental fund balance is reported in five separate categories: Nonspendable, restricted, committed, assigned, and unassigned. When both restricted and unrestricted fund balance is available for use, it is the City's policy to use restricted fund balance first. When expenditures qualify for more than one unrestricted fund balance classification, it is the City's policy to use resources in the following order: committed, assigned, and then unassigned.

Nonspendable fund balance cannot be spent because it is not in spendable form, for example, inventory. Restricted fund balance has restrictions imposed by parties outside of the primary government. Committed fund balance represents funds restricted for a specific use by resolution of the Midvale City Council. Assigned fund balance is earmarked for certain purposes without formal resolution of the City Council and remaining positive fund balances for other governmental funds. There is currently no body or official authorized by the City to assign fund balance. This category also includes fund balance appropriated in the subsequent year's budget through City Council resolution. Finally, any remaining fund balance is unassigned and available for unrestricted use.

The general fund is the only fund that reports a positive unassigned fund balance amount and it is inappropriate to do so in other governmental funds. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Restricted Assets

Restricted assets are comprised of cash restricted for future payments of principal and interest on debt service as well as unexpended portions of bonds issued for capital construction purposes. When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

The general fund is typically used to liquidate pension/OPEB liabilities.

Investments are reported at fair value.

Taxes

In Utah, county governments assess, levy, collect, and disburse two principal types of tax: 1) Personal property tax, which is assessed on business assets other than real estate, and 2) tax on real estate and improvements. Business personal property and real estate taxes attach as an enforceable lien on property as of January 1st. Taxes are levied on all business personal property on January 1st, and real estate and improvement taxes are levied on January 1st and are payable by November 30th. The real property taxes that are due in November are reported as a receivable from property taxes on the financial statements. Because these taxes are not considered available to liquidate liabilities of the current period, they are offset by a deferred inflow.

The City Council is authorized by state statute to levy a tax against all real and personal property located within its boundaries. The Council must set a tax rate by June 22nd each year. The County Treasurer, acting as a tax collector, must settle and disburse all tax collections to all taxing entities on a regular basis.

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Explanation of Certain Differences between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between total governmental fund balances and net position of governmental activities as reported in the government-wide statement of net position. This difference primarily results from the long-term economic focus of the statement of net assets versus the current financial resources focus of the governmental fund balance sheets.

Capital related items:

When capital assets (property, plant and equipment) that are to be used in governmental activities are purchased or constructed, the cost of those assets are reported as expenditures in governmental funds. However, the statement of net position includes those capital assets among the assets of the City as a whole.

Cost of capital assets	$ 155,000,413
Accumulated depreciation	(43,503,019)
Total difference	$ 111,497,393

Long-term debt transactions:

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities in the fund financials. All liabilities (both current and long-term) are reported in the statement of net position. Balances at June 30, 2021 were:

Lease revenue bonds	$ 30,095,000
Tax revenue bonds	17,258,000
Note payable	2,163,893
Bond issuance premiums	3,605,633
Compensated absences	412,276
Total difference	$ 53,534,802

Explanation of Certain Differences between Governmental Fund Operating Statements and the Statement of Activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances - total governmental funds and changes in net assets of governmental activities as reported in the government-wide statement of activities. The first element of this reconciliation states that capital outlays are reported in the governmental funds as expenditures while the government-wide statement of activities allocates these costs over the useful lives of the assets as depreciation. While shown in the reconciliation as the net difference, the elements of this difference are as follow:

Capital outlay	$ 1,919,894
Depreciation expense	(2,394,404)
Net difference, as reported	$ (474,510)

3. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

On or before the first regularly scheduled Council meeting in May, the City Manager (as the Budget Officer) submits to the City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the proposed sources of revenues.

Between May 1 and June 30, the City Council reviews and adjusts the proposed budget. On or before June 30, a public hearing is held and the budget is legally adopted through passage of a resolution. If a property tax increase is anticipated, adoption of the budget is delayed until August in order to comply with the state's truth-in-taxation requirements.

After the budget is adopted, the City Manager may transfer any unencumbered or unexpended appropriation amount from one expenditure account to another within a department. The City Council may, by resolution, transfer any unencumbered or unexpended appropriation amount from one department in a fund to another department within the same fund.

When the City Council determines that an emergency exists, such as widespread damage from fire, flood, or earthquake, the Mayor's declaration of an emergency allows for necessary spending for immediate needs.

Formal budgetary integration is employed as a management control device during the year for the General Fund, Special Revenue Funds, and Capital Projects Funds. In the General Fund, budgets are adopted at the functional level and budgetary control is exercised at the departmental level.

In special Revenue Funds, budgets are adopted, and control is exercised at the level of total expenditures for each individual fund. For Capital Projects Funds, budgets are adopted, and control is exercised at the project level.

Annual budgets for the General Fund, all Special Revenue Funds, and all Capital Projects Funds are legally adopted by the City and are prepared on the modified accrual basis of accounting.

Encumbrances (commitments related to unperformed purchase orders or contracts for goods or services) are used only as an internal management control device during the year. The City does not have any encumbrances outstanding at year end since appropriations lapse at year end. However, encumbered amounts are generally re-appropriated and honored as part of the following year's budget.

Although Utah State law requires the initial preparation of budgets for all City funds (both governmental and proprietary), it only requires the reporting of actual versus such budgets for governmental funds.

4. DETAILED NOTES FOR ALL FUNDS

Deposits

Custodial Credit Risk

Custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be recovered. The City does not have a formal deposit policy for bank deposit custodial credit risk. The City's policy for managing custodial credit risk is to adhere to the Act. The Act requires all deposits of the City to be in a qualified depository, defined as any financial institution whose deposits are insured by an agency of the federal government and which has been certified by the Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Council. At times during the year, the City's bank balances may have exceeded the insured levels under FDIC guidelines. As of June 30, 2021, $1,875,005 of the City's bank balances of $2,125,005 were uninsured and uncollateralized.

Investments

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the State, and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment of public funds.

The City follows the requirements of the Utah Money Management Act (*Utah Code,* Title 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The Act defines the types of securities authorized as appropriate investments for the City's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, certified investment advisors, or directly with issuers of the investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first-tier" by two nationally recognized statistical rating organizations; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government-sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed-rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Money Management Act; and the Utah State Public Treasurers' Investment Fund.

The Utah State Treasurer's Office operates the Public Treasurers' Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act (*Utah Code,* Title 51, Chapter 7). The Act established the Money Management Council, which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses of the PTIF, net of administration fees, are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

Fair Value of Investments

The City measures and records its investments using fair value measurement guidelines established by Generally Accepted Accounting Principles. These guidelines recognize a three-tiered fair value hierarchy as follows:

Level 1: Valuations based on quoted prices in active markets for identical assets or liabilities that the City can access. Since valuations are based on quoted prices that are readily and regularly available in an active market, the valuation of these securities does not entail any significant degree of judgement. Securities classified as Level 1 inputs include U.S. Government securities and other U.S. Agency and sovereign government obligations.

Level 2: Valuations based on quoted prices in markets that are not active or for which all significant inputs are observable, either directly or indirectly. Securities classified as Level 2 include corporate and municipal bonds, and "brokered" or securitized certificates of deposit.

Level 3: Valuations based on inputs that are unobservable and significant to the overall fair value measurement.

On June 30, 2021, the City had the following recurring fair value measurements:

Security Type	Level 1	Level 2	Level 3	Other	Total
PTIF	$ -	$ 18,884,519	$ -	$ -	$ 18,884,519
CP	-	249,710.00	-	-	249,710
CD	-	2,051,167	-	-	2,051,167
Corporate	-	2,131,439	-	-	2,131,439
US Treasury	77,895	-	-	-	77,895
Currency	-	-	-	-	-
Money Market Funds	530,311	-	-	-	530,311
International Sweep	1,365,364	-	-	-	1,365,364
	$ 1,973,569	$ 23,316,834	$ -	$ -	$ 25,290,404

Debt and equity securities classified as Level 1 are valued using prices quoted in active markets for those securities.

For securities that generally have market prices from multiple sources, it can be challenging to select the best individual price, and the best source one day may not be the best source on the following day. The solution is to report a "consensus price" or a weighted average price for each security. The City receives market prices for these securities from a variety of industry-standard data providers (e.g., Bloomberg), security master files from large financial institutions, and other third-party sources. Through the help of an investment advisor, the City uses these multiple prices as inputs into a distribution-curve based algorithm to determine the daily market value. For U.S. Treasuries, Money Markets, and U.S. Agencies, the City uses quoted prices for identical securities in markets that are active.

Debt securities classified in Level 2 are valued using the following approaches:

- Corporate and Municipal Bonds and Commercial Paper: Quoted prices for similar securities in active markets.
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: Matrix pricing based on the securities' relationship to benchmark quoted prices.
- Bond Mutual Funds: Published fair value per share (unit) for each fund.
- Utah Public Treasurers' Investment Fund: Application of the June 30, 2021, fair value factor, as calculated by the Utah State Treasurer, to the City's average daily balance in the fund.
- Donated Real Estate: recent appraisals of the real estate's value.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the Money Management Act. Section 51-7-11 of the Money Management Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed-rate negotiable certificates of deposits, and fixed-rate corporate obligations to 270 days-15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury, obligations issued by U.S. government-sponsored enterprises, and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate corporate note securities may not have a remaining term to final maturity exceeding three years.

As of June 30, 2021, the City's investments had the following maturities:

		Investment Maturities (in years)			
Investment Type	Fair Value	Less than 1	1 to 5	6 to 10	More than 10
PTIF	$ 18,884,519	$ 18,884,519	$ -	$ -	$ -
CP	249,710	249,710	-	-	-
CD	2,051,167	242,460	1,808,707	-	-
Corporate	2,131,439	1,002,727	1,128,711	-	-
US Treasury	77,895	-	77,895	-	-
Currency	-	-	-	-	-
Money Market Funds	530,311	530,311	-	-	-
International Sweep	1,365,364	1,365,364	-	-	-
	$ 25,290,404	$ 22,275,091	$ 3,015,313	$ -	$ -

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the Money Management Act, as previously discussed.

At June 30, 2021, the City's investments had the following quality ratings:

		S&P Rating				
Investment Type	Fair Value	AAA	AA+ to AA-	A+ to A-	BBB+ to BBB-	Unrated
PTIF	$ 18,884,519	$ -	$ -	$ -	$ -	$ 18,884,519
CP	249,710	-	-	249,710	-	-
CD	2,051,167	-	731,776	505,739	599,567	214,085
Corporate	2,131,439	-	601,897	1,378,222	-	151,319
US Treasury	77,895	77,895	-	-	-	-
Currency	-	-	-	-	-	-
Money Market Funds	530,311	23,250	-	-	-	507,062
International Sweep	1,365,364	-	-	-	-	1,365,364
	$ 25,290,404	$ 101,144	$ 1,333,673	$ 2,133,671	$ 599,567	$ 21,122,348

Concentration of Credit Risk

The concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10 percent, depending upon the total dollar amount held in the portfolio.

On June 30, 2021, the City does not hold more than 5 percent of total investments in any single security concentration other than U.S. Government Treasuries and Agencies.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. Midvale City does have a formal policy for custodial credit risk. All investments, other than bank deposits or funds invested in the Public Treasurer's Investment Fund, are to be held by a third party with securities delivered on delivery versus purchase basis. As of June 30, 2021, Midvale City safe-kept all investments with custodian counterparty Wells Fargo Bank, NA, and all investments which was/were held by the counterparty's trust department or agent are registered in the City's name.

Receivables

Receivables as of June 30, 2021, for the City's individual major funds and non-major funds, in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

Governmental Funds

	General	Capital Projects	RDA	MBA	Total
Receivables:					
Taxes	$ 4,817,239	$ 169,296	$ 614,180	$ -	$ 5,600,715
Accounts and other	5,340	-	101,500	-	106,840
Court fines	253,235	-	-	-	253,235
Intergovernmental	1,019,857	-	-	-	1,019,857
Gross receivables	6,095,671	169,296	715,680	-	6,980,648
Less: allowance for uncollectibles	-	-	-	-	-
Net total receivables	$ 6,095,671	$ 169,296	$ 715,680	$ -	$ 6,980,648

Business-type Funds

	Water	Sewer	Storm Water	Nonmajor Funds	Total
Receivables:					
Accounts	$ 719,199	$ 269,375	$ 181,524	$ 166,157	$ 1,336,255
Contracts				15,600	15,600
Gross receivables	719,199	269,375	181,524	181,757	1,351,855
Less: allowance for uncollectibles	-	-	(6,000)	(2,000)	(8,000)
Net total receivables	$ 719,199	$ 269,375	$ 175,524	$ 179,757	$ 1,343,855

Land Held for Resale

Land acquired by the Redevelopment Agency (a special revenue fund) and held for resale is accounted for as land held for resale. The land held for resale is reported at cost (which is the lesser of cost or market value). The cost of land held for resale is held as inventory until the land is sold. Land transferred from infrastructure assets of the City is recorded at a nominal amount for accountability purposes. When the Redevelopment Agency sells land, the proceeds are recorded as revenue at an amount greater than or less than the carrying amount, the resulting gain/loss is accounted for as another financing source/use. Revenue on sale of land held for resale is recognized when measurable and available.

Deferred Revenue

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of deferred revenue and unearned revenue reported in the government funds were as follows:

	Unavailable	Unearned
Property taxes receivable (General Fund)	2,652,109	-
Property taxes receivable (RDA Fund)	614,180	-
Court fines receivable (General Fund)	252,694	-
Loans receivable (RDA Fund)	100,000	-
Code enforcement liens receivable (General Fund)	916	-
Total deferred/unearned revenue for governmental funds	$ 3,619,899	$ -

Capital Assets

Capital asset activity for the year ended June 30, 2021 was as follows:

	07/01/20	Increases	Decreases	06/30/21
Governmental activities				
Capital assets, not depreciated:				
Land	$ 64,819,933	$ 245,807	$ -	$ 65,065,740
Construction in progress	1,218,894	20,046	(1,218,894)	20,046
Total capital assets, not depreciated	66,038,827	265,853	(1,218,894)	65,085,786
Capital assets, depreciated:				
Buildings	25,511,599	1,554,737	-	27,066,336
Improvements other than buildings	4,220,252	210,924	-	4,431,176
Infrastructure	55,449,058	957,424	-	56,406,482
Machinery and equipment	5,418,507	625,380	(112,559)	5,931,328
Total capital assets, depreciated	90,599,417	3,348,465	(112,559)	93,835,323
Accumulated depreciation:				
Buildings	(4,709,382)	(542,610)	-	(5,251,992)
Improvements other than buildings	(720,216)	(149,959)	-	(870,175)
Infrastructure	(34,490,259)	(1,570,150)	-	(36,060,409)
Machinery and equipment	(2,988,329)	(554,975)	112,559	(3,430,745)
Total accumulated depreciation	(42,908,186)	(2,817,694)	112,559	(45,613,321)
Total capital assets, depreciated (net)	47,691,230	530,771	-	48,222,002
Net governmental capital assets	$ 113,730,057	$ 796,624	$ (1,218,894)	$ 113,307,788

Capital asset activity for the year ended June 30, 2021 was as follows (continued):

	07/01/20	Increases	Decreases	06/30/21
Business-type activtities				
Capital assets, not depreciated:				
Water stock and rights	$ 3,081,299	$ -	$ -	$ 3,081,299
Land	115,062	-	-	115,062
Construction in progress	2,070,839	59,034	(2,070,839)	59,034
Intangible Assets	3,995,608	820,676	-	4,816,285
Total capital assets, not depreciated	9,262,808	879,710	(2,070,839)	8,071,679
Capital assets, depreciated:				
Buildings	4,174,626	-	-	4,174,626
Improvements other than buildings				
Water	38,456,537	2,466,818	-	40,923,356
Sewer	5,037,556	181,429	-	5,218,985
Infrastructure	7,010,064	-	-	7,010,064
Machinery and equipment	454,377	11,354	-	465,732
Total capital assets, depreciated	55,133,161	2,659,602	-	57,792,763
Accumulated depreciation:				
Buildings	(750,233)	(92,423)	-	(842,656)
Improvements other than buildings				
Water	(10,909,108)	(933,440)	-	(11,842,547)
Sewer	(1,008,117)	(106,516)	-	(1,114,633)
Infrastructure	(1,980,040)	(173,877)	-	(2,153,918)
Machinery and equipment	(156,847)	(34,816)	-	(191,663)
Total accumulated depreciation	(14,804,345)	(1,341,072)	-	(16,145,416)
Total capital assets, depreciated (net)	40,328,816	1,318,530	-	41,647,346
Net business-type capital assets	$ 49,591,624	$ 2,198,240	$ (2,070,839)	$ 49,719,026

In the government-wide financial statements depreciation was charged as follows by program or activity:

Governmental activities:		
General government	$	284,438
Public works		1,791,975
Community development		17,964
Redevelopment agency		224,932
Other		75,095
Capital assets held by the government's Internal Service Funds are charged to various functions based on their usage of assets		423,290
Total depreciation expense - governmental activities	$	2,817,694
Business-type activities:		
Water	$	995,659
Storm water		212,623
Sewer		132,789
Total depreciation expense - business-type activities	$	1,341,072

As of June 30, 2021, the City had construction commitments of $598,110 for unfinished projects.

Investments in and Advances to Joint Ventures and Intangible Assets

South Valley Water Reclamation Facility

The Sewer fund has an investment in the South Valley Water Reclamation Facility (SVWRF). SVWRF was created by an Interlocal Cooperative Agreement dated June 23, 1978, for the purpose of developing, acquiring, constructing, financing, maintaining, repairing, and operating a regional sewage and water treatment plant and related facilities located in the south part of Salt Lake County. On May 20, 2004, the Interlocal Agreement was amended for the purpose of converting SVWRF to a separate legal entity (a special district under State law rather than a joint administrative entity) and to clarify ownership status, facilitate transfers of ownership, and clarify capacity rights. The City uses the cost method rather than the equity method for reporting purposes.

During fiscal year 2012, SVWRF completed an expansion project increasing the operation from 38 million gallons per day to 50 million gallons per day. The right to the capacity has been adjusted in accordance with the proportion of the expansion paid by the participating entity. Participation in plant expansion is not required.

The following entities have capacity rights as of December 31, 2020.

Entity	Percent	Capacity (in millions of gallons per day)
West Jordan City	36.44%	18.22
South Valley Sewer District	32.40%	16.20
Sandy Suburban Improvement District	17.32%	8.66
Midvalley Improvement District	7.68%	3.84
Midvale City Corporation	6.16%	3.08
	100.00%	50.00

Each entity appoints one member to the Board. Voting power is not related to ownership, therefore, each entity is equal to another for voting privileges. Each entity is billed its share of operating costs based on the entity's metered usage. The City paid operating costs of $1,075,143 and capital contributions of $820,676 to SVWRF for the fiscal year ended July 30, 2021.

The complete financial statements for South Valley Water Reclamation Facility for the year ended June 30, 2021 can be obtained from South Valley Water Reclamation Facility, 7495 South 1300 West, West Jordan, UT 84084-3417.

Trans-Jordan Cities Landfill

The Trans-Jordan Association was organized May 22, 1968 as a joint enterprise fund of the Cities of Sandy, Midvale, West Jordan, and Murray, Utah. The City of South Jordan, Utah joined the Association during fiscal year 1997. The cities of Draper and Riverton, Utah joined the Association during fiscal year 1998. The primary purpose of the Association is the operation, maintenance, and control of a refuse dumping site east of Bingham Canyon in Salt Lake County. The City has no firm commitments to make additional equity investments in Trans-Jordan Cities. The City's ownership in the Association is calculated from the tipping fees for the preceding ten fiscal years. The Association is governed by its Board of Directors. Under the organization agreement, the Board of Directors is composed of the Mayors, or their appointed representatives, of the participating cities. The Board of Directors appoints the management and staff of the Association and approves all financial matters such as the operating budget and usage fees.

As of June 30, 2021, the City has a 5.17 percent ownership share in the Trans-Jordan Cities (the Association) joint enterprise. The City's equity in the net resources of the Association at June 30, 2021 is reported in the government-wide statement of net position.

Tipping fees paid from the Sanitation Fund to Trans-Jordan Cities were $184,673 for fiscal year 2021.

The complete financial statements for Trans-Jordan Cities may be obtained from Trans-Jordan Cities, 10473 South Bacchus Highway, South Jordan, UT 84009-6002.

Valley Emergency Communications Center

The City is a member of Valley Emergency Communications Center (VECC). VECC was organized June 30, 1988, as a joint enterprise between several cities and Salt Lake County. The primary purpose is to fund and operate a communications center which handles communications and other services for the members, including police, fire, 911 service, dispatch and records services.

VECC is governed by a Board of Trustees consisting of one representative from each member appointed by the governing body thereof. The activities are funded by a surcharge tax on telephones within each member's city and member assessments. The Board of Trustees sets assessments for all member agencies in amounts sufficient to provide the funds required by the annual budget. VECC determines the 911 assessments for the telephone users within the member's jurisdictions.

Separate audited financial statements for Valley Emergency Communications Center may be obtained from the Finance Director at 5360 South Ridge Village Drive, West Valley City, UT 84118.

Utah Telecommunications Open Infrastructure Network

The City is one of 11 founding members of the Utah Telecommunications Open Infrastructure Network (UTOPIA), formed by an interlocal cooperative agreement organized under the laws of the State of Utah. UTOPIA was created to design, finance, build, operate and maintain an open, wholesale, public Telecommunication infrastructure that delivers high-speed connections to every home and business in the member communities. UTOPIA is jointly owned by the members. No equity investment has been recorded by the City since UTOPIA continues to report a net assets deficit. As of June 30, 2020, the net position deficit was $282,506,075 (June 30, 2021 financial statements were not available at the time of this publication).

The City is a pledging member and has pledged sales and use tax revenues to partially guarantee payment of UTOPIA's bonds. In return for the pledge, the City will be among the first cities to receive UTOPIA's services. In July 2008, UTOPIA issued $185,000,000 in revenue bonds. The first two years of bond payments were made from a debt reserve fund. In December 2011, UTOPIA refinanced the bond. From that point on, until the bonds are due in July 2026, net revenues

from UTOPIA will reimburse the debt service reserve fund for payments on the bond debt. To the extent that there are insufficient net revenues to pay the debt service, the 11 pledged members are required to reimburse the UTOPIA debt service fund of any shortfall by their respective percentages up to a specific dollar amount. Any amount paid by Pledging Members to UTOPIA to reimburse the debt service reserve fund will be a loan to be repaid by UTOPIA.

The City's annual commitment increases by 2% each year, and ranges from $913,892 in Fiscal Year 2021 to $1,331,367 in Fiscal Year 2040. Cumulative pledge payments made by the City to UTOPIA total $10,180,447. If or when the UTOPIA network is substantially built out and running successfully, repayment from UTOPIA of all or part of these pledge payments is possible. The City currently expenses its annual pledge payment.

Utah Infrastructure Agency

The City is one of nine member cities of the Utah Infrastructure Agency (UIA), formed by an interlocal cooperative agreement organized under the laws of the State of Utah. The UIA was established on July 6, 2010, for the purpose of financing, constructing, equipping, and operating an open, wholesale, advanced communications infrastructure utility system throughout the City and interconnection with other members of the UIA. The UIA has issued debt of approximately $286 million (as of June 30, 2020). The City pledged energy sales and use tax revenue toward its share of any debt service fund shortfall. The anticipated pledge amount is 6.6 percent of the annual debt service fund shortfall. Any bonds or debt issued or incurred by UIA will not constitute debt of the City. As of June 30, 2020 (the last date audited financial statements are available), the net position was $(989,912) .

Unified Police Department (UPD)

The UPD is a Police Department, run by the Salt Lake County Sherriff that serves the following Salt Lake County entities: City of Holladay, Taylorsville City, Midvale City, Millcreek City, Brighton Town, and the unincorporated areas of Salt Lake County. The UPD allows communities to have comprehensive police services at a lower cost. By combining a variety of police services such as SWAT, forensics, records, canine, and media services under one organization, communities can share the costs with other communities, saving local governments and reducing the tax burden of citizens.

The UPD is run by a Board of Directors consisting of elected officials from the communities served. Day-to-day operations are run by the Sheriff. In addition to managing shared services, the Sheriff oversees local precincts, each with its own Chief who is chosen by each respective community. Chiefs run each local precinct and have authority over local operations such as Community Oriented Policing, traffic, patrol, and crossing guards. This flexible structure allows participating communities to take advantage of the cost savings and efficiencies of pooled services while retaining local control over precinct-level operations.

The annual budget for the UPD is formally adopted by the UPD Board of Directors, of which the Midvale City Mayor is a full member with full voting rights. The City paid $8,877,322 in member assessment fees in fiscal year 2021.

Interfund Receivable, Payables and Transfers

During fiscal year 2021, a number of transfers were made which will not be repaid. Such amounts for the fiscal year ended June 30, 2021 were as follows:

Fund Transferring Out	Fund Receiving Transfer	Purpose	Amount
General Fund	Capital Projects Fund	CARES Act Projects	$ 196,887
General Fund	IT Fund	CARES Act Projects	368,014
General Fund	RDA	Admin Fee Refund	6,000
General Fund	Telecommunications	UTOPIA pledge payment	805,586
RDA Funds	Other RDA Funds	Admin Fee Refund	343,580
Water Fund	Fleet Fund	Purchase assets	100,000
			$ 1,820,067

Fund	Transfer Out	Transfer In
General	$ 1,376,487	$ -
Water	100,000	-
Capital Projects	-	196,887
Telecommunications	-	805,586
Fleet	-	100,000
Sewer	343,580	
Storm Water		343,580
IT		368,014
RDA		6,000
	$ 1,820,067	$ 1,820,067

General Obligation Bonds

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. The City currently has no general obligation bonds.

Revenue Bonds

The City has issued bonds where the revenues and assets of the issuing fund are pledged as security for the bonds.

Revenue bonds outstanding at June 30, 2021 by issue are as follows:

Bond Description	Original Issue	Annual Principal	Interest Rate	Final due date	Balance 6/30/2021
Water, Sewer, and Storm Revene Series 2020	8,175,000	$514,000 to $906,000	1.36%	10/1/2030	8,175,000
UDOT Parking Structure Loan	2,163,893	$245,531	2.35%	3/22/2031	2,163,893
RDA Revenue Series 2015	12,961,000	$606,000 to $940,000	2.06% to 2.62%	5/1/2034	10,453,000
RDA Refunding Series 2017	17,670,000	$925,000 to $1,675,000	4.00% to 5.00%	5/1/2034	16,745,000
RDA Revenue Series 2018	7,570,000	$385,000 to $730,000	5.00%	5/1/2034	7,185,000
MBA Series 2012	8,990,000	$235,000 to $520,000	2.00% to 3.50%	10/15/2038	6,165,000
Sales Tax Revenue Series 2017	8,340,000	$155,000 to $745,000	2.00% to 4.00%	5/1/2032	6,805,000
Water and Sewer Series 2007C	5,050,000	$208,000 to $303,000	2.00%	10/1/2029	2,521,000
Water and Sewer Series 2010B	6,595,000	$345,000 to $565,000	4.01% to 6.09%	10/1/2030	-
Water/Sewer/Storm Ref Series 2016	4,490,000	$230,000 to $395,000	2.00% to 4.00%	10/1/2032	3,780,000
Water/Sewer/Storm Series 2018	6,225,000	$155,000 to $380,000	3.00% to 5.00%	10/1/2043	5,780,000
Water and Sewer Series 2012	1,537,000	$86,000 to $124,000	2.90%	4/1/2027	694,000
Water/Sewer/Storm Series 2013	2,552,000	$143,000 to $200,000	2.42%	10/1/2028	-
Water/Sewer/Storm Series 2014	2,800,000	$153,000 to $224,000	2.77%	10/1/2029	-
	$ 95,118,893				$ 70,466,893

Revenue bond debt service requirements to maturity are as follows:

	Principal	Interest	Totals
2022	4,842,480	2,494,499	7,336,979
2023	4,984,050	2,344,451	7,328,501
2024	5,127,728	2,185,561	7,313,289
2025	5,030,515	2,011,980	7,042,495
2026	5,211,415	1,833,193	7,044,608
2027 - 2031	27,412,705	6,366,159	33,778,864
2032 - 2036	14,073,000	1,813,034	15,886,034
2037 - 2041	2,685,000	423,131	3,108,131
2042 - 2046	1,100,000	60,720	1,160,720
	$ 70,466,893	$ 19,532,728	$ 89,999,621

The City has pledged sales tax revenue for the Redevelopment Agency (RDA) 2017 Crossover Tax Increment and Sales Tax Refunding Bonds, RDA 2018 Tax Increment and Sales Tax Revenue Bonds, 2017 Midvale City Sales Tax Revenue Bonds, and to partially guarantee Series 2011 Revenue Bonds issued by Utah Telecommunications Open Infrastructure Network (UTOPIA). See notes regarding Interlocal Agreements for more information on UTOPIA. The remaining principal and interest payments total $52,028,848 ($23,930,000 RDA, $6,805,000 Midvale City, and $21,293,848 UTOPIA). The RDA bonds mature in 2034, Midvale City bonds in 2032, and the UTOPIA bonds in 2040. For the current year, principal and interest paid totaled $4,219,382 ($2,510,200 RDA, $776,900 Midvale City, and $932,282 UTOPIA), and total sales tax revenues were $10,434,898. The RDA Revenue Bonds are primarily secured with Tax Increment from the RDA, which is sufficient to cover the debt service on the bonds, and the City does not anticipate using sales tax revenue to make these payments. We estimate that annual principal and interest payments on the UTOPIA bonds will require 11 percent of pledged revenues, and the annual principal and interest payments on the Midvale City sales tax bonds will require 10 percent of pledge revenues. If the City is called upon to pay debt service on the RDA bonds, the total required for all bond series would be 40.4 percent of pledged revenues.

The City has pledged energy sales and use tax revenue to guarantee that Utah Infrastructure Agency (UIA) fulfills its revenue requirement from the bond agreements. UIA is required by the Series 2017 A&B bond covenants to have revenue equal to the operations expenses and capital costs in a fiscal year. In the event there is a shortfall, the eight pledging cities have agreed to lend energy sales and use tax revenues, limited to a yearly maximum of $5,151,152. Midvale's share of that pledge is 6.6 percent, or $339,988. This pledge is in place until the bonds mature in October of 2036. The total amount of the City's pledge through maturity is $5.8 million. FY2021 revenues from energy sales and use tax were $2,118,393. If the City is called upon to make a pledge payment, the payment amount would require 16% of pledged revenues. UIA has had sufficient revenue to service the debt, and it is unlikely the City's pledge will be required.

The City has pledged water and sewer revenue for the following revenue bonds: Series 2007C and 2012 revenue bonds. The remaining principal and interest payments total $3,545,874. The 2007C bonds mature in 2030 and the 2012 bonds mature in 2027. For the current year, principal and interest paid totaled $5,778,183 (of which $4,765,000 was refunding the 2010B Series Bond with the 2020 Water, Sewer, and Storm Revenue Bond listed below) water and sewer operating revenues totaled $8,511,604. We estimate that annual principal and interest payments on the bonds will require 14% of pledged revenues.

The City has pledged storm water utility revenue, along with water and sewer revenue, for the Series 2016, 2018, and 2020 revenue bonds. The remaining principal and interest payments total $17,220,994. The final bonds (series 2018) mature in fiscal year 2044. For the current year, principal and interest paid totaled $4,512,687 (of which, $3,289,000 was refunding the series 2013 and 2014 bonds with the 2020 Water, Sewer, and Storm Revenue Bond included here), and revenue from water, sewer, and storm water utilities was $10,368,848. We estimate that annual principal and interest payments on the bonds will require 15 percent of pledged revenues.

The Redevelopment Agency (RDA) has pledged tax increment revenues to guarantee the 2015, 2017, and 2018 RDA Revenue Bonds. The remaining principal and interest payments total $45,194,129. The bonds mature in 2034. For the current year, principal and interest paid totaled $3,474,685. Tax increment revenues were $7,793,504. We estimate that annual principal and interest payments will require a maximum of 45 percent of pledged revenues.

The Municipal Building Authority (MBA) has pledged lease revenue to guarantee 2012 MBA Revenue bonds. The remaining principal and interest payments total $7,904,872. The bonds mature in fiscal year 2039. For the current year, principal and interest paid totaled $678,326. Lease revenues were $675,314. We estimate that annual principal and interest payments on the bonds will require 100 percent of pledged revenues.

Notes Payable

The City entered into a note payable agreement with Salt Lake County for $300,000 during 2011, payable over 10 years with annual payments of $30,000. The note bears no interest. The note represents the City's portion of a storm drain capital project completed during 2011. The City recorded $150,000 of the obligation in both the RDA and Storm Water Utility funds. The balance of the note payable as of June 30, 2020 is $0.

The City entered into a service contract note payable with UIA, wherein the City will bill and collect connection service fees from end users of UTOPIA located in the City on behalf of UIA. The City is entitled to 5 percent of the fee for administrative costs and the remaining 95 percent is due to UIA. The City becomes a signatory party to the end user agreement, along with UIA and the end user. The City is responsible for collection of the user fees stipulated in the agreement should the end user default. At June 30, 2021, the note payable balance for services fees collected was $125,737. During 2012, the City created an enterprise fund to account for the activity of this service contract.

Changes in Long-Term Liabilities

Long-term liability activity for the year ended June 30, 2021 are as follows:

	6/30/2020	Increases	Decreases	6/30/2021	Due in One Year
Governmental activities					
Bonds payable:					
Lease revenue	$ 31,895,000	$ -	$ (1,800,000)	$ 30,095,000	$ 1,870,000
Tax revenue	18,398,000	-	(1,140,000)	17,258,000	1,174,000
Add: unamortized premiums and discounts	3,884,757	-	(279,124)	3,605,633	-
Total bonds payable	54,177,757	-	(3,219,124)	50,958,633	3,044,000
Direct borrowings	-	2,163,893	-	2,163,893	194,480
Compensated absences	423,504	125,477	(121,958)	427,023	216,845
Governmental activities, long-term liabilities	$ 54,601,261	$ 2,289,370	$ (3,341,082)	$ 53,549,549	$ 3,455,325
Business-type activities					
Bonds payable:					
Water and Sewer	$ 22,308,000	$ 8,175,000	$ (9,533,000)	$ 20,950,000	$ 1,604,000
Add: unamortized premium	745,951	6,732	(56,716)	695,967	-
Total bonds payable	23,053,951	8,181,732	(9,589,716)	21,645,967	1,604,000
Direct borrownings	153,430	-	(27,693)	125,737	-
Compensated absences	179,046	58,723	(44,519)	193,250	98,718
Business-type activities, long-term liabilities	$ 23,386,427	$ 8,240,455	$ (9,661,928)	$ 21,964,954	$ 1,702,718

Compensated absences for governmental activities are generally liquidated by the General Fund.

Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City participates in the Utah Local Government Insurance Trust (Trust), a public entity risk pool to manage its risk of loss. The City pays an annual premium to the trust for its general insurance coverage. The Trust was created to be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of one million dollars for each insured event. As of June 30, 2021, there were no outstanding unpaid claims. Also, the City had no claim settlements during the three years ending June 30, 2021 which exceeded its insurance coverage.

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City's counsel the resolution of these matters will not have a material adverse effect on the financial condition of the City.

Redevelopment Agency

In connection with the activities of the Redevelopment Agency (RDA), intergovernmental revenues from property tax increments of other governmental entities totaling $7,793,504 were generated. The RDA was not required to pay any portion of this revenue to other taxing agencies.

During the year ended June 30, 2021, funds expended by the RDA were limited to the categories of redevelopment, administration costs, highways and public improvements, and debt service. Administrative costs totaled $992,961, redevelopment expenditures (mainly developer reimbursements) totaled $1,383,340, highways and public improvements costs totaled $360,794, and debt service costs totaled $3,474,685.

Employee Retirement Systems and Pension Plans

General Information about the Pension Plan

Plan Description

Eligible plan participants are provided with pensions through the Utah Retirement Systems. Utah Retirement Systems are comprised of the following Pension Trust Funds:

Defined Benefit Plans

- Public Employees Noncontributory Retirement System (Noncontributory System); is a multiple employer, cost sharing, public employee retirement system.

- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 East 200 South, Salt Lake City, Utah 84102-2021 or visiting the website: www.urs.org.

Summary of Benefits by System

URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

Summary of Benefits by System

System	Final Average Salary	Years of Service Required and or Age Eligible for Benefit	Benefit Percent Per Year of Service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Tier 2 Public Employee System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

**Actuarial reductions are applied.*

***All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.*

Contributions

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

Contribution rates as of June 30, 2021 are as follows:

	Employee	Employer	Employer 401(k)
Contributory System			
111 Local Government Div - Tier 2	N/A	15.80	0.89
Noncontributory System			
15 Local Government Div - Tier 1	N/A	18.47	N/A
Tier 2 DC Only			
211 Local Government	N/A	6.69	10.00

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2021, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	$ 446,429	N/A
Tier 2 Public Employees System	346,260	$ -
Tier 2 DC Only System	50,439	N/A
Total Contributions	$ 843,128	$ -

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities of the Tier 1 Systems.

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows and Inflows of Resources Related to Pensions

At June 30, 2021, the City reported a net pension asset of $0 and a net pension liability of $198,174.00.

	(Measurement Date): December 31, 2020				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2018	Change (Decrease)
Noncontributory System	$ -	$ 179,185	0.3493276%	0.3447311%	0.0045965%
Tier 2 Public Employees System	-	18,989	0.1320274%	0.1212015%	0.0108259%
Total net pension asset/liability	$ -	$ 198,174			

The net pension asset and liability was measured as of December 31, 2020, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2020 and rolled- forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2021, the City recognized pension expense of $337,750.

At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 257,869	$ 8,695
Changes in assumptions	24,019	24,129
Net difference between projected and actual earnings on pension plan investments	-	1,363,926
Changes in proportion and differences between contributions and proportionate share of contributions	45,684	43,949
Contributions subsequent to the measurement date	420,283	-
Total	$ 747,855	$ 1,440,699

The $420,283 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to our fiscal year end, but subsequent to the measurement date of December 31, 2020.

These contributions will be recognized as a reduction to the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2020	$ (320,124)
2021	(143,175)
2022	(466,452)
2023	(220,798)
2024	6,356
Thereafter	31,067

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2021, we recognized pension expense of $151,958.

At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources relating to pension from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 240,389	$ -
Changes in assumptions	-	23,438
Net difference between projected and actual earnings on pension plan investments	-	1,308,420
Changes in proportion and differences between contributions and proportionate share of contributions	17,048	43,949
Contributions subsequent to the measurement date	220,401	-
Total	$ 477,838	$ 1,375,807

The $220,401 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2020.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2021	$ (310,529)
2022	(137,480)
2023	(453,441)
2024	(216,919)
2025	-
Thereafter	-

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2021, we recognized pension expense of $185,792.

At June 30, 2021, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 17,480	$ 8,695
Changes in assumptions	24,019	691
Net difference between projected and actual earnings on pension plan investments	-	55,506
Changes in proportion and differences between contributions and proportionate share of contributions	28,635	-
Contributions subsequent to the measurement date	199,882	-
Total	$ 270,016	$ 64,892

The $199,882 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2020.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2021	$ (9,595)
2022	(5,696)
2023	(13,011)
2024	(3,879)
2025	6,356
Thereafter	31,067

Actuarial Assumptions

The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary Increases	3.25 - 9.75 percent, average, including inflation
Investment Rate of Return	6.95 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted from an actuarial experience study dated January 1, 2020. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using 80% of the ultimate rates from the MP-2019 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2020, valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2019.

The long-term expected rate of return on pension plan investments was determined using a building-block method, in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

	Expected Return Arithmetic Basis		
Asset class:	**Target Asset Allocation**	**Arithmetic Basis**	**expected portfolio real**
Equity securities	37.00%	6.30%	2.33%
Debt securities	20.00%	0.00%	0.00%
Real assets	15.00%	6.19%	0.93%
Private equity	12.00%	9.50%	1.14%
Absolute return	16.00%	2.75%	0.44%
Cash and cash equivalents	0.00%	0.00%	0.00%
Totals	100.00%		4.84%
	Inflation		2.50%
	Expected arithmetic nominal return		7.34%

The 6.95 percent assumed investment rate of return is comprised of an inflation rate of 2.50 percent and a real return of 4.45 percent that is net of investment expense.

Discount Rate

The discount rate used to measure the total pension liability was 6.95 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate remained unchanged at 6.95 percent.

Sensitivity of the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate

The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.95 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.95 percent) or 1-percentage-point higher (7.95 percent) than the current rate:

System	1% Decrease (5.95%)	Discount Rate (6.95%)	1% Increase (7.95%)
Noncontributory System	$ 3,106,537	$ 179,185	$ 2,261,203
Tier 2 Public Employees System	319,532	18,989	210,918
Total	$ 3,426,069	$ 198,174	$ 2,472,121

Pension Plan Fiduciary Net Position

Detailed information about the pension plan’s fiduciary net position is available in the separately issued URS financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

The City participates in the URS 401(k), Roth IRA, and Traditional IRA plans. Employee and employer contributions to the URS Defined Contribution Savings Plans for fiscal year ended June 30, were as follows:

	2021	2020	2019	2018	2017
401(k) Plan					
Employer Contributions	$ 98,786	$ 87,251	$ 68,865	$ 49,678	$ 32,471
Employee Contributions	59,515	45,685	32,837	19,924	8,308
Roth IRA Plan					
Employer Contributions	N/A	N/A	N/A	N/A	N/A
Employee Contributions	19,375	13,237	8,916	3,152	2,810
Traditional IRA					
Employer Contributions	N/A	N/A	N/A	N/A	N/A
Employee Contributions	-	400	-	-	-

Subsequent Events

The City as evaluated events subsequent to June 30, 2021 through the date of the audit report, which is the date the financial statements were available to be issued.

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REQUIRED SUPPLEMENTARY INFORMATION

Midvale City
Schedule of the Proportionate Share of the Net Pension Liability
Last 10 Fiscal Years*

	Year Ended 12/31	Noncontributory Retirement System	Tier 2 Public Employees Retirement System
Proportion of the net pension liability (asset)	2020	0.3493276%	0.1320274%
	2019	0.3447311%	0.1212015%
	2018	0.3657182%	0.1350688%
	2017	0.3573643%	0.1127146%
	2016	0.3707456%	0.1077038%
	2015	0.3673148%	0.1159186%
Proportionate share of the net pension liability (asset)	2020	$ 179,185	$ 18,989
	2019	1,299,246	27,259
	2018	1,573,107	11,013
	2017	2,294,716	12,573
	2016	2,097,880	(258)
	2015	1,594,967	(3,514)
Covered payroll	2020	$ 2,470,587	$ 2,110,596
	2019	2,554,355	1,684,674
	2018	2,824,864	1,222,311
	2017	2,977,824	924,344
	2016	3,082,556	695,834
	2015	3,126,027	568,393
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	2020	7.25%	0.90%
	2019	50.86%	1.62%
	2018	55.69%	0.90%
	2017	70.06%	1.36%
	2016	68.06%	-0.03%
	2015	51.02%	-0.62%
Plan fiduciary net position as a percentage of the total pension liability (asset)	2020	99.2%	98.3%
	2019	93.7%	96.5%
	2018	91.9%	97.4%
	2017	87.3%	95.1%
	2016	87.8%	100.2%
	2015	99.2%	103.5%

* In accordance with paragraph 81.a of GASB 68, employers will disclose a 10-year history of their proportionate share of the net pension liability (asset) in the RSI section of the Comprehensive Annual Finance Report. This schedule presents this information from the date the information was required. Subsequent years will be added as the information becomes available.

Midvale City
Schedule of Pension Contributions
Last 10 Fiscal Years*

	As of fiscal year ended June 30,	Actuarial determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered employee payroll
Noncontributory System	2014	$ 539,546	$ 539,546	$ -	$ 3,271,588	16.49%
	2015	556,711	556,711	-	3,044,411	18.29%
	2016	558,513	558,513	-	3,129,703	17.85%
	2017	528,980	528,980	-	2,888,062	18.32%
	2018	510,283	510,283	-	2,765,409	18.45%
	2019	497,592	497,592	-	2,694,057	18.47%
	2020	460,129	460,129	-	2,491,222	18.47%
	2021	446,429	446,429	-	2,417,053	18.47%
Tier 2 Public Employees System*	2014	$ 71,643	$ 71,643	$ -	$ 512,099	13.99%
	2015	91,568	91,568	-	612,905	14.94%
	2016	119,182	119,182	-	800,495	14.89%
	2017	166,245	166,245	-	1,079,233	15.40%
	2018	228,677	228,677	-	1,436,624	15.92%
	2019	255,919	255,919	-	1,639,201	15.61%
	2020	292,879	292,879	-	1,834,048	15.97%
	2021	346,260	346,260	-	2,193,157	15.79%
Tier 2 Public Employees DC Only System*	2014	$ -	$ -	$ -	$ -	0.00%
	2015	1,193	1,193	-	17,748	6.72%
	2016	2,484	2,484	-	37,128	6.69%
	2017	6,819	6,819	-	101,929	6.69%
	2018	15,341	15,341	-	230,754	6.65%
	2019	29,990	29,990	-	437,904	6.85%
	2020	37,021	37,021	-	500,921	7.39%
	2021	50,439	50,439	-	598,944	8.42%

*Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in the RSI section of their Comprehensive Annual Financial Report. Contributions as a percentage of covered-payroll may be different than the board-certified rate due to rounding and other administrative issues. This schedule presents this information from the date the information was required. Subsequent years will be added as the information becomes available.

1. CHANGES IN ASSUMPTIONS

There were a number of demographic assumptions (e.g. rates of termination, disability, retirement, as well as an updated mortality and salary increase assumption) updated for use in the January 1, 2020 actuarial valuation. These assumption updates were adopted by the Utah State Retirement Board as a result of an Actuarial Experience Study performed for the Utah Retirement Systems. In aggregate, those assumption changes resulted in a $201 million increase in the Total Pension Liability, which is about 0.50% of the Total Pension Liability of as December 31, 2019 for all systems combined. The Actuarial Experience Study report as of December 31, 2019 provides detailed information regarding those assumption changes, which may be accessed online at newsroom.urs.org under the "Retirement Office" column using the "Reports and Stats" tab.

SUPPLEMENTARY INFORMATION

Nonmajor Proprietary Funds

Midvale City
Combining Statement of Net Position—Nonmajor Proprietary Funds
June 30, 2021

	Street Lighting	Sanitation	Telecom	Total
ASSETS				
Current assets:				
Cash and cash equivalents				
Unrestricted	$ 70,972	$ 99,878	$ 44,212	$ 215,062
Receivables:				
Accounts	37,832	125,151	1,173	164,156
Contracts receivable	-	-	15,600	15,600
Deposits	18	19	-	37
Total current assets	108,822	225,048	60,985	394,855
Noncurrent assets:				
Contracts receivable	-	-	116,755	116,755
Notes receivable, net	-	-	81,259	81,259
Investment in Trans-Jordan				
Cities Landfill	-	1,658,666	-	1,658,666
Total noncurrent assets	-	1,658,666	198,014	1,856,680
Total assets	108,822	1,883,714	258,999	2,251,535
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	931	5,545	-	6,476
Total deferred outflows of resources	931	5,545	-	6,476
LIABILITIES				
Current liabilities:				
Accounts payable	5,926	85,574	-	91,500
Accrued liabilities	2,216	530	-	2,746
Compensated absences	660	771	-	1,431
Total current liabilities	8,802	86,875	-	95,677
Noncurrent liabilities:				
Notes payable	-	-	125,737	125,737
Compensated absences	585	512	-	1,097
Net pension liability	346	559	-	905
Total noncurrent liabilities	931	1,071	125,737	127,739
Total liabilities	9,733	87,946	125,737	223,416
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	2,210	4,710	-	6,920
Total deferred inflows of resources	2,210	4,710	-	6,920
NET POSITION				
Unrestricted	97,810	1,796,603	133,262	2,027,675
Total net position	$ 97,810	$ 1,796,603	$ 133,262	$ 2,027,675

Midvale City
Combining Statement of Revenues, Expenses, and Changes in Net Position Nonmajor Proprietary Funds
For the Year Ended June 30, 2021

	Street Lighting	Sanitation	Telecom	Total
OPERATING REVENUES				
Charges for services	$ 402,078	$ 1,283,140	$ 21,259	$ 1,706,477
Total operating revenues	402,078	1,283,140	21,259	1,706,477
OPERATING EXPENSES				
Salaries and wages	10,198	16,467	-	26,665
Employee benefits	6,255	843	-	7,098
Administration	260,869	88,462	-	349,331
Street lighting	120,976	-	-	120,976
Waste disposal	-	1,067,413	-	1,067,413
Telecommunications	-	-	935,730	935,730
Total operating expenses	398,298	1,173,185	935,730	2,507,213
Operating income (loss)	3,780	109,955	(914,471)	(800,736)
NONOPERATING REVENUES (EXPENSES)				
Interest income	21,521	290	(107)	21,704
Gain/(Loss) on equity investment	-	161,233	-	161,233
Total nonoperating revenues (expenses)	21,521	161,523	(107)	182,937
Income before transfers	25,301	271,478	(914,578)	(617,799)
Transfers in	-	-	805,586	805,586
Change in net position	25,301	271,478	(108,992)	187,787
Total net position - beginning	72,509	1,525,125	242,254	1,839,888
Total net position - ending	$ 97,810	$ 1,796,603	$ 133,262	$ 2,027,675

Midvale City
Combining Statement of Cash Flows - Nonmajor Proprietary Funds
For the Year Ended June 30, 2021

	Street Lighting	Sanitation	Telecom	Total
Cash flows from operating activities				
Receipts from customers	$ 403,282	$ 1,274,521	$ 21,941	$ 1,699,744
Payments to suppliers	(381,175)	(1,173,145)	(935,730)	(2,490,050)
Payments for interfund services	-	-	-	-
Payments to employees	(16,146)	(24,331)	-	(40,477)
Net cash provided (used) by operating activities	5,961	77,045	(913,789)	(830,783)
Cash flows from noncapital financing activities				
Transfers (to) from other funds	-	-	805,586	805,586
Decrease in contracts receivable	-	-	28,190	28,190
Decrease in notes receivable	-	-	107,407	107,407
Loan from other fund	-	-	-	-
Net cash provided by noncapital financing activities	-	-	941,183	941,183
Cash flows from capital and related financing activities				
Decrease in notes payable	-	-	(27,693)	(27,693)
Net cash provided by capital and related financing activities	-	-	(27,693)	(27,693)
Cash flows from investing activites				
Interest received	21,521	290	(107)	21,704
Net cash provided by investing activities	21,521	290	(107)	21,704
Net increase (decrease) in cash and cash equivalents	27,482	77,335	(406)	104,411
Cash and cash equivalents, beginning of year	43,490	22,543	44,618	110,651
Cash and cash equivalents, end of year	70,972	99,878	44,212	215,062
Reconciliation of operating income (loss) to net cash provided (used) by operating activities				
Operating income (loss)	3,780	109,955	(914,471)	(800,736)
Depreciation	-	-	-	-
Changes in assets and liabilities:				
Accounts receivable	(474)	(8,619)	(278)	(9,371)
Deposits	(18)	(19)	-	(37)
Contracts receivable	-	-	960	960
Accounts payable	688	(17,251)	-	(16,563)
Accrued liabilities	1,985	(7,021)	-	(5,036)
Net cash provided (used) by operating activities	$ 5,961	$ 77,045	$ (913,789)	$ (830,783)

Midvale City
Combining Statement of Net Position—Internal Service Funds
June 30, 2021

	Fleet	IT	Total
ASSETS			
Current assets:			
Cash and cash equivalents			
Unrestricted	$2,150,591	$251,069	$2,401,660
Deposits	184	57	241
Total current assets	2,150,775	251,126	2,401,901
Noncurrent assets:			
Net pension asset	-	-	-
Capital assets:			
Automobiles, net	863,363	-	863,363
Machinery and equipment, net	825,955	121,076	947,031
Total noncurrent assets	1,689,318	121,076	1,810,394
Total assets	3,840,093	372,202	4,212,295
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	9,833	-	9,833
Total deferred outflows of resources	9,833	-	9,833
LIABILITIES			
Current liabilities:			
Accounts payable	10,931	3,644	14,575
Accrued liabilities	3,763	971	4,734
Compensated absences	7,218	316	7,534
Total current liabilities	21,912	4,931	26,843
Noncurrent liabilities:			
Compensated absences	6,841	372	7,213
Net pension liability	3,074	-	3,074
Total noncurrent liabilities	9,915	372	10,287
Total liabilities	31,827	5,303	37,130
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pensions	23,920	-	23,920
Total deferred inflows of resources	23,920	-	23,920
NET POSITION			
Net investment in capital assets	1,689,318	121,076	1,810,394
Unrestricted	2,104,861	245,823	2,350,684
Total net position	$3,794,179	$366,899	$4,161,078

Midvale City
Combining Statement of Revenues, Expenses, and Changes in Net Position - Internal Service Funds
For the Year Ended June 30, 2021

	Fleet	IT	Total
OPERATING REVENUES			
Charges for services	992,141	108,422	1,100,563
Other	-	-	-
Total operating revenues	992,141	108,422	1,100,563
OPERATING EXPENSES			
Salaries and wages	90,577	19,129	109,706
Employee benefits	48,987	15,340	64,327
Administration	112,675	161	112,836
Supplies and equipment	4,210	214,975	219,185
Repairs and maintenance	92,030	-	92,030
Depreciation expense	415,313	7,977	423,290
Total operating expenses	763,792	257,582	1,021,374
Operating income	228,349	(149,160)	79,189
NONOPERATING REVENUES (EXPENSES)			
Interest income	17,311	1,531	18,842
Gain on disposal of equipment	247,099	5,492	252,591
Total nonoperating revenues (expenses)	264,410	7,023	271,433
Income before transfers	492,759	(142,137)	350,622
Transfers in	100,000	368,014	468,014
Transfers out	-	-	-
Change in net position	592,759	225,877	818,636
Total net position - beginning	3,201,420	141,022	3,342,442
Total net position - ending	$3,794,179	$366,899	$4,161,078

Midvale City
Combining Statement of Cash Flows – Internal Service Funds
For the Year Ended June 30, 2021

	Fleet	IT	Total
Cash flows from operating activities			
Receipts from customers	$ 991,957	$ 108,365	$ 1,100,322
Receipts from interfund services	-	-	-
Payments to suppliers	(90,391)	(211,331)	(301,722)
Payments for interfund services	(112,675)	(161)	(112,836)
Payments to employees	(140,091)	(34,860)	(174,951)
Net cash provided by operating activities	**648,800**	**(137,987)**	**510,813**
Cash flows from noncapital financing activities			
Transfers from other funds	100,000	368,014	468,014
Transfers to other funds	-	-	-
Net cash provided by noncapital financing activities	100,000	368,014	468,014
Cash flows from capital and related financing activities			
Purchase of capital assets	(322,957)	(122,580)	(445,537)
Proceeds from sale of capital assets	247,099	5,492	252,591
Net cash provided (used) by capital and related financing activities	**(75,858)**	**(117,088)**	**(192,946)**
Cash flows from investing activites			
Interest received	17,311	1,531	18,842
Net cash provided by investing activities	**17,311**	**1,531**	**18,842**
Net increase (decrease) in cash and cash equivalents	690,253	114,470	804,723
Cash and cash equivalents, beginning of year	1,460,338	136,599	1,596,937
Cash and cash equivalents, end of year	**$ 2,150,591**	**$ 251,069**	**$ 2,401,660**
Reconciliation of operating income to net cash provided by operating activities			
Operating income	$ 228,349	$ (149,160)	$ 79,189
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	415,313	7,977	423,290
Changes in assets and liabilities:			
Deposit	(184)	(57)	(241)
Accounts payable	5,849	3,644	9,493
Accrued liabilities	(527)	(391)	(918)
Net cash provided by operating activities	**$ 648,800**	**$ (137,987)**	**$ 510,813**

Midvale City
Schedule of Revenues, Expenditures, and Changes in Fund Balance Budget and Actual
Capital Projects Fund (Major Fund)
For the Year Ended June 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
REVENUES				
Intergovernmental	$ -	$ 160,000	$ -	$ (160,000)
Taxes	8,280,271	8,326,271	866,793	(7,459,478)
Interest income	37,799	37,799	20,514	(17,285)
Total revenues	8,318,070	8,524,070	887,307	(7,636,763)
EXPENDITURES				
Capital outlay	8,318,070	10,893,421	3,686,491	7,206,930
Total expenditures	8,318,070	10,893,421	3,686,491	7,206,930
Excess (deficiency) of revenues over (under) expenditures	-	(2,369,351)	(2,799,184)	(429,833)
OTHER FINANCING SOURCES				
Proceeds from sale of asset	-	7,663,893	2,163,893	5,500,000
Transfers in	-	2,369,351	196,887	(2,172,464)
Total other financing sources	-	10,033,244	2,360,780	3,327,536
Net change in fund balance	$ -	$ 7,663,893	(438,404)	$ 2,897,703
Fund balance at beginning of year			2,298,652	
Fund balance at end of year			$ 1,860,248	

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STATISTICAL SECTION

STATISTICAL SECTION

(UNAUDITED)

This part of Midvale City Corporations' Annual Comprehensive Financial Report presents detailed information as a context for better understanding the information in the financial statements, note disclosures, and required supplementary information.

The statistical section consists of five main categories:

Financial Trends (Pages 99-102)

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity (Pages 103-112)

These schedules contain information to help the reader assess the City's most significant local revenue sources.

Debt Capacity (Pages 113-117)

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information (Pages 118-120)

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information (Pages 121-122)

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

MIDVALE CITY CORPORATION
Net Position by Component
(Accrual Basis of Accounting)
Last Ten Fiscal Years

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Governmental activities:										
Net investment in capital assets	$ 85,367,188	$ 83,516,093	$ 74,464,507	$ 80,565,863	$ 84,160,627	$ 76,771,618	$ 82,296,971	$ 77,499,367	$ 60,168,243	$ 61,799,330
Restricted	812,835	10,410,955	3,752,036	883,082	1,521,186	9,125,162	6,034,643	2,562,715	7,266,811	12,982,895
Unrestricted	(21,580,118)	(29,558,106)	(12,477,730)	(15,512,597)	(15,706,221)	(13,978,646)	(10,180,513)	(7,253,505)	7,507,968	6,966,687
Total governmental activities net position	64,599,905	64,368,942	65,738,813	65,936,348	69,975,592	71,918,134	78,151,101	72,808,577	74,943,022	81,748,912
Business-type activities:										
Net investment in capital assets	18,887,512	18,958,384	19,014,743	20,418,787	21,102,883	21,964,255	23,058,240	23,156,632	24,192,075	23,996,754
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted	7,664,189	9,277,452	9,653,167	8,657,672	8,448,241	8,347,659	8,487,705	9,607,592	9,315,925	10,860,251
Total business-type activities net position	26,551,701	28,235,836	28,667,910	29,076,459	29,551,124	30,311,914	31,545,945	32,764,224	33,508,000	34,857,005
Primary government:										
Net investment in capital assets	104,254,700	102,474,477	93,479,250	100,984,650	105,263,510	98,735,873	105,355,211	100,655,999	84,360,318	85,796,084
Restricted	812,835	10,410,955	3,752,036	883,082	1,521,186	9,125,162	6,034,643	2,562,715	7,266,811	12,982,895
Unrestricted	(13,915,929)	(20,280,654)	(2,824,563)	(6,854,925)	(7,257,980)	(5,630,987)	(1,692,808)	2,354,087	16,823,893	17,826,938
Total primary government net position	$ 91,151,606	$ 92,604,778	$ 94,406,723	$ 95,012,807	$ 99,526,716	$ 102,230,048	$ 109,697,046	$ 105,572,801	$ 108,451,022	$ 116,605,917

MIDVALE CITY CORPORATION
Changes in Net Position
(Accrual Basis of Accounting)
Last Ten Fiscal Years

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Expenses										
Governmental activities:										
General government	$ 4,330,929	$ 5,445,086	$ 5,256,415	$ 5,666,704	$ 5,539,259	$ 5,786,432	$ 6,671,596	$ 13,602,223	$ 10,545,403	$ 8,723,238
Public safety (1)	5,518,046	5,714,868	6,050,012	6,383,475	6,610,764	7,013,851	7,290,047	8,519,079	9,002,087	9,401,425
Highways and public improvements	3,856,315	3,277,687	2,967,910	2,500,529	1,890,231	2,297,368	2,485,064	3,196,231	2,598,581	2,981,820
Parks, recreation and public property	762,234	764,440	715,784	813,033	931,303	992,330	1,384,148	1,421,361	1,579,727	1,634,530
Redevelopment	395,210	373,800	704,130	618,747	1,649,138	3,671,182	3,296,665	8,742,123	3,336,865	2,378,196
Interest on long-term debt	1,184,312	1,988,776	1,801,668	1,738,207	2,137,089	2,008,336	2,704,350	2,930,481	2,716,943	1,745,297
Total government activities expense	16,047,046	17,564,657	17,495,919	17,720,695	18,757,784	21,769,499	23,831,870	38,411,498	29,779,606	26,864,506
Business-type activities:										
Water (2) (5)	4,657,700	4,996,524	5,170,826	3,993,392	3,960,091	4,354,475	4,361,331	4,072,868	5,262,930	5,193,597
Sewer (5)	-	-	-	1,615,068	1,910,718	1,927,068	1,883,291	2,265,343	2,397,629	2,523,972
Storm water	758,040	1,243,205	1,366,964	1,181,903	1,315,614	1,429,125	1,514,929	1,692,430	1,770,290	1,761,979
Sanitation	930,805	956,355	951,112	918,913	932,441	969,261	1,031,396	1,155,070	1,187,193	1,173,185
Telecommunications (3)	8,669	793,249	808,618	825,907	901,913	864,343	889,011	898,565	917,325	935,730
Ambulance (1)	28,122	-	-	-	-	-	-	-	-	-
Street lighting (4)	-	172,909	160,791	426,829	624,863	341,979	381,608	392,701	364,789	398,298
Equity investment income	170,218	(28,323)	(33,824)	(12,840)	-	-	-	-	-	-
Total business-type activities	6,553,554	8,133,919	8,424,487	8,949,172	9,645,640	9,886,251	10,061,566	10,476,977	11,900,156	11,986,761
Total primary government expenses	22,600,600	25,698,576	25,920,406	26,669,867	28,403,424	31,655,750	33,893,436	48,888,475	41,679,762	38,851,267
Program revenues										
Governmental activities:										
Charges for services										
General government	1,824,036	2,159,882	2,656,868	2,722,837	2,743,920	2,247,640	2,236,403	2,698,055	2,967,511	3,180,865
Public safety	1,527,068	2,440,536	1,357,735	1,633,011	1,030,311	748,505	922,257	958,288	843,406	701,178
Highways and public improvements	20,741	78,263	-	-	-	-	-	-	-	-
Parks, recreation and public property	37,938	40,200	60,625	67,300	61,950	42,450	24,600	27,150	22,040	20,340
Operating grants and contributions	742,079	810,028	4,683,624	4,281,630	5,965,959	5,840,869	6,200,034	6,527,830	7,773,608	9,275,664
Capital grants and contributions	1,274,142	1,828,838	793,079	837,135	1,848,430	1,158,697	1,793,150	7,567,205	4,184,622	2,688,476
Total governmental activities program revenues	5,426,004	7,357,747	9,551,931	9,541,913	11,650,570	10,038,161	11,176,444	17,778,528	15,791,187	15,866,523
Business-type activities:										
Charges for services										
Water (2) (5)	5,143,264	5,697,802	5,658,012	4,267,495	4,284,361	4,550,934	4,738,786	4,667,077	5,208,509	5,700,724
Sewer (5)	-	-	-	1,503,752	1,737,379	1,961,362	2,228,967	2,449,758	2,635,025	2,810,880
Storm water	639,109	809,535	1,042,571	1,632,166	1,648,039	1,812,768	1,824,476	1,828,209	2,077,019	2,134,157
Sanitation	855,133	975,855	999,327	1,010,970	924,037	954,956	956,399	1,050,989	1,151,382	1,283,140
Telecommunications (3)	17,975	15,429	15,816	33,421	17,230	21,390	27,264	20,256	20,786	21,259
Ambulance (1)	-	-	-	-	-	-	-	-	-	-
Street lighting (4)	-	112,609	242,776	248,654	372,896	381,529	381,507	384,828	390,487	402,078
Operating grants and contributions	-	95,120	116,744	117,632	117,886	115,885	111,221	106,321	100,847	49,170
Capital grants and contributions	197,734	-	-	-	-	-	-	-	-	
Total business-type activities program revenues	6,853,215	7,706,350	8,075,246	8,814,090	9,101,828	9,798,824	10,268,620	10,507,438	11,584,055	12,401,408
Total primary government program revenues	$ 12,279,219	$ 15,064,097	$ 17,627,177	$ 18,356,003	$ 20,752,398	$ 19,836,985	$ 21,445,064	$ 28,285,966	$ 27,375,242	$ 28,267,931

MIDVALE CITY CORPORATION
Changes in Net Position (Continued)
(Accrual Basis of Accounting)
Last Ten Fiscal Years

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Net (Expense)/Revenue										
Governmental activities	(10,621,042)	(10,206,910)	(7,943,988)	(8,178,782)	(7,107,214)	(11,731,338)	(12,655,426)	(20,632,970)	(13,988,419)	(10,997,983)
Business-type activities	299,661	(427,569)	(349,241)	(135,082)	(543,812)	(87,427)	207,054	30,461	(316,101)	414,647
Total primary government net (expense)/revenue	(10,321,381)	(10,634,479)	(8,293,229)	(8,313,864)	(7,651,026)	(11,818,765)	(12,448,372)	(20,602,509)	(14,304,520)	(10,583,336)
General revenues and other changes in net position										
Governmental activities:										
Taxes										
Property taxes	4,182,241	3,255,513	1,081,837	1,145,102	1,178,525	3,202,775	3,183,212	3,129,874	3,449,391	4,110,411
Sales taxes	5,179,475	5,468,552	5,930,672	6,221,500	6,463,225	7,128,932	7,382,052	7,695,281	8,967,771	10,434,898
Telecomm and franchise taxes	2,440,941	2,641,707	2,832,277	2,764,227	2,883,419	3,196,182	3,081,826	2,938,060	2,757,554	2,723,703
Interest income	64,497	77,128	85,590	46,144	131,625	153,422	416,810	731,832	825,390	178,236
Gain on sale and disposal of assets	151,453	-	-	2,598	391,405	134,298	524,778	918,270	239,893	253,291
Miscellaneous	26,634	196,880	124,783	370,476	1,018,859	683,171	607,715	727,129	697,865	808,920
Developer contributions	-	-	-	-	-	-	4,542,000	-	-	-
Special item - tfr of public safety to other govt	(3,237,418)	-	-	-	-	-	-	-	-	-
Transfers - net	(83,104)	(963,213)	(741,300)	(917,100)	(920,600)	(824,900)	(850,000)	(850,000)	(815,000)	(705,586)
Total governmental activities	8,724,719	10,676,567	9,313,859	9,632,947	11,146,458	13,673,880	18,888,393	15,290,446	16,122,864	17,803,873
Business-type activities:										
Interest income	48,100	31,167	40,015	47,647	40,667	43,866	77,838	215,118	127,932	67,539
Equity investment (loss)	-	-	-	-	57,210	(20,549)	99,139	122,700	116,945	161,233
Capital contributions from other government	-	-	-	-	-	-	-	-	-	-
Transfers - net	83,104	963,213	741,300	917,100	920,600	824,900	850,000	850,000	815,000	705,586
Total business-type activities	131,204	994,380	781,315	964,747	1,018,477	848,217	1,026,977	1,187,818	1,059,877	934,358
Total primary government	8,855,923	11,670,947	10,095,174	10,597,694	12,164,935	14,522,097	19,915,370	16,478,264	17,182,741	18,738,231
Changes in Net Position										
Governmental activities	(1,896,323)	469,657	1,369,871	1,454,165	4,039,244	1,942,542	6,232,967	(5,342,524)	2,134,445	6,805,890
Business-type activities	430,865	566,811	432,074	829,665	474,665	760,790	1,234,031	1,218,279	743,776	1,349,005
Total primary government	$ (1,465,458)	$ 1,036,468	$ 1,801,945	$ 2,283,830	$ 4,513,909	$ 2,703,332	$ 7,466,998	$ (4,124,245)	$ 2,878,221	$ 8,154,895

Notes:
(1) Beginning in FY 2012, Midvale was annexed by the Salt Lake Valley Fire Service Area, a separate taxing entity. Fire and ambulance service are now provided by Unified Fire Authority.
(2) The Telecommunications Fund was established in FY 2012 to improve fiber optic capabilities for businesses and residents.
(3) The Street Lighting Fund was established in FY 2013 to provide street lights city-wide, and to switch all lighting to more efficient LED.
(4) Water and Sewer were reported as one fund prior to 2015. In 2015, they were split into two separate funds.

MIDVALE CITY CORPORATION
Fund Balances of Governmental Funds
(Accrual Basis of Accounting)
Last Ten Fiscal Years

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Fund										
Nonspendable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Restricted for debt service	432,514	246,375	246,375	252,465	247,011	247,544	248,917	21	224	140
Assigned for sub. year approp.	-	-	-	-	-	-	-	-	326,577	-
Unassigned	2,687,317	2,718,289	2,714,040	2,752,356	2,407,701	3,784,485	3,858,326	3,797,448	4,096,174	7,319,448
Total General Fund	$ 3,119,831	$ 2,964,664	$ 2,960,415	$ 3,004,821	$ 2,654,712	$ 4,032,029	$ 4,107,243	$ 3,797,469	$ 4,422,975	$ 7,319,588
All Other Governmental Funds										
Nonspendable	$ 150,130	$ 150,130	$ 150,130	$ 150,130	$ -	$ -	$ -	$ -	$ -	$ -
Restricted for capital projects	-	9,605,336	3,466,803	-	-	8,267,104	6,264,782	2,775,343	-	-
Restricted for redevelopment	380,321	512,928	32,305	387	5,348,949	140,597	23,442	-	5,050,212	9,247,340
Restricted for debt service	-	-	-	630,230	1,577,544	1,585,165	21,407,132	22,341,706	1,842,389	1,818,855
Assigned for special revenue funds	1,211,914	911,341	951,388	2,109,836	2,705,141	2,160,877	2,638,920	4,366,777	48,137	56,312
Assigned for capital projects	308,816	1,677,626	3,387,910	2,020,096	1,710,787	1,579,634	2,753,808	3,620,104	214,099	1,860,248
Assigned for sub. year approp.	-	-	-	-	-	-	-	-	3,698,153	-
Total Other Governmental Funds	$ 2,051,181	$ 12,857,361	$ 7,988,536	$ 4,910,679	$ 11,342,421	$ 13,733,377	$ 33,088,084	$ 33,103,930	$ 10,852,990	$ 12,982,755
Total Governmental Funds										
Nonspendable	$ 150,130	$ 150,130	$ 150,130	$ 150,130	$ -	$ -	$ -	$ -	$ -	$ -
Restricted	812,835	10,364,639	3,745,483	883,082	7,173,504	10,240,410	27,944,273	25,117,070	6,892,825	11,066,335
Assigned	1,520,730	2,588,967	4,339,298	4,129,932	4,415,928	3,740,511	5,392,728	7,986,881	4,286,966	1,916,560
Unassigned	2,687,317	2,718,289	2,714,040	2,752,356	2,407,701	3,784,485	3,858,326	3,797,448	4,096,174	7,319,448
Total Governmental Funds	$ 5,171,012	$ 15,822,025	$ 10,948,951	$ 7,915,500	$ 13,997,133	$ 17,765,406	$ 37,195,327	$ 36,901,399	$ 15,275,965	$ 20,302,343

MIDVALE CITY CORPORATION
Changes in Fund Balances of Governmental Funds
(Accrual Basis of Accounting)
Last Ten Fiscal Years

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Revenues:										
Taxes (1)	$ 11,802,657	$ 11,365,772	$ 9,844,786	$ 10,130,829	$ 10,525,169	$ 13,527,890	$ 13,647,089	$ 13,763,215	$ 15,174,717	$ 17,269,013
Licenses and permits	633,944	887,225	887,041	929,422	974,711	583,437	600,158	893,520	890,117	986,962
Intergovernmental	1,545,056	2,638,866	5,476,703	5,118,765	7,814,389	6,999,567	7,993,184	14,095,036	11,958,229	11,964,140
Charges for services	1,524,669	1,591,402	2,088,987	1,891,997	1,924,706	1,717,633	1,674,434	1,831,684	2,111,583	2,214,242
Fines and forfeitures	1,251,170	1,245,081	1,257,733	1,528,308	1,236,006	974,651	992,776	958,066	820,736	701,178
Interest income	54,934	70,770	78,952	46,144	131,625	153,422	416,810	731,832	825,390	178,236
Miscellaneous	26,634	196,880	138,886	370,476	1,018,859	683,172	607,719	727,129	697,866	808,920
Total Revenues	16,839,064	17,995,996	19,773,088	20,015,941	23,625,465	24,639,772	25,932,170	33,000,482	32,478,638	34,122,691
Expenditures:										
General government	3,015,559	3,371,860	3,832,807	3,826,386	4,095,809	3,966,525	4,130,071	4,472,441	5,001,096	5,405,077
Public safety (2)	5,372,135	5,635,904	6,008,069	6,392,114	6,581,069	6,904,536	7,168,010	8,381,646	8,968,003	9,306,093
Highways and public improvements	1,032,937	871,110	1,068,817	812,797	784,451	759,449	881,927	1,453,828	1,208,398	1,781,838
Parks, recreation, and public property	706,112	706,933	658,193	736,565	841,194	892,240	978,895	1,007,424	1,142,879	1,175,194
Redevelopment (3)	395,210	373,800	719,130	3,565,775	1,654,141	2,208,413	3,311,665	8,757,123	3,351,865	2,378,196
Community and economic development	1,200,441	1,132,468	1,264,073	1,281,767	1,324,787	1,230,080	1,458,891	1,589,996	1,291,148	1,424,506
Capital outlay - noncapitalized	-	457,688	31,591	446,139	12,420	1,690,088	1,296,156	7,141,163	3,612,289	1,769,117
Capital outlay - capitalized	813,417	2,260,847	7,344,480	4,350,028	10,419,056	7,468,225	1,322,370	2,422,258	3,556,068	1,919,894
Pledge pmt - interlocal guarantee agreement (4)	835,000	-	-	-	-	-	-	-	-	-
Debt service principal	1,442,765	1,340,000	1,370,000	1,670,000	1,745,000	1,995,000	2,831,000	3,159,000	21,963,000	2,940,000
Debt service interest	1,225,831	1,752,279	1,837,612	1,771,647	1,874,301	1,993,689	2,520,085	3,098,685	3,215,623	1,987,391
Bond issuance costs	-	217,950	2,000	-	257,080	145,321	228,693	131,530	-	-
Total Expenditures	16,039,407	18,120,839	24,136,772	24,853,218	29,589,308	29,253,566	26,127,763	41,615,094	53,310,369	30,087,306
Excess of revenue over (under) expenditures	799,657	(124,843)	(4,363,684)	(4,837,277)	(5,963,843)	(4,613,794)	(195,593)	(8,614,612)	(20,831,731)	4,035,385
Other financing sources (uses):										
Proceeds from sale of assets	148,261	2,947,359	246,013	2,934,626	12,976	8,435	219,891	513,156	56,297	700
Proceeds from capital lease/note payable	-	-	-	-	-	-	-	-	-	-
Proceeds from bond issuance	-	8,990,000	-	-	12,961,000	9,146,632	20,255,623	8,657,528	-	2,163,893
Discount on bond issuance	-	(90,890)	-	-	-	-	-	-	-	-
Special item - public safety transfer (2)	(1,469,898)	-	-	-	-	-	-	-	-	-
Contribution from other government	-	-	-	-	-	-	-	-	-	-
Transfers in	2,950,816	5,076,001	3,608,583	1,173,956	2,346,242	11,344,438	1,887,831	6,836,195	2,082,217	202,887
Transfers out	(2,016,035)	(6,146,614)	(4,349,883)	(2,304,756)	(3,274,742)	(12,117,438)	(2,737,831)	(7,686,195)	(2,932,217)	(1,376,487)
Total other financing sources (uses)	(386,856)	10,775,856	(495,287)	1,803,826	12,045,476	8,382,067	19,625,514	8,320,684	(793,703)	990,993
Net change in Fund Balance	$ 412,801	$ 10,651,013	$ (4,858,971)	$ (3,033,451)	$ 6,081,633	$ 3,768,273	$ 19,429,921	$ (293,928)	$ (21,625,434)	$ 5,026,378
Debt service as a percentage of non-capital expenditures:	17.5%	19.5%	19.1%	16.8%	18.9%	18.3%	21.6%	16.0%	50.6%	17.5%

Notes:

(1) Beginning in FY 2014, the Utah State Auditor's Office required classification of tax increment revenue received by a Redevelopment Agency from other taxing entities as "Intergovernmental Revenue" instead of "Property Taxes". Property taxes reported for prior years which represent "contributions from other governments" are as follows: 2013 - $2,009,800; 2012 - $1,512,800; 2011 - $1,356,300; 2010 - $972,900.

(2) Beginning in FY 2012, the Salt Lake Valley Fire Service Area (SLVFSA) began providing fire service to Midvale City. SLVFSA is a taxing entity and collects property tax directly from Midvale residents to provide services.

(3) Midvale City is one of 11 founding members of the Utah Telecommunications Open Infrastructure Network (UTOPIA). Beginning in FY 2013, pledge payments to UTOPIA are paid from the Telecommunications Enterprise Fund.

MIDVALE CITY CORPORATION
Governmental Activities Tax Revenue by Source
(Accrual Basis of Accounting)
Last Ten Fiscal Years

Fiscal Year		Property Tax	Uniform Vehicle Tax	Sales Tax	Franchise and Energy Tax	Telecom-munications Tax	Transient Room Tax	Total Tax Revenues
2012	(1)(2)	4,106,264	75,976	5,179,478	1,757,034	583,628	100,277	$ 11,802,657
2013	(1)	3,131,952	123,561	5,468,552	1,991,717	550,450	99,540	11,365,772
2014		1,081,836	113,950	5,930,672	2,102,495	495,776	120,057	9,844,786
2015		1,145,102	113,980	6,221,500	2,086,631	429,025	134,591	10,130,829
2016		1,178,525	126,648	6,463,225	2,192,132	425,164	139,475	10,525,169
2017	(3)	3,202,775	417,806	7,128,932	2,205,528	407,915	164,934	13,527,890
2018		3,183,212	333,097	7,382,052	2,212,291	356,013	180,425	13,647,090
2019	(4)	3,129,874	354,332	7,695,281	2,115,894	300,028	167,806	13,763,215
2020		3,449,390	294,748	8,967,771	2,083,511	234,626	144,669	15,174,716
2021		3,273,367	289,817	10,434,898	2,118,393	183,177	132,316	16,431,968

Notes:

(1) Prior to Fiscal Year 2014, the Midvale Redevelopment Agency (RDA) recorded property tax revenues received from other participating taxing entities as "property tax revenue". The Utah State Auditor now requires these revenues to be recorded as "contributions from other governments". Property taxes for prior years which represent "contributions from other governments" are as follows: 2013- $2,009,800; 2012- $1,512,800; 2011- $1,356,300; 2010- $972,900.

(2) In Fiscal Year 2012, Midvale was annexed into the Salt Lake Valley Fire Service Area (SLVFSA). SLVFSA has taxing authority, and property taxes paid by Midvale business and residents for fire protection service are now paid directly to SLVFSA.

(3) In Fiscal Year 2017, Midvale increased it's property tax rate.

(4) In June 2019, Midvale started receiving additional sales tax revenue for transportation.

MIDVALE CITY CORPORATION
Assess Value and Estimated Actual Value of Taxable Property
Last Ten Calendar Years

	Primary Residential		Secondary or non-residential		Personal and Centrally assessed		Total		Assessed value as a	
Year	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	percentage of market value	Direct Tax Rate
2011	893,696,503	1,624,902,733	580,113,670	580,113,670	111,594,979	111,594,979	1,585,405,152	2,316,611,382	68.44%	0.002701
2012	876,577,808	1,593,777,833	579,327,580	579,327,580	111,077,083	111,077,083	1,566,982,471	2,284,182,496	68.60%	0.000687
2013	939,637,475	1,708,431,773	590,548,960	590,548,960	119,788,367	119,788,367	1,649,974,802	2,418,769,100	68.22%	0.000658
2014	1,039,080,432	1,889,237,148	630,681,800	630,681,800	143,089,908	143,089,908	1,812,852,140	2,663,008,856	68.08%	0.000623
2015	1,116,706,717	2,030,375,849	673,315,410	673,315,410	151,815,849	151,815,849	1,941,837,976	2,855,507,108	68.00%	0.000609
2016	1,245,409,487	2,264,380,886	784,756,880	784,756,880	154,083,626	154,083,626	2,184,249,993	3,203,221,392	68.19%	0.001398
2017	1,333,498,303	2,424,542,369	924,171,610	924,171,610	189,086,848	189,086,848	2,446,756,761	3,537,800,827	69.16%	0.001309
2018	1,476,462,885	2,684,477,973	1,016,133,620	1,016,133,620	201,564,340	201,564,340	2,694,160,845	3,902,175,933	69.04%	0.001166
2019	1,554,387,765	2,826,159,573	1,101,096,800	1,101,096,800	221,158,247	221,158,247	2,876,642,812	4,148,414,620	69.34%	0.001107
2020	1,758,545,454	3,197,355,372	1,165,790,630	1,165,790,630	231,978,525	231,978,525	3,156,314,609	4,595,124,527	68.69%	0.000987

Note: Taxable value is 55% of market value for primary residential property and 100% for all other property

Note: Midvale City operates on a fiscal year beginning July 1 and ending June 30. Property taxes are generally paid in November. Property tax revenue for FY 2021 is based upon the calendar year 2020 rate. The same is true for all fiscal years.

Sources: Utah State Tax Commission (233b List of Final Values) and taxrates.utah.gov/rateDetail

MIDVALE CITY CORPORATION
Property Tax Rates—Direct and Overlapping Governments
Last Ten Calendar Years

	City Direct Rate			Overlapping Rates - all Midvale taxing areas							Total Rate	Overlapping Rates - some Midvale taxing areas		
Calendar Year	General Operations	G.O. Bond	Total Direct Rate	School District (1)	Unified Fire Service Area (2)	Salt Lake County (3)	S.S.L. Valley Mosquito Abatement District	Central Utah Water Cons District	Jordan Valley Water Cons District (4)	Total Overlapping Rates	Total Direct and Overlapping Rates	Mid Valley Improvement District (5)	Sandy Suburban Improvement District (6)	Cottonwood Improvement District (7)
2011	0.002409	0.000292	0.002701	0.008165	-	0.003300	0.000052	0.000436	0.000424	0.012377	0.015078	0.000949	0.000967	0.000237
2012	0.000687	-	0.000687	0.008418	0.002079	0.003420	0.000054	0.000455	0.000443	0.014869	0.015556	0.000985	0.001026	0.000244
2013	0.000658	-	0.000658	0.008111	0.002192	0.003342	0.000021	0.000446	0.000424	0.014536	0.015194	0.000945	0.001035	0.000236
2014	0.000623	-	0.000623	0.007823	0.002097	0.003751	0.000020	0.000422	0.000399	0.014512	0.015135	0.000904	0.000945	0.000226
2015	0.000609	-	0.000609	0.007859	0.002000	0.003502	0.000019	0.000405	0.000400	0.014185	0.014794	0.000871	0.000885	0.000215
2016	0.001168	0.000230	0.001398	0.007227	0.001888	0.003278	0.000018	0.000400	0.000372	0.013183	0.014581	0.000816	0.000800	0.000199
2017	0.001095	0.000214	0.001309	0.007227	0.001888	0.003278	0.000017	0.000400	0.000372	0.013182	0.014491	0.000773	0.000758	0.000189
2019	0.000979	0.000187	0.001166	0.007117	0.001812	0.003104	0.000015	0.000400	0.000400	0.012848	0.014014	0.000699	0.000696	0.000176
2019	0.000932	0.000175	0.001107	-	-	-	0.000014	-	-	0.000014	0.001121	0.000663	0.000640	0.000169
2020	0.000987	-	0.000987	0.006990	0.001594	0.002459	0.000012	0.000400	0.000369	0.011824	0.012811	0.000570	0.000547	0.000147

Note: Midvale City operates on a fiscal year beginning July 1 and ending June 30. Property taxes are generally paid in November. Property tax revenue for FY 2021 is based upon the calendar year 2020 rate. The same is true for all fiscal years.

(1) - School District includes Canyons School District and Jordan/Canyons School District debt service area.
(2) - Midvale City merged with the Unified Fire Service Area in 2012. Prior to that time, Midvale City provided fire service.
(3) - Salt Lake County tax rate listed includes Salt Lake County Library, county assessing & collecting levy, and multicounty assessing & collecting levy.
(4) - Jordan Valley Water Conservancy District is a taxing entity in 8 of 9 taxing areas within Midvale City
(5) - Mid Valley is a taxing entity in 1 of 9 taxing areas within Midvale City
(6) - Sandy Suburban is a taxing entity in 2 of 9 taxing areas within Midvale City
(7) - Cottonwood is a taxing entity in 1 of 9 taxing areas within Midvale City

Source: Utah State Tax Commission

MIDVALE CITY CORPORATION
Principal Property Tax Payers
Current and Ten Years Ago

Fiscal Year		Property Tax	Uniform Vehicle Tax	Sales Tax	Franchise and Energy Tax	Telecom-munications Tax	Transient Room Tax	Total Tax Revenues
2012	(1)(2)	4,106,264	75,976	5,179,478	1,757,034	583,628	100,277	$ 11,802,657
2013	(1)	3,131,952	123,561	5,468,552	1,991,717	550,450	99,540	11,365,772
2014		1,081,836	113,950	5,930,672	2,102,495	495,776	120,057	9,844,786
2015		1,145,102	113,980	6,221,500	2,086,631	429,025	134,591	10,130,829
2016		1,178,525	126,648	6,463,225	2,192,132	425,164	139,475	10,525,169
2017	(3)	3,202,775	417,806	7,128,932	2,205,528	407,915	164,934	13,527,890
2018		3,183,212	333,097	7,382,052	2,212,291	356,013	180,425	13,647,090
2019	(4)	3,129,874	354,332	7,695,281	2,115,894	300,028	167,806	13,763,215
2020		3,449,390	294,748	8,967,771	2,083,511	234,626	144,669	15,174,716
2021		3,273,367	289,817	10,434,898	2,118,393	183,177	132,316	16,431,968

Notes:

(1) Prior to Fiscal Year 2014, the Midvale Redevelopment Agency (RDA) recorded property tax revenues received from other participating taxing entities as "property tax revenue". The Utah State Auditor now requires these revenues to be recorded as "contributions from other governments". Property taxes for prior years which represent "contributions from other governments" are as follows: 2013- $2,009,800; 2012- $1,512,800; 2011- $1,356,300; 2010- $972,900.

(2) In Fiscal Year 2012, Midvale was annexed into the Salt Lake Valley Fire Service Area (SLVFSA). SLVFSA has taxing authority, and property taxes paid by Midvale business and residents for fire protection service are now paid directly to SLVFSA.

(3) In Fiscal Year 2017, Midvale increased it's property tax rate.

(4) In June 2019, Midvale started receiving additional sales tax revenue for transportation.

MIDVALE CITY CORPORATION
Property Tax Levies and Collections
Last Ten Calendar Years

Calendar Year	Taxes Levied	Collected within the Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2011	$ 3,957,062	$ 3,750,888	94.79%	$ 168,657	$ 3,919,545	99.05%
2012	1,101,334	934,447	84.85%	38,983	973,430	88.39%
2013	983,298	944,775	96.08%	25,251	970,026	98.65%
2014	1,124,593	1,079,909	96.03%	19,210	1,099,119	97.73%
2015	1,175,963	1,124,808	95.65%	22,342	1,147,150	97.55%
2016	2,487,950	2,475,394	99.50%	41,132	2,516,526	101.15%
2017	2,673,585	2,591,313	96.92%	28,754	2,620,066	98.00%
2018	2,640,631	2,582,050	97.78%	40,919	2,622,969	99.33%
2019	2,676,171	2,608,154	97.46%	30,367	2,638,521	98.59%
2020	3,262,762	3,177,810	97.40%	19,334	3,197,144	97.99%

Source: Salt Lake County Treasurer

Note: Property tax collections may be higher than the amount levied and budgeted due to new growth and the collection of personal property tax.

MIDVALE CITY CORPORATION
Sales Tax Revenue (Point of Sale) by Industry
Last Ten Fiscal Years

Category	Fiscal Year 2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Retail sales										
Apparel/accessories	$ 134,677	$ 142,637	$ 140,976	$ 140,947	$ 144,672	$ 174,423	$ 162,381	$ 155,475	$ 165,718	$ 141,226
Auto sales and services	424,975	476,623	498,464	570,713	647,366	942,626	1,000,134	1,011,055	1,068,879	1,008,921
Bldg materials, hardware	269,515	355,521	467,259	410,886	360,367	441,842	434,463	439,993	573,948	888,130
Eating & drinking establishments	605,271	655,212	730,231	782,303	910,302	1,015,571	1,061,026	1,110,965	1,131,165	1,277,063
Groceries	675,174	756,369	791,644	816,004	854,755	905,885	849,487	845,742	881,657	891,626
General merchandise	494,850	510,475	506,733	488,733	497,656	504,178	526,831	528,494	541,790	565,920
Home furnishings/equipment	328,016	265,166	286,501	346,166	383,493	385,372	324,795	215,003	191,349	160,646
Miscellaneous retail	804,291	929,551	965,856	964,588	1,009,948	1,012,853	1,005,730	953,684	910,693	1,126,587
Total retail	3,736,769	4,091,554	4,387,664	4,520,340	4,808,559	5,382,750	5,364,847	5,260,411	5,465,198	6,060,118
Other										
Wholesale trade	684,564	689,570	749,354	729,746	722,490	799,404	759,449	1,038,996	1,096,832	1,207,647
Services	571,188	615,503	659,199	685,306	684,684	903,143	894,916	991,967	1,014,423	944,726
Utility/communication	468,064	504,128	525,515	538,699	558,343	584,132	583,360	547,936	512,938	511,468
Manufacturing	225,458	215,432	201,939	226,271	201,273	210,250	233,724	247,118	288,754	339,305
Miscellaneous other	296,970	165,744	304,964	393,035	253,139	238,452	333,220	421,501	773,858	1,429,447
Total other	2,246,244	2,190,377	2,440,971	2,573,057	2,419,929	2,735,380	2,804,669	3,247,518	3,686,805	4,432,593
Grand Total	$ 5,983,013	$ 6,281,931	$ 6,828,635	$ 7,093,397	$ 7,228,488	$ 8,118,130	$ 8,169,516	$ 8,507,929	$ 9,152,003	$ 10,492,711

Note: Utah state law requires pooling and redistributing (based upon population) fifty percent of each municipality's "point of sale" sales tax revenue. Midvale City loses approximately nine percent of its "point of sale" sales tax revenue to other municipalities. See "Total Sales Tax Revenue" table

Source: Utah State Tax Commission
Midvale City - Sales Tax by category - June 2021

MIDVALE CITY CORPORATION
Total Sales Tax Revenue
Last Ten Fiscal Years

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Midvale City Point of Sale revenue	$ 5,983,013	$ 6,281,931	$ 6,828,635	$ 7,093,397	$ 7,228,488	$ 8,118,130	$ 8,169,516	$ 8,507,928	$ 9,950,944	$ 10,492,711
Less 50% of Point of sale	(2,991,510)	(3,140,968)	(3,414,320)	(3,546,702)	(3,614,247)	(4,059,114)	(4,084,775)	(4,253,961)	(4,975,472)	(5,246,356)
plus portion of statewide pool	2,251,695	2,397,638	2,598,910	2,767,016	2,957,289	3,170,136	3,380,453	3,508,542	4,078,562	4,417,115
Total distribution	5,243,198	5,538,601	6,013,225	6,313,711	6,571,530	7,229,152	7,465,194	7,762,509	9,054,034	9,663,470
Admin fee and other deductions	(63,724)	(70,052)	(82,556)	(92,211)	(108,304)	(100,318)	(83,176)	(73,852)	(86,263)	(79,427)
Net distribution	$ 5,179,474	$ 5,468,549	$ 5,930,669	$ 6,221,500	$ 6,463,226	$ 7,128,834	$ 7,382,018	$ 7,688,657	$ 8,967,771	$ 9,584,044
Point of sale revenue lost to statewide pool	$ 739,815	$ 743,330	$ 815,410	$ 779,686	$ 656,958	$ 888,978	$ 704,322	$ 745,419	$ 896,910	$ 829,241

Source: Utah State Tax Commission
Midvale City - Sales Tax by category - June 2021

MIDVALE CITY CORPORATION
Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years

Year	Midvale City Direct Rate	State of Utah	Salt Lake County	County Option Transportation	Mass Transit	Transportation Infrastructure	Botanical, Cultural, Zoo (ZAP)	Total Sales Tax Rate
2012	1.00%	4.70%	0.25%	0.25%	0.55%		0.10%	6.85%
2013	1.00%	4.70%	0.25%	0.25%	0.55%		0.10%	6.85%
2014	1.00%	4.70%	0.25%	0.25%	0.55%		0.10%	6.85%
2015	1.00%	4.70%	0.25%	0.25%	0.55%		0.10%	6.85%
2016	1.00%	4.70%	0.25%	0.25%	0.55%		0.10%	6.85%
2017	1.00%	4.70%	0.25%	0.25%	0.55%		0.10%	6.85%
2018	1.00%	4.70%	0.25%	0.25%	0.55%		0.10%	6.85%
2019	1.00%	4.85%	0.25%	0.25%	0.55%	0.25%	0.10%	7.25%
2020	1.00%	4.85%	0.25%	0.25%	0.55%	0.25%	0.10%	7.25%
2021	1.00%	4.85%	0.25%	0.25%	0.55%	0.25%	0.10%	7.25%

Source: Utah State Tax Commission - www.tax.utah.gov/sales/rates.html

MIDVALE CITY CORPORATION
Ratepayer Fees—Business-Type Activities
Last Ten Fiscal Years

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Culinary water	$ 3,844,077	$ 4,170,018	$ 3,893,407	$ 3,966,808	$ 4,087,429	$ 4,390,444	$ 4,540,074	$ 4,425,842	$ 5,055,765	$ 5,535,192
Sewer	1,070,048	1,149,418	1,277,764	1,448,267	1,632,358	1,917,097	2,158,794	2,261,354	2,568,389	2,792,422
Storm water	628,209	797,642	1,030,112	1,531,045	1,561,721	1,719,035	1,732,746	1,735,881	1,987,306	2,041,234
Street Lighting	-	112,605	239,401	245,793	371,086	379,598	379,360	382,474	389,100	399,760
Sanitation	838,744	963,334	982,645	995,788	906,863	932,126	931,339	1,025,598	1,132,844	1,252,012
Telecommunications	9,250	15,339	15,683	15,291	17,121	21,288	27,193	20,186	20,732	21,060
Total	$ 6,390,328	$ 7,208,356	$ 7,439,012	$ 8,202,992	$ 8,576,578	$ 9,359,588	$ 9,769,506	$ 9,851,335	$ 11,154,135	$ 12,041,681

MIDVALE CITY CORPORATION
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Government Activities							Business-type Activities					
Fiscal Year	General Obligation Bonds	Excise Tax Revenue Bonds	Sales Tax Revenue Bonds	RDA* Revenue Bonds	MBA** Lease Revenue Bonds	Notes Payable	Leases	Revenue Bonds	Notes Payable	Leases	Total Primary Government	Percentage of personal income	Per Capita
2012	2,751,148	1,961,111	-	26,472,207	-	120,000	-	20,205,620	289,737	67,461	51,867,284	9.38%	1,812
2013	2,454,709	1,709,241	-	25,666,343	8,901,441	105,000	-	21,971,398	297,076	22,966	61,128,174	10.60%	2,021
2014	2,148,269	1,447,371	-	24,835,479	8,904,937	90,000	-	23,961,176	314,024	-	61,701,256	10.24%	2,006
2015	1,826,829	1,185,501	-	23,954,615	8,673,433	75,000	-	22,980,954	287,867	-	58,984,199	8.95%	1,859
2016	1,495,049	898,631	-	36,004,751	8,436,929	60,000	-	21,812,732	284,547	-	68,992,639	9.78%	2,115
2017	1,143,949	611,761	9,137,669	35,068,887	7,985,425	45,000	-	20,718,676	275,209	-	74,986,576	10.69%	2,270
2018	777,509	309,891	8,928,894	53,673,494	7,523,921	30,000	-	26,005,919	230,540	-	97,480,168	13.22%	2,935
2019	396,069	-	8,460,119	60,516,705	7,062,417	15,000	-	24,539,935	197,628	-	101,187,873	12.93%	3,020
2020	-	-	7,931,344	39,658,996	6,590,913	-	-	23,053,951	153,430	-	77,388,634	9.41%	2,268
2021	-	-	7,387,569	37,459,287	6,104,409	-	-	21,524,968	125,737		72,601,970	8.13%	2,015

*Redevelopment Agency
**Municipal Building Authority

Notes:
Outstanding bond amounts include related unamortized premiums/discounts.
Detail regarding the City's outstanding debt can be found in the notes to the financial statements.
See "Demographic and Economic Statistics" for personal income and per capita data.

Midvale City
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Estimated Actual Value of Property	Percentage of Estimated Actual Value of Property	Population	Per Capita
2012	2,751,148	2,316,611,382	0.12%	28,621	96
2013	2,454,709	2,284,182,496	0.11%	30,245	81
2014	2,148,269	2,418,769,100	0.09%	30,764	70
2015	1,826,829	2,663,008,856	0.07%	31,725	58
2016	1,495,049	2,855,507,108	0.05%	32,613	46
2017	1,143,949	3,203,221,392	0.04%	33,035	35
2018	777,509	3,537,800,827	0.02%	33,208	23
2019	396,069	3,902,175,933	0.01%	33,506	12
2020	-	4,148,414,620	0.00%	34,124	-
2021	-	4,595,124,527	0.00%	36,028	-

Note:
Outstanding bond amounts include related unamortized premiums/discounts.

Midvale City
Direct ad Overlapping Governmental Activities Debt
As of June 30, 2021

Governmental Unit (Jurisdiction)	Outstanding debt	Estimated Percentage Applicable to Midvale City	Amount Applicable to Midvale City
Direct:			
Midvale City Corporation	$ 7,387,569	100.0%	$ 7,387,569.0
Redevelopment Agency of Midvale City	37,459,287	100.0%	37,459,287
Midvale City Municipal Building Authority	6,104,409	100.0%	6,104,409
Total Direct Debt			50,951,265
Overlapping:			
Canyons School District	457,765,000	11.70%	53,558,505
Central Utah Water Conservancy District	167,587,665	1.60%	2,681,403
Salt Lake County	152,875,000	2.40%	3,669,000
Sandy Suburban Improvement District	5,621,000	1.80%	101,178
Total Overlapping Debt			60,010,086
Total Direct and Overlapping Debt			$ 110,961,351

Notes:
Direct debt amounts include related unamortized premiums/discounts.

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Midvale City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and therefore responsible for repaying the debt of each overlapping government.

MIDVALE CITY CORPORATION
General Obligations on Legal Debt Margin Information
Last Ten Fiscal Years

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Debt limit										
General - 4%	$ 92,664,455	$ 91,367,300	$ 96,750,764	$ 106,520,354	$ 114,220,284	$ 128,128,856	$ 141,512,033	$ 156,087,037	$ 165,936,585	$ 183,804,981
Water and Sewer - 8%	185,328,911	182,734,600	193,501,528	213,040,708	228,440,569	256,257,711	283,024,066	312,174,075	331,873,170	367,609,962
Net debt applicable to limit	(2,705,000)	(2,415,000)	(2,115,000)	(1,800,000)	(1,470,000)	(1,130,000)	(770,000)	(395,000)	-	-
Additional Debt Incurring Capacity	$ 275,288,366	$ 271,686,900	$ 288,137,292	$ 317,761,063	$ 341,190,853	$ 383,256,567	$ 423,766,099	$ 467,866,112	$ 497,809,754	$ 551,414,943
Total net debt applicable to the limit as a percentage of debt limit	0.97%	0.88%	0.73%	0.56%	0.43%	0.29%	0.18%	0.08%	0.00%	0.00%

Legal Debt Margin Calculation for Fiscal Year 2021	
Estimated fair market value as of 12/31/2020	$ 4,595,124,526
Legal debt margin	
Debt limitation available for general purposes - 4%	183,804,981
Water and Sewer - 8%	367,609,962
Total General Obligation debt outstanding	-
Additional Debt Incurring Capacity	$ 551,414,943

Source: Utah State Tax Commission

MIDVALE CITY CORPORATION
Pledged Revenue Coverage
Last Ten Fiscal Years

	Redevelopment Agency (RDA) Property Tax/Sales Tax Revenue Bonds					Water, Sewer, Storm Water Revenue Bonds					Excise Tax Revenue Bonds		
Fiscal Year	Sales Tax Revenue	RDA Tax Increment Revenue	Total	Debt Service	Coverage	Water/Sewer Net Revenue	Storm Water Net Revenue	Total Net Revenue	Debt Service	Coverage	B&C Road Fund Revenue	Debt Service	Coverage
2012	5,179,478	1,771,440	6,950,918	2,244,324	3.10	2,226,625	n/a	2,226,625	1,583,042	1.41	802,977	320,300	2.51
2013	5,468,552	2,073,445	7,541,997	2,243,724	3.36	2,503,899	n/a	2,503,899	1,569,745	1.60	828,838	321,100	2.58
2014	5,930,672	2,463,319	8,393,991	2,246,860	3.74	2,295,817	(167,727)	2,128,090	1,621,461	1.31	793,079	321,500	2.47
2015	6,221,500	3,185,596	9,407,096	2,255,861	4.17	1,954,426	667,351	2,621,777	1,841,478	1.42	837,135	311,500	2.69
2016	6,463,225	3,816,394	10,279,619	2,417,716	4.25	1,904,113	619,483	2,523,596	2,006,953	1.26	844,929	326,500	2.59
2017	7,128,932	4,658,617	11,787,549	2,594,694	4.54	2,157,726	688,930	2,846,656	1,971,009	1.44	1,158,697	315,500	3.67
2018	7,382,052	6,168,040	13,550,092	3,948,090	3.43	2,631,971	620,775	3,252,746	1,962,916	1.66	1,018,459	319,500	3.19
2019	7,695,281	6,501,445	14,196,726	4,871,864	2.91	2,663,858	448,780	3,112,638	2,342,068	1.33	1,084,543	315,000	3.44
2020	8,967,771	7,431,373	16,399,144	4,363,722	3.76	2,038,373	612,967	2,651,340	2,333,774	1.14	1,066,753	-	N/A
2021	10,434,898	7,793,504	18,228,402	3,474,685	5.25	2,737,706	803,023	3,540,729	2,187,415	1.62	1,178,276	-	N/A
Required coverage					1.25					1.25			2.00

Note: Storm Water net revenue was not pledged revenue for bonds issued prior to Fiscal Year 2014.

Midvale City
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Personal Income	Income Per Capita	Unemployment Rate (Percentage)
2012	28,621	553,047,343	19,323	5.5
2013	30,245	576,446,464	19,059	4.7
2014	30,764	602,273,191	19,577	3.9
2015	31,725	658,848,428	20,767	4.0
2016	32,613	705,267,157	21,625	3.4
2017	33,035	701,442,593	21,233	3.6
2018	33,208	737,492,670	22,208	3.5
2019	33,506	782,772,888	23,362	3.0
2020	34,124	822,461,002	24,102	7.4
2021	36,028	892,752,252	24,779	3.2

Sources:
Personal Income: https://tax.utah.gov/econstats/federal-returns
Population - https://www.census.gov
Unemployment rate - https://www.bls.gov/regions/mountain-plains/data/employmentandunemploymentandwages_saltlakecity_table.htm

MIDVALE CITY CORPORATION
Principal Employers
Current Year and Ten Years Ago

2021			2011		
Employer	Employees	Percentage of total City Labor Force	Employer	Employees	Percentage of total City Labor Force
CHG COMPANIES, INC.	500-999	4.7%	THE CANYONS SCHOOL DISTRICT	500-999	6.0%
IHC SUPPLY CHAIN CENTER	500-999	4.7%	FL SMIDTH DORR-OLIVER EIMCO INC	500-999	6.0%
OVERSTOCK COM INC	500-999	4.7%	EDWARDS LIFESCIENCES LLC	250-499	3.0%
FLSMIDTH INC.	250-499	2.3%	WAL-MART ASSOCIATES, INC.	250-499	3.0%
SAVAGE SERVICES	250-499	2.3%	STAKER & PARSON COMPANIES	250-499	3.0%
TEKSYSTEMS INC	250-499	2.3%	UTAH TRANSIT AUTHORITY	100-249	1.5%
TOPGOLF PAYROLL SERVICES, LLC	250-499	2.3%	APEX STAFFING, LLC	100-249	1.5%
BRIGHTVIEW LANDSCAPE SERVICES, INC.	100-249	1.2%	EXPRESS SERVICES, INC.	100-249	1.5%
CHG MEDICAL STAFFING, INC.	100-249	1.2%	SPORTS WAREHOUSE	100-249	1.5%
EREPLACEMENTPARTS.COM	100-249	1.2%	RSI-RESIDENTIAL SERVICES INC	100-249	1.5%
EXTRA SPC STORAGE	100-249	1.2%			
GLOBAL PAYMENTS INC	100-249	1.2%			
GREENWOOD MEDICAL CTR	100-249	1.2%			
HARMONS	100-249	1.2%			
HIGHLAND RIDGE HOSPITAL	100-249	1.2%			
HILLCREST HIGH	100-249	1.2%			
JORDAN VALLEY SPECIAL SCHOOL	100-249	1.2%			
MOLINA HEALTHCARE OF UTAH INC	100-249	1.2%			
MOLINA HEALTHCARE, INC.	100-249	1.2%			
PREMIER GROUP STAFFING LLC	100-249	1.2%			
PROGRESSIVE CASUALTY INS CO	100-249	1.2%			
QES, INC	100-249	1.2%			
QWEST CORP	100-249	1.2%			
SMITHS FOOD AND DRUG CTRS	100-249	1.2%			
UTAH MEDICAL PRODUCTS INC	100-249	1.2%			
UTAH TRANSIT AUTHORITY	100-249	1.2%			
WAL MART	100-249	1.2%			
WASATCH FRONT WASTE & RECYCLING DIS	100-249	1.2%			
WINCO FOODS	100-249	1.2%			
ZAGG INCORPORATED	100-249	1.2%			
Midvale City total labor force		21,400			16,674

Sources:
https://jobs.utah.gov/jsp/firmfind/#/download

MIDVALE CITY CORPORATION
Full-Time Equivalent City Government Employees by Function
Last Ten Fiscal Years

	Fiscal Year									
Function/Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Government										
Legislative	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Executive	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1.0	1.0	1.0
Administrative	1.0	1.0	1.0	1.0	1.0	2.0	3.0	3.0	3.0	4.0
Emergency Management			1.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0
Attorney	4.0	4.0			3.0	3.0	4.0	4.0	4.0	3.0
Finance	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Utility Billing	2.0	2.0	2.0	2.0	2.5	2.0	2.0	2.0	2.0	4.0
Recorder	1.5	1.5	1.5	1.5	1.5	1.5	2.0	1.5	1.5	2.5
Human Resources	1.5	1.5	1.5	1.5	1.5	1.5	2.0	1.5	1.5	1.5
Justice Court	9.0	10.0	9.0	9.5	9.0	7.5	8.5	9.0	8.5	8.5
Information Technology	2.5	2.5	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0
Total General Government	28.5	29.5	26.0	26.5	29.5	27.5	31.5	31.5	31.0	35.0
Community Development										
Administrative	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0	1.5
Business Licensing	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Economic Development	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Planning and Zoning	2.0	2.0	2.5	2.5	2.0	2.0	3.0	3.0	3.0	3.0
Building	3.0	3.0	3.0	3.0	4.0	3.0	4.0	4.0	4.0	1.0
Code Enforcement	2.0	2.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	0.0
Engineering	3.0	3.0	3.0	3.0	4.0	4.0	6.0	6.0	6.0	8.0
Redevelopment Agency	1.0	1.0	2.0	2.0	2.0	3.0	4.0	4.0	4.0	3.5
Total Community Development	15.0	15.0	15.5	16.5	18.0	18.0	23.0	23.0	24.0	19.0
Public Works										
Administrative	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.5	3.0
Facilities Maintenance	1.0	1.0	1.0	1.0	2.0	1.0	2.0	4.0	4.0	3.0
Parks/cemetery	2.0	2.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	4.0
Fleet	1.0	1.0	1.0	1.0	1.5	2.0	2.0	2.0	2.0	2.0
Street/Storm Drain Maintenance	8.0	8.0	8.0	8.0	8.0	8.0	8.0	10.0	10.0	10.0
Water/Sewer	8.0	9.0	9.0	9.0	10.0	11.0	11.0	11.0	11.0	13.0
Total Public Works	22.0	23.0	22.0	22.0	24.5	26.0	28.0	32.0	32.5	35.0
Public Safety										
Crossing Guards	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Police	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fire	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Public Safety	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total full-time equivalent employees	65.5	67.5	63.5	65.0	72.0	71.5	82.5	86.5	87.5	89.0

Note:
Midvale City began contracting with the Unified Police Department in 2011 for provision of police services.
The Salt Lake Valley Fire Service Area (SLVFSA), a separate taxing entity, annexed Midvale City in 2011. Fire service is now provided by SLVFSA.

MIDVALE CITY CORPORATION
Operating Indicators
Last Ten Fiscal Years

Function	Fiscal Year 2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Government										
Residential Building permits issued	161	138	226	178	89	48	94	137	12	39
Number of units (1)	602	162	433	385	229	115	115	657	450	181
Construction cost (1)	$49,687,216	$25,722,428	$71,592,496	$59,789,782	$40,547,273	$19,908,000	$19,296,600	$75,240,016	$75,509,858	$28,547,220
Water										
Residential water connections	5,618	5,705	5,885	5,995	6,056	6,075	6,100	6,100	6,540	6,574
Non-residential water connections	1,079	1,086	1,180	1,147	1,225	1,300	1,304	1,297	1,358	1,405
Billed consumption (thousand gallons)	1,571,863	1,651,199	1,522,137	1,485,905	1,681,979	1,635,284	1,651,219	1,532,342	1,862,537	2,000,917
Billed consumption per capita (thousand gallons)	55	55	49	47	52	50	50	46	55	56
Purchased from JVWCD (thousand gallons)	53,948	54,447	54,319	55,678	49,347	27,854	74,543	341,638	1,144,506	1,060,037
Purchased from Sandy City (thousand gallons)	708,000	709,417	640,987	624,264	642,691	620,474	626,296	315,372	0	0
Water from city wells (thousand gallons)	809,915	887,335	826,831	805,963	989,941	986,956	950,380	875,332	718,031	940,880
Percent purchased	48%	46%	46%	46%	41%	40%	42%	43%	61%	53%
Sewer										
Residential sewer connections	2,027	2,099	2,297	2,307	2,348	2,362	2,385	2,381	2,371	2,373
Non-residential sewer connections	563	579	492	559	591	604	601	603	616	627
Sanitation										
Number of residential users	5,822	5,906	6,037	6,167	6,243	6,274	6,292	6,268	6,294	6,316
Number of residential cans in service	7,133	7,199	7,333	7,331	7,548	7,629	7,694	7,676	7,762	7,871

Note: (1) Source is http://webdna.bebr.utah.edu

Source: Midvale City Corporation

MIDVALE CITY CORPORATION
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Public works										
Streets (miles)	69	70	70	70	70	70	70	70	70	92
Streetlight poles			1,021	1,372	1,372	1,381	1,384	1,384	1,384	1,568
Parks and recreation										
Developed park acreage	24	24	24	71	78	78	78	78	78	82
Undeveloped park acreage	15.7	15.7	15.7	5.7	2.78	2.78	2.78	2.78	2.78	0.0
Cemeteries	1	1	1	1	1	1	1	1	1	1
Cultural arts centers	1	1	1	1	1	1	1	1	1	1
Museums	1	1	1	1	1	1	1	1	1	1
Water										
Water mains (miles)	96.5	97	97.4	97.4	97.4	97.7	98.1	98.1	112.0	131.2
Maximum daily capacity (million gallons)	8.8	8.8	8.8	8.8	9.6	9.7	9.8	9.8	9.8	10.0
Storage capacity (million gallons)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Wells	5	5	5	5	5	5	5	5	5	5
Sewer										
Sewer lines (miles)	44	44	45	45	45	45	46	46	46	43

Note: Information regarding streetlight poles prior to 2014 is not available

Source: Midvale City Corporation

INTERNAL CONTROLS AND COMPLIANCE REPORTS



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Larson
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

The Honorable Mayor, and
Members of the City Council
Midvale City Corporation, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Midvale City Corporation, Utah (herein referred to as the "City"), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated December 27, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*

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Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Larson & Company, PC

Larson & Company, PC

Spanish Fork, Utah
December 27, 2021

Larson
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER COMPLIANCE AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE*

The Honorable Mayor, and
Members of the City Council
Midvale City, Utah

Report on Compliance with General State Compliance Requirements

We have audited Midvale City's (herein referred to as the "City") compliance with the applicable general state compliance requirements described in the *State Compliance Audit Guide,* issued by the Office of the Utah State Auditor, that could have a direct and material effect on the City for the year ended June 30, 2021.

General state compliance requirements were tested for the year ended June 30, 2021 in the following areas:

Budgetary Compliance	Fund Balance
Justice Courts	Restricted Taxes and Related Revenues
Fraud Risk Assessment	Government Fees

Management's Responsibility

Management is responsible for compliance with the general state requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit of the state compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the state compliance requirements referred to above that could have a direct and material effect on a state compliance requirement occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audit does not provide a legal determination of the City's compliance.

Opinion on General State Compliance Requirements

In our opinion, Midvale City, complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the City for the year ended June 30, 2021.

Larson & Company
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Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which were required to be reported in accordance with the *State Compliance Audit Guide* and which are described in a separate letter to management dated December 27, 2021. Our opinion on compliance is not modified with respect to these matters.

The City's response to the noncompliance findings identified in our audit is described in the accompanying letter to those charged with governance. The City's response was not subjected to the auditing procedures applied in the audit of compliance and accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the compliance requirements that could have a direct and material effect on the City to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with general state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of the internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or to detect and correct noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented or detected and corrected on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Purpose of Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the State Compliance Audit Guide. Accordingly, this report is not suitable for any other purpose.

Larson & Company, PC

Larson & Company, PC

Spanish Fork, Utah
December 27, 2021

Larson
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE *UNIFORM GUIDANCE*

The Honorable Mayor, and
Members of the City Council
Midvale City, Utah

Report on Compliance for Each Major Federal Program

We have audited Midvale City's (the "City") compliance with the types of compliance described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2021. Midvale City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, Midvale City, Utah complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2021.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Larson & Company, PC

Larson & Company, PC
Spanish Fork, Utah

December 27, 2021

Midvale City Corporation
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
June 30, 2021

Federal Grantor/Pass-Thru/ Grantor/Program Title	Federal CFDA Number	Pass-Through Grantors Contract	Amount of Expenditures	Expenditures to Subrecipients
Direct Assistance:				
U.S. Department of Justice				
Coronavirus Emergency Supplemental Funding Program	16.034	2020-VD-BX-0599	6,605	6,605
Total U.S. Department of Agriculture			**6,605**	**6,605**
U.S. Treasury				
Sharon Steel Superfund Site	66.802	96863001	124,455	
Total U.S. Treasury			**124,455**	
Total Direct Assistance:			**131,060**	
Indirect Assistiance:				
U.S. Department of Agriculture (USDA):				
Passed through from Salt Lake County				
* Coronavirus Relief Fund	21.019	N/A	1,980,866	
Total U.S. Department of Agriculture			**1,980,866**	
Total Indirect Assistance:			**1,980,866**	
TOTAL EXPENDITURES OF FEDERAL AWARDS			**$ 2,111,926**	**6,605**

* Major Program

Midvale City Corporation
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
June 30, 2021

Note A – Basis of Presentation

The accompanying schedule of expenditures of federal awards (schedule) includes the federal award activity of Midvale City, Utah under programs of the federal government for the year ended June 30, 2021. The information in this schedule is presented in accordance with the requirements of *Title 2 U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of Midvale City, Utah, it is not intended to and does not present the net position, or statement of activities of Midvale City, Utah.

Note B – Summary of Significant Accounting Policies

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursements.

Midvale City, Utah has elected not to use the 10 percent de minimus indirect cost rate as allowed under the Uniform Guidance.

Note C – Loans

The City has no outstanding Federal Loans.

Midvale City Corporation
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
June 30, 2021

I. Summary of Auditor's Results

Financial Statements

Type of auditor's report issued on governmental activities, business-type Activities, each major fund, and aggregate remaining fund information	Unmodified
Internal Control over financial reporting:	
• Material weaknesses identified	☐ Yes ☒ No
• Significant deficiencies identified	☐ Yes ☒ No
Noncompliance material to the financial statements noted?	☐ Yes ☒ No

Federal Awards

Internal control over federal programs	
• Material weaknesses identified	☐ Yes ☒ No
• Significant deficiencies identified	☐ Yes ☒ No
Type of auditor's report issued on compliance for major federal programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	☐ Yes ☒ No

Identification of Federal Major Programs and Type of Auditor's Report Issued on Compliance for Major Federal Programs

Name of federal program or cluster	CFDA
Coronavirus Relief Fund	21.019
Dollar threshold used to distinguish between type A and type B Programs:	$750,000
Auditee qualified as a low-risk auditee?	☐ Yes ☒ No

II. Financial statement findings

No reportable financial statement findings.

III. Federal award findings and questioned costs

No reportable federal award findings.



Midvale City

Finance Department

7505 South Holden Street

Midvale UT, 84047-7180

Phone: (801) 567-7200

WWW.MIDVALECITY.ORG

MIDVALE CITY WORK SESSION
SUMMARY REPORT

MEETING DATE: FEBRUARY 1, 2022

ITEM TYPE:
Work Session - Informational

SUBJECT:
Presentation by Duncan Webb of the Main Street Arts Demographic and Market Study from Webb Management Services.

SUBMITTED BY:
Nate Rockwood, Community Development Director

SUMMARY:
On November 17th, 2015, Midvale City adopted the Main Street CDA designating the Main Street neighborhood as an area to be redeveloped and revitalized. In conjunction with the CDA and to further support the goal of redeveloping Main Street, the City adopted the Main Street Small Area Plan and the Form Based Code on December 4th, 2018 and March 3rd, 2020 respectively.

Through analyzing case studies and other nearby areas with similar development impediments, Staff believes adding more arts and culture-based developments and programs will aide in the redevelopment through placemaking. This will not just make the area more economically successful but will restore Main Street to its former status as a center of activity for residents and for individuals throughout the county.

As part of the preparation work for future arts and culture-based developments and programing for the Main Street CRA, the Midvale Redevelopment Agency commissioned a demographic study evaluating the potential of Main Street as an Arts, Food and Cultural District.

Attached is the completed demographic study by Webb Management. Duncan Webb will present findings, recommendations and provide a general discussion about the attached report.

ATTACHMENT:
Midvale Main Street Arts District Market Study "Arts – Food – Culture"

building creativity

Midvale Main Street
Arts District
Arts – Food – Culture

Market Study

Date: 1/27/2022

Webb Mgmt
800 West End Ave
New York, NY 10025
212 929 5040
info@webbmgmt.org

webbmgmt.org

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2. Forces & Trends in the Cultural Sector 4
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4. Market Analysis 9
5. Existing Programs & Facilities 16
6. Community Benefits & Impacts 19
7. Comparable Arts Districts 21
8. Conclusions and Recommendations 40

Appendices

A. Study Informants
B. Market Maps & Data
C. Comparable Arts District Maps

1. Introduction & Brief

Webb Mgmt is a management consulting practice for the development and operation of cultural facilities. The firm was established in 1997 and has since completed more than 450 projects for public and private sector clients in the United States, Canada and other countries.

We have been hired by the City of Midvale to determine if there is a market opportunity to create a new downtown arts district in and for the community. To do so, we have developed this assessment, which considers the case for a new downtown arts district in Midvale in terms of the following issues:

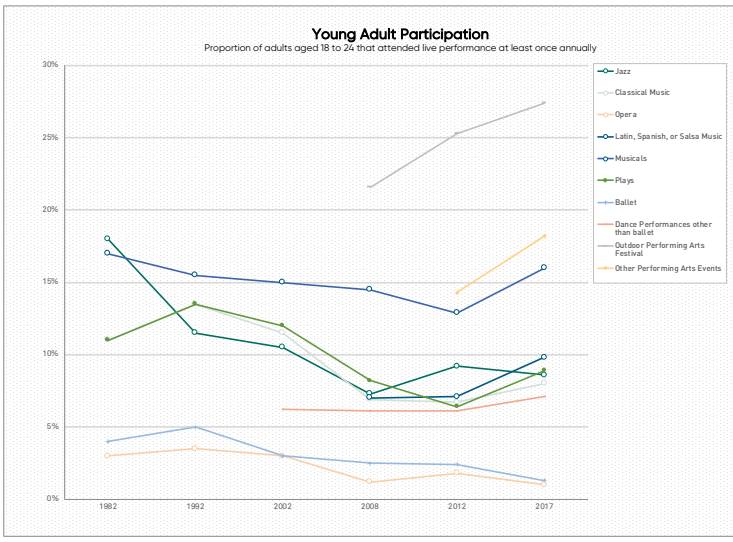
- THE SETTING: Does the current set of facilities and properties on Midvale's Main Street have the potential to grow into a more vibrant and compelling arts district?
- THE MARKET: Who lives, works and plays in Midvale? And what does that tell us about market propensity to support cultural, educational and community events there?
- FACILITY SUPPLY: What is the supply of cultural, educational and community facilities in and near Midvale? Are there gaps in that inventory that might be filled in a new downtown arts district?
- PRECEDENTS: Are there similar districts in comparable communities that give us confidence that such a project might work in Midvale?
- BENEFITS & IMPACTS: Finally, where does the City of Midvale and the surrounding region want to be in the future, and how might investing in a downtown arts district help to advance those goals?

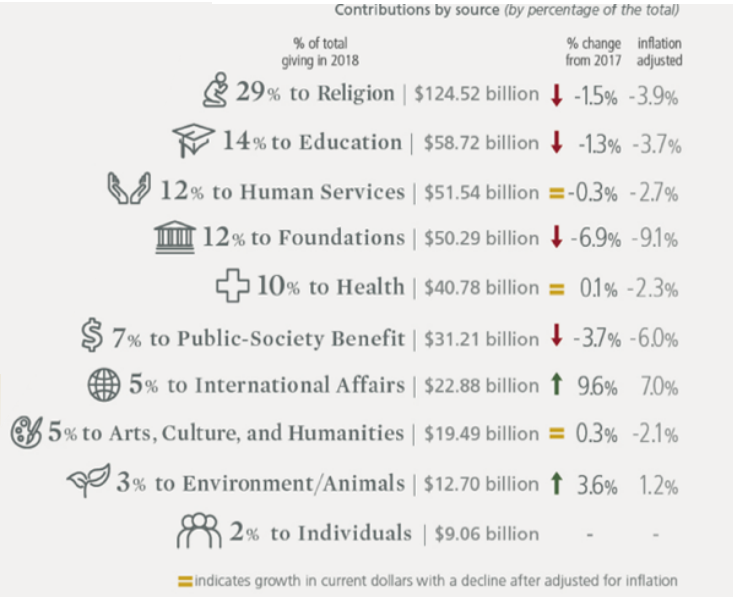
This report starts with an overview of the broader forces and trends affecting community arts facilities and districts today. Then, we work through each of the key issues above in order to draw conclusions and make recommendations.

2. Forces & Trends in the Cultural Sector

Before looking at those specific market issues, we conducted research on the overall state of the cultural sector and the current forces and trends that might have a bearing on the success of a downtown arts district in Midvale. Here are highlights from that research, starting with those issues we had identified pre-COVID:

- There has been a steady decline in attendance at various types of arts events, most dramatically on the part of those between the ages 18 and 24. However, there has been an up-tick in attendance for several disciplines reflected in the National Endowment for the Arts' 2017 Survey of Public Participation in the Arts (SPPA), and also the inclusion of new categories noting increased participation in outdoor and other (less formal/traditional) forms of events.
- As is the case elsewhere, nonprofit arts organizations face a severe economic challenge associated with the increasing cost of creating art over time without the benefit of productivity gains. Cultural facilities must therefore recognize the importance of maintaining a low cost of access to these facilities for arts groups.
- Fundraising in the cultural sector is difficult and competitive. Cultural organizations must combat the notion that they are supported exclusively from the government. And there are other causes such as health and children that capture much more support.
- On the positive side, individuals contribute to causes they believe in, so it is important for groups to have a strong mission with tangible community benefits.
- Also positive is the growth in active arts participation, meaning that many more people (including young people) are seeking more opportunities to actively engage in the arts.
- Over the past 20 years, arts education in schools has been under pressure, and often reduced. The nonprofit arts sector has recognized this trend as an





opportunity to expand their offerings by delivering educational and outreach programs in their communities, often partnering with schools and other community-based organizations. This is an excellent way to build bridges and generate goodwill within the community.



Now we add issues arising from the COVID-19 pandemic:

- First of all, the Brookings Institution just published a report authored by Richard Florida on the impacts of the pandemic on creative industries. The report says:

  > "We estimate losses of 2.7 million jobs and more than $150 billion in sales of goods and services for creative industries nationwide, representing nearly a third of all jobs in those industries and 9% of annual sales. The fine and performing arts industries will be hit hardest, suffering estimated losses of almost 1.4 million jobs and $42.5 billion in sales. These estimated losses represent 50% of all jobs in those industries and more than a quarter of all lost sales nationwide."

- Touring shows came off the road, and many of them closed. Others are paused, waiting for the re-start to public assembly.. Safety protocols have not yet been established for professional touring theatre, a gargantuan task given variances in venues and markets. Some promoters are focusing on developing lower-cost shows that are viable in venues with distanced seating. Other venues are considering more local work as they wait for national tours. The result is a gap in product availability and lack of new product that is likely to affect smaller venues in smaller markets.
- We are inclined to believe that it will take at least two years to rebuild live performance and have full theaters. And we believe that venues and companies must approach the challenge incrementally, focusing on how to make venues safe, building appropriate and dynamic protocols for safe events and then marketing aggressively to audiences with a credible message of safety. To that end, a strong communications plan is vital.
- We are also encouraging artists, groups and venues to deliver online shows, events and programs, investing in the technology to do so now and out into the future. This will be important over the next two years of getting people back into venues, but also for the long term as people accept and become comfortable with more forms of online creative content.

- The combination of stronger education and outreach programs and a strong online presence will also provide the basis for organizations and venues to seek financial support from individuals and foundations. The positive effects of youth education programs remain relevant now and will continue to be relevant in the future. As such, communicating the successes of current (online) and future youth education programs to potential donors will result in a competitive advantage over groups and venues that have gone quiet through the pandemic.
- For the long-term, we are considering several possibilities. First of all, the pandemic and recession will cause a number of organizations to fail and cease operations. This we view as a necessary outcome, as the growth of nonprofit arts organizations over the past three decades has made the competition for audiences, artists and funding very intense. Hopefully the groups with the best product, as well as the strongest balance sheets and the most loyal audience base, will be the ones to prevail.
- We would also venture to say that groups with a strong arts education component are in a much stronger position to weather the storm, as they are not dependent on the ability to gather large groups. There is a strong demand for youth development that is offered via safe teaching methods, and funders are generally inclined to support these programs, especially those with a strong focus on diversity, inclusion and equity.



- We also believe that streaming is here to stay. Technologies are advancing rapidly to make it simple to participate, improve the quality of the experience and deliver an appropriate financial return to the producers. And we will soon see "blended" events, with a combination of live audiences and streaming participants. Venues can and should be equipped with the technology to stream any event in harmony with the live performance.

THE ARTS AND ECONOMIC DEVELOPMENT

It is also worth mentioning that there is now a broad understanding and acceptance of the value proposition for the arts, starting with the economic benefits of arts and culture on American communities and society.

In 2016, real value added by arts and culture exceeded that of the construction, transportation and agriculture sectors. Movies, television and video games top the list of arts and culture exports, however, opportunities for economic stimulation are varied.

Many agencies and organizations recognize the economic development role of the arts and are supporting national investments in these areas. For example, The National Governors Association recently published a report entitled "Arts and the Economy: Using the Arts and Culture to Stimulate State Economic Development." The report makes the case for public sector investment in the arts given:

- Creative and new media industries are growing in number and playing increasingly prominent economic and social roles;
- Companies' decisions about where to locate their businesses often are influenced by factors such as the ready availability of a creative workforce and the quality of life available to employees;
- Arts and culture can play a major role in community development and redevelopment by creating new jobs as well as fostering an environment and amenities that attract talented young workers; and
- Tourism centered on arts and culture can contribute to state and local economic growth by providing a diversified and sustainable means for creating jobs and attracting revenue.

3. The Setting for an Arts District in Midvale

The idea for an arts district in Midvale starts with the fact that there is currently a concentration of cultural activity at the south end of Midvale's Main Street.

Here is a map assembled by City staff, also showing the boundary (in red) of the downtown area. The map shows a number of existing cultural spaces at the south end of Main Street, including two performing arts spaces (the Performing Arts Center and the Main Street Theatre), a space for visual artists (Midvale City Art House), five tattoo studios, several salons, design outlets and numerous restaurants.

Also interesting is the fact that there are several empty or underused buildings along that stretch of Main Street, which is just south of both City Hall and the Senior Center.

There appears to be a number of surface parking lots behind the buildings on Main Street. And the quick and easy access off the Interstate can move cars quickly to both the north and south entrances to this section of town.

This combination of existing cultural spaces, sympathetic retail, a number of food and beverage opportunities, buildings and sites for possible development or redevelopment, good parking, and easy regional access all suggest that moderate investments could transform the area into an arts district.

The question is how the market would respond to that investment, what components might be included, and how the experiences of other communities might inform these choices.



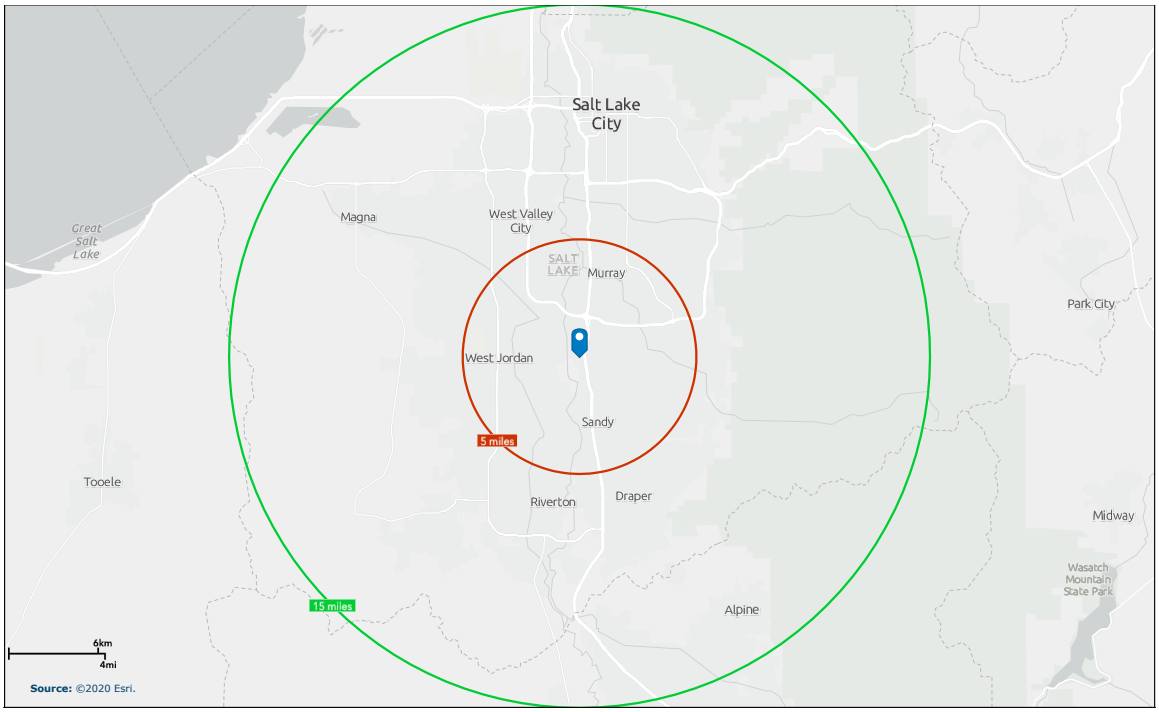
4. Market Analysis

MARKET DEFINITION

Defining the market area for a downtown arts district in dense urban region is challenging. The project is intended to serve the City of Midvale, but it would well attract people from outside the city in ways that benefit the community.

Looking at Midvale within the broader region, we see a fairly contiguous suburban area within five miles of the southern terminus of Main Street. It is when we extend out to a 15-mile radius that we are capturing the denser urban area of Salt Lake City itself.

On that basis, we decided to look at the density and characteristics of several market areas, starting with the City of Midvale but then extending out to areas contained within five and 15-mile radii.

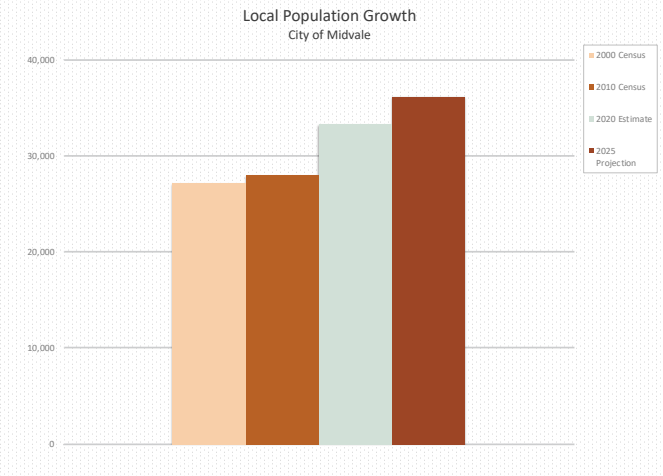


LOCAL & REGIONAL MARKET CHARACTERISTICS

In order to understand the market area, we have purchased data from ESRI Analytics, one of North America's premier data and analytics companies. Following is a review of the size, growth and characteristics of the market area as describe by ESRI.

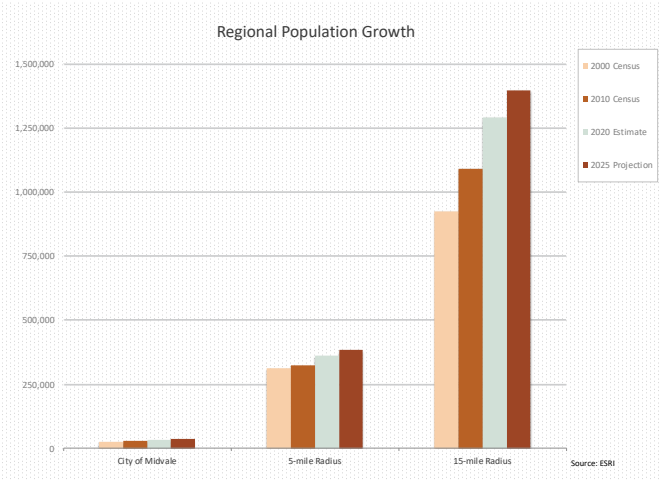
Market Size & Growth

The City of Midvale's population has grown from 27,000 in 2000 to a projected 36,000 by 2025. In fact, local sources suggest that the City population already exceeds 36,000



The population living within five miles of the southern terminus of Main Street had a population 314,000 in 2000 that is expected to reach 386,000 by 2025.

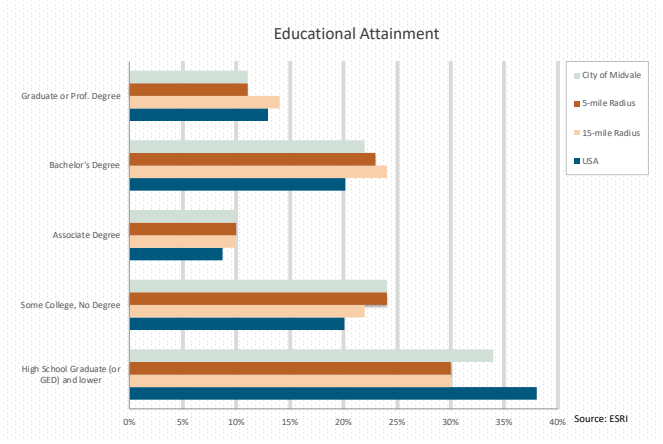
And when we go out to include all of those within 15 miles, the population jumps dramatically, from 923,000 in 2002 to 1.4 million expected by 2025.



Educational Attainment

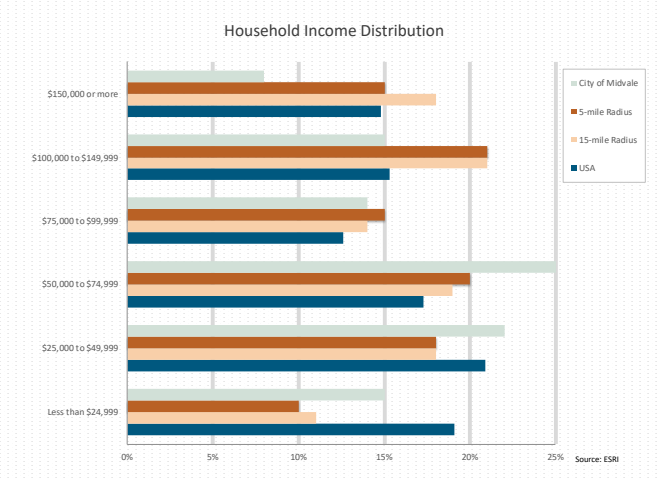
Educational attainment is a key predictor of arts participation. This chart shows those levels of educational attainment for the City of Midvale, the 5-mile ring, the 15-mile ring and then, for comparison purposes, national averages.

Attainment is higher in the five and fifteen-mile rings then for the city of Midvale, but there are high levels of those with Bachelors Degrees locally. Having said that, there are also relatively large groups of local residents not having more than some college experience.

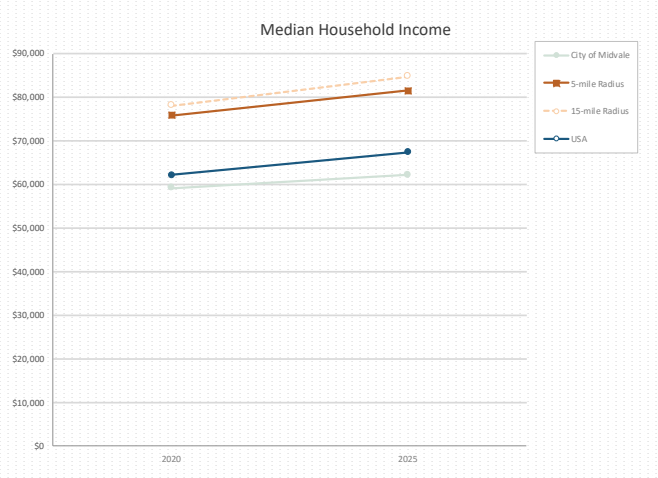


Household Earnings

Looking at income levels, we see a large group of City of Midvale households having income below $75,000, the dominant group being these between $50,000 and $74,999. Going out to the five and fifteen-mile radii, the new dominant group is households having income between $100,000 and $150,000.

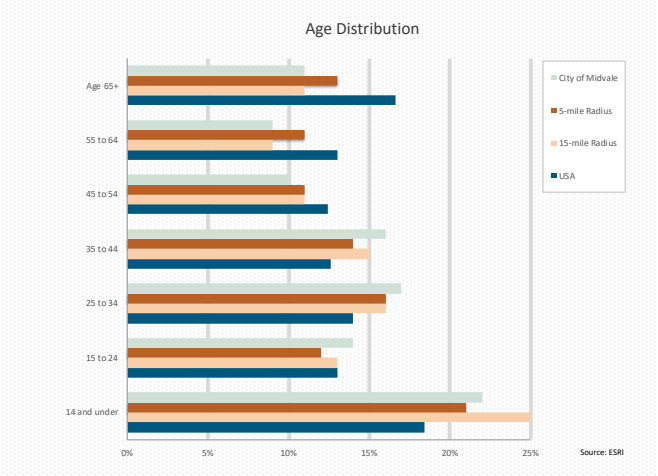


This second income graph shows median household income for the City and the two radii around it. The median City of Midvale household income is expected to reach $62,000 by 2025. Household income within 15 miles is expected to reach $84,000 by 2025.



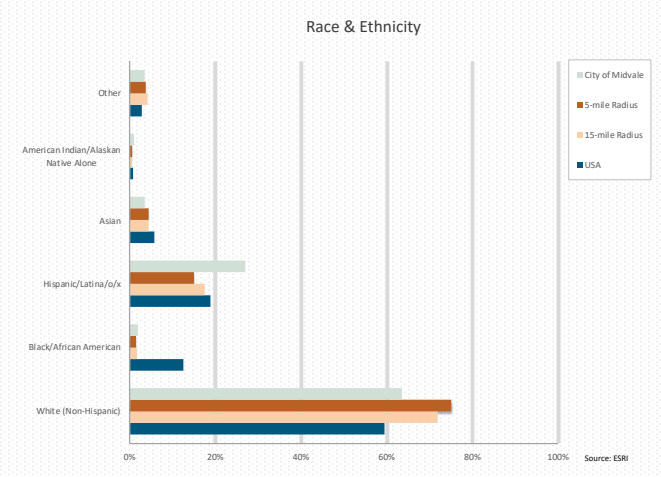
Age Profile

The age profile for Midvale and the region is very unique, with a huge population of children locally and extending out towards Salt Lake City. Midvale also has many residents between the ages of 25 and 44, and a lower percentage of those over the 45.



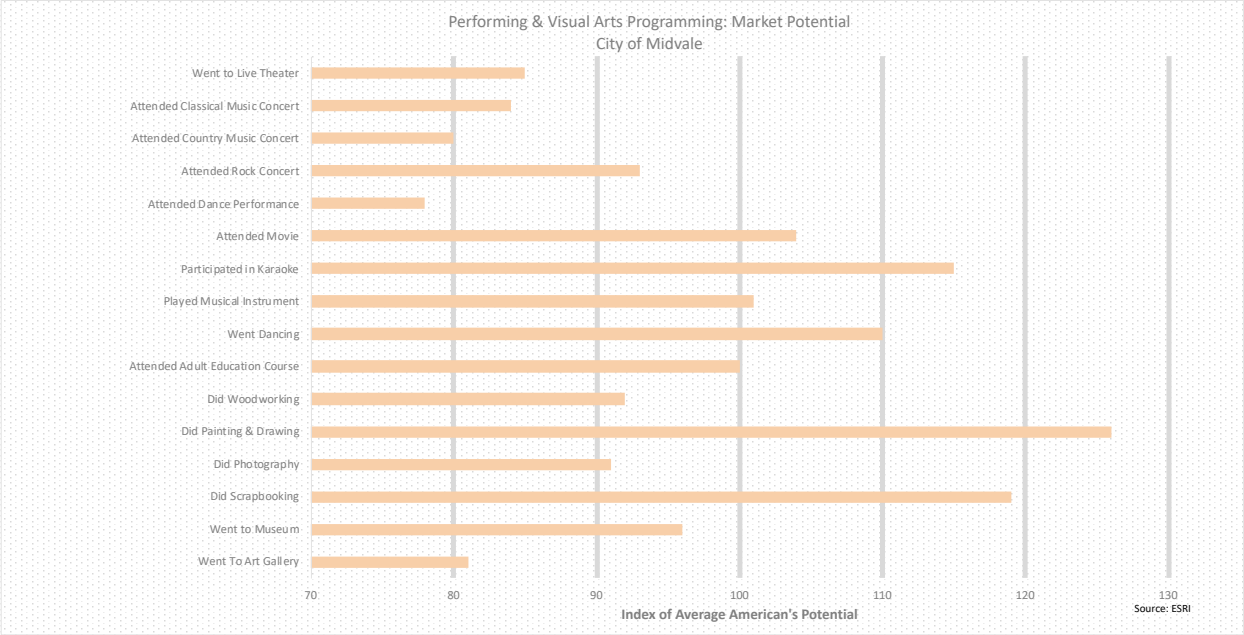
Race & Ethnicity

Midvale has a large Hispanic population, representing 27% of the City's population. Anecdotally, we have heard that these residents are principally from Mexico, although more recent arrivals have come from many countries in Central and South America.



MARKET POTENTIAL

ESRI Business Analyst provides us with data on consumer behavior, which we can use to describe a market area's potential to engage in arts and culture events and programs. The chart below shows the market potential index for a variety of arts related events and hands-on programs for the population living within the City of Midvale.



On the x-axis is an index number related to the market's participation in events as compared to the average American's potential to participate in each event, which sits at 100. Thus, a score of 110 for going out dancing suggests that

someone living within the market area is 10 percent more likely to go dancing than the average American.

This is an interesting market area in that the likelihood of attending various types of events (what we would consider passive participation) is lower than average, while the likelihood to actively participate in various programs (karaoke, social dancing, playing an instrument, painting & drawing, scrapbooking) is quite high.

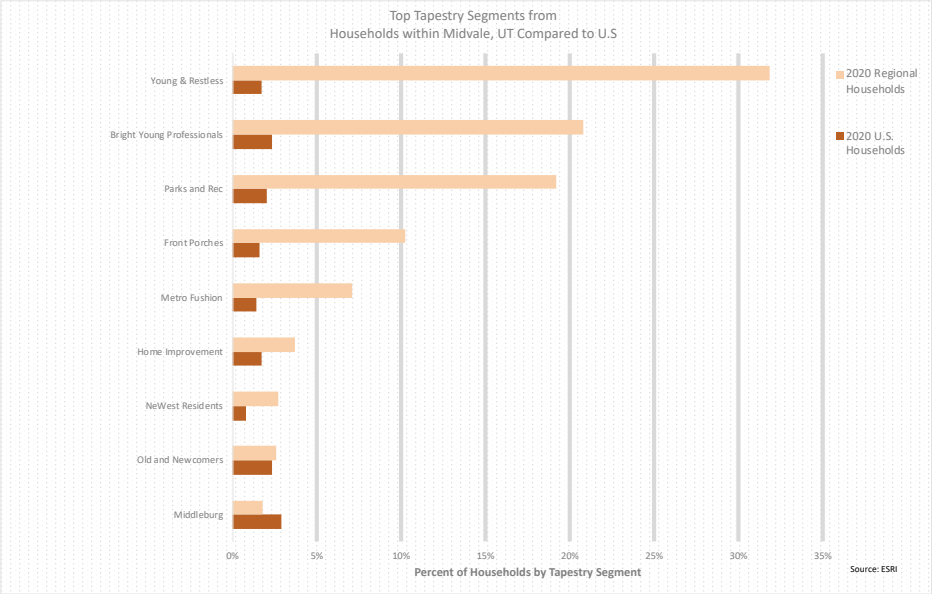
TAPESTRY SEMENTATION

ESRI's Tapestry Segmentation provides a detailed description of America's neighborhoods by dividing residential areas into 67 distinctive segments based on their socioeconomic and demographic composition. This is a different way to consider audiences for arts and culture programs and events, looking at how predominate cohorts in the market behavior.

The following chart shows the nine most prevalent Tapestry segments within the City of Midvale.

Notably, the top five segments account for 89% of Midvale households.

Here are brief descriptions of those top five segments in the market:



- **Young and Restless:** Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, are employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost 1 in 5 residents move each year. More than half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US. Smartphones are a way of life, and they use the Internet extensively. Young and Restless consumers are diverse, favoring densely populated neighborhoods in large metropolitan areas.

- **Bright Young Professionals:** This is a large segment, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders are under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.
- **Parks and Rec:** These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.
- **Front Porches:** Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. More than half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Households tend to own just one vehicle but used only when needed. Income and net worth of these residents are well below the US average.
- **Metro Fusion:** Metro Fusion is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. The majority of residents live in midsize apartment buildings. Metro Fusion is a hard-working market with residents that are dedicated to climbing the ladders of their professional and social lives. This is particularly difficult for the single parents due to median incomes that are 36% lower than the US level.

MARKET CONCLUSIONS

This research suggests the following about the market for the arts in and around Midvale:

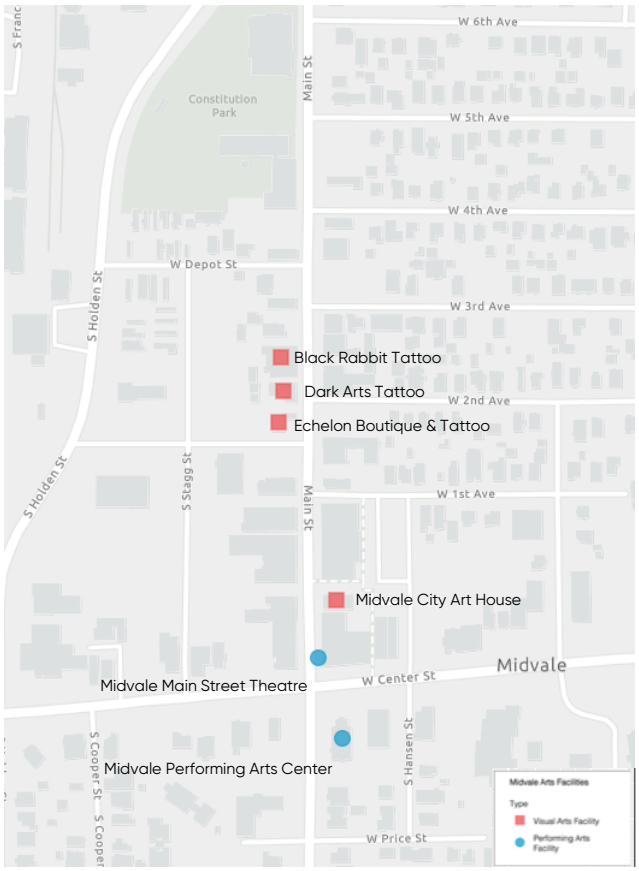
- Though Midvale itself is not a large city, it is part of a dense metropolitan area that is growing quickly. The current population within 5 miles of downtown Midvale will reach 386,000 people by the year 2025.
- Levels of educational attainment and household income in Midvale are relatively low, but this is a young population and there is a large population of striving immigrants and young families who are on a path of upward mobility.
- In this market area, people are more likely to be active arts participants rather than passive ones. That is to say they are more likely to take a class or go out for karaoke as opposed to attending a classical music concert or a theatre production.
- From a geo-demographic perspective, Midvale is dominated by younger households with high levels of education and ambition. They are busy urban dwellers interested in active arts and entertainment offerings that are less formal and more experiential.

5. Existing Programs & Facilities

To understand the existing supply of arts and culture facilities and programs in the market, we have developed an inventory of local cultural spaces in Midvale, first focusing on those located downtown and then throughout Midvale.

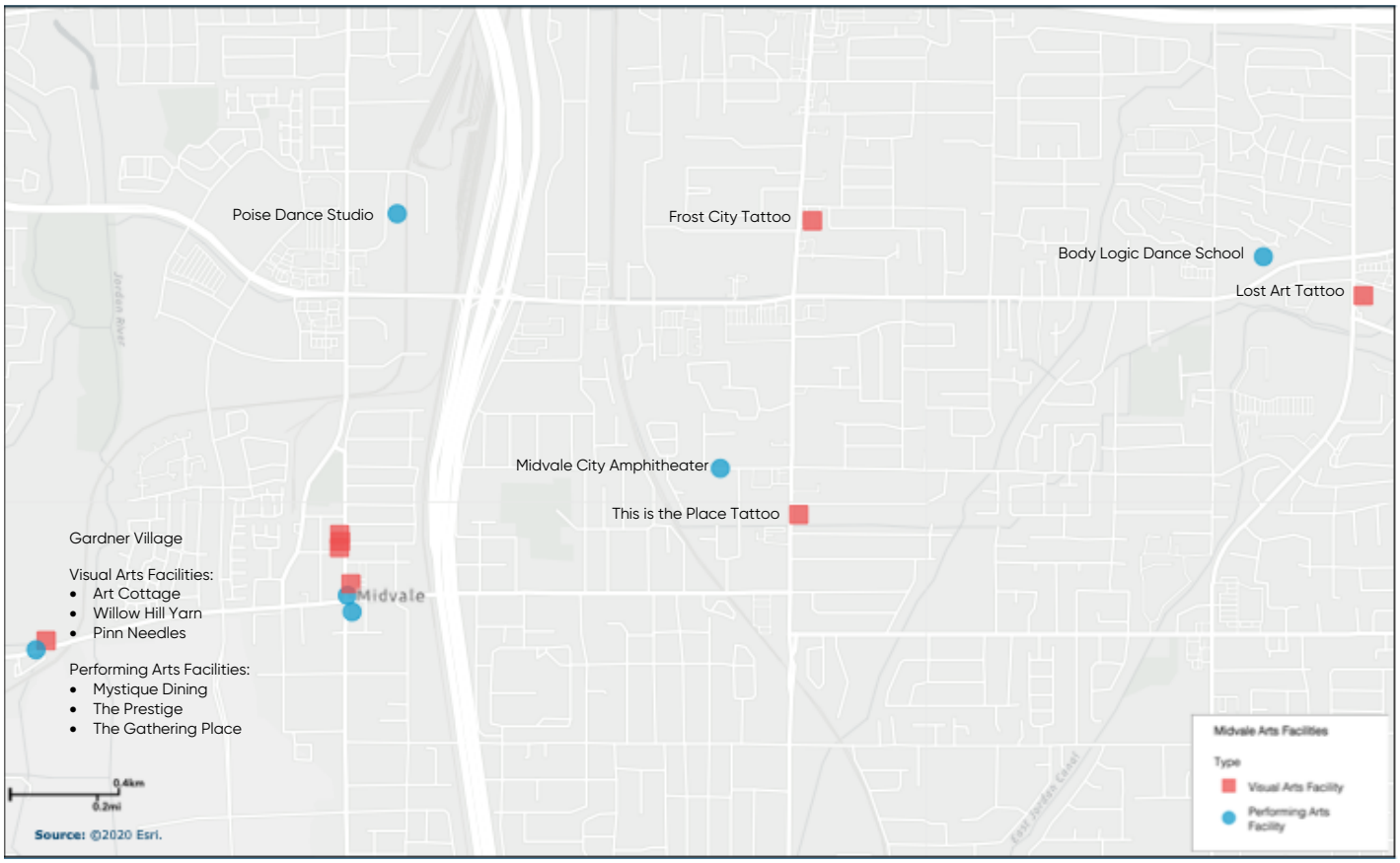
EXISTING DOWNTOWN FACILITIES

Midvale's downtown already boasts a number of cultural spaces at the south end of Main Street, including the Performing Arts Center, Main Street Theatre and the development of the Midvale City Art House. In addition to those visual and performing arts spaces, a number of tattoo parlors, salons, design outlets and restaurants are concentrated in this part of town. Below is a brief description of the prominent spaces on Main Street:



- **Midvale Performing Arts Center** – the 110-seat auditorium is the home of the Midvale Arts Council, Sandbox Theatre Company and Quick Wits Comedy. Located in the City's former City Hall/Police Station, the facility includes office space, conference rooms, dressing rooms, prop rooms and a green room. Seen as an anchor for the local arts community, the Center is regularly used for Sandbox Theatre productions, weekly comedy events by Quick Wits and other community functions.
- **Midvale Main Street Theatre** – the local community musical theatre company produces youth and adult musicals in their own facility. With a venue that can facilitate both their rehearsing and performance needs for 4 to 6 productions per year, the facility is very active.
- **Midvale City Art House** – located in the former Midvale History Museum building, the City is considering transforming the space into a place where artists can create, where visitors can interact and purchase local artists' works, and where classes can take place.

- **Tattoo Studios –** Midvale is home to a number of tattoo studio, with five of them located on Main Street. These studios are the most prevalent type of arts-business in the downtown. One of the studios, Echelon, is a tattoo studio and retail boutique. Selling a curated a selection of hand-made clothes, bath/body supplies and home décor by local artisans this space supports artists in a multitude of ways.



EXISTING FACILITIES OUTSIDE DOWNTOWN MIDVALE

- **Midvale City Amphitheater –** located across Veterans Memorial Highway in Midvale City Park, the Amphitheater hosts a summer concert series and community festivals. With a concrete stage, bandshell and lawn seating, the venue to managed by the Midvale Arts Administrator. An effort to upgrade the facility is currently being explored and funds are being raised.
- **Dance Studios –** private dance studios are located throughout Midvale, with Poise Dance Studio located in an office park north of the Main Street and Body Logic located northwest of the Main Street. Poise Dance Studio launched in 2015 and offers both competitive and recreational dance instruction for ages 2-18. Past performances have taken place in various

auditoriums in the area, including the Granger High School Auditorium in West Valley City. Body Logic offers a range of classes for children, young adults and aspiring professionals, including the BLD Academy and BLD Company productions. The BLD company has been together for 10 years and performs a few times a year at the Mid-Valley Performing Arts Center in Taylorsville.

- Gardner Village – located a half mile west of Midvale's Main Street, across the Jordan River in West Jordan is the historic Gardner Village. The historic early pioneer mill site has been transformed into a collection of locally-owned small shop surrounds the historic Gardner Mill. Included in the Village is the Art Cottage, offering beginner, intermediate and advanced classes in painting and drawing, Willow Hill Yarn Company offering quilting supplies and classes in knitting and crocheting, Pine Needles sowing store for fabrics and embroidery supplies and three event spaces. The first performance space is a small dinner theatre experience at Mystique Dining, where a magic show takes place during a seated dinner. Next is The Prestige, a vintage parlor theatre hosting approximately 30 people for an intimate evening of magic and cocktails. And finally, The Gathering Place event venue, capable of hosting a variety of public and community events, including the Village's ultra-popular Witchfest every October.

From this analysis we would conclude that there is an interested set of cultural facilities already on Main Street that could be easily tied together through some form of district. It is also the vase that there are gaps in the current facility inventory that could be filled through renovation, adaptive re-use of new construction in the Main St area. Those additional pieces might include:

- Public art, including murals
- Small galleries selling the work of local and regional artists
- Intimate and less formal performance spaces
- Arts education centers, including places to take classes in traditional visual arts, digital media, dance, theatre and various forms of music.

6. Community Benefits & Impacts

The next issue in the market assessment is understanding the broader goals and vision for the community in order to suggest if and how a downtown arts district might contribute to that vision. That is to say – what are the potential impacts and benefits of an arts district on the community, and how might we shape this project in order to optimize those benefits?

MIDVALE MAIN STREET SMALL AREA PLAN 2018

The Small Area Plan was developed for the Midvale redevelopment Authority by Voda Landscape + Planning, and was adopted by Midvale City Council in December 2018. The purpose of the plan was to provide the city with ideas and opportunities to re-develop Midvale's main street in order to achieve five important goals set by the City:

1. Attract new investment;
2. Support existing businesses;
3. Strengthen residential areas;
4. Improve connectivity; and,
5. Improve neighborhood identity.

Eight recommendations were put forward to be the basis of the Small Area Plan.

1. Adopt a form-based code;
2. Support development of a mixture of housing types;
3. Solidify multi-modal transportation connections;
4. Actively preserve historic buildings on Main Street to maintain its unique feel;
5. Create consistent urban design guidelines;
6. Foster quality infill development and redevelopment of underused parcels;
7. Establish a local business incubator; and,
8. Reestablish Main Street as a home with Midvale local events.

To us, these recommendations reinforce the validity of the arts district concept by responding to and advancing a number of these recommendations. Specifically:

- Arts facilities can and should work within existing historic buildings given the importance of that character and authentic feel for creative activities. Galleries, studios and other types of arts facilities do not overly burden historic structures with heavy loads and traffic.

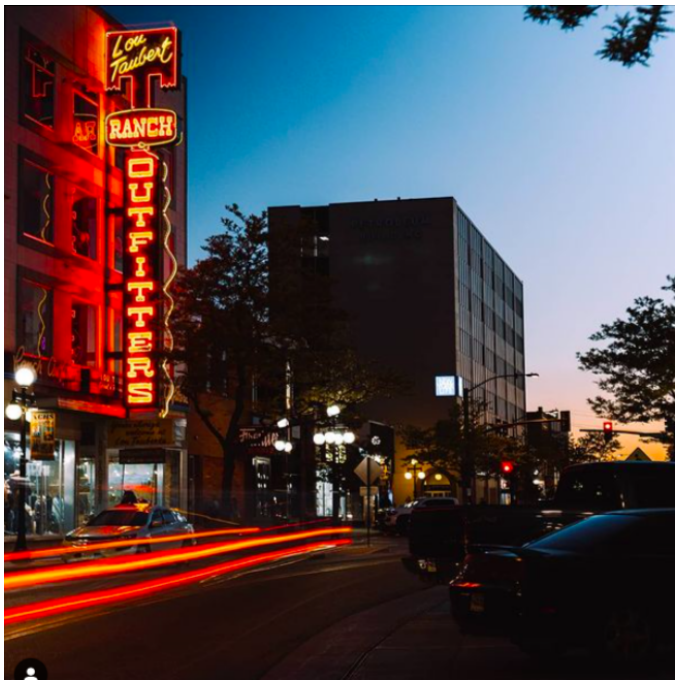
- Arts events, programs and facilities can drive infill development and redevelopment of underused parcels in an incremental fashion, with initial outdoor event programming such as artist markets and food fairs.
- Arts districts often include incubators, both for nonprofit artists sharing space on a cooperative basis, and also start up creative industry incubators for design firms digital media creators and others.
- Main Street can and should support more arts-based events that connect to arts facilities along Main Street, starting with existing events like Cinco de Mayo and then adding programs like an arts parade and various multicultural days and special events.

7. Comparable Arts Districts

In consultation with City of Midvale staff, we identified and researched a series of comparable arts districts that can inform the development of one in Midvale.

CASPER, WYOMING

History



The Casper Artists' Guild (CAG) was founded with five members in 1924 and is one of the oldest arts organizations in Wyoming. Guild members continued to meet in temporary locations until 1979, when the group was given the opportunity to lease the old Fire Station No. 2 at 1028 West 15th Street from the City. This move prompted the members to apply for and be granted legal nonprofit status by the IRS. The CAG hosts major shows like the International Miniature Show and a Western & Wildlife Show, as well as many 3-4 day workshops.

ART 321 is a nonprofit arts incubator that nurtures and supports artists and the creative community in Wyoming. In May of 2015, the Casper Artists' Guild opened the doors of ART 321 in the old Pacific Fruit Warehouse in Downtown Casper. Through its gallery, gift shop and arts learning programs ART 321 creates opportunities for artists and community members to learn, create and connect through the arts. ART 321 also serves as a regional hub for artists to network, share skills and grow through gatherings. "The Oil City" combines small town charm with big city vibes largely due to the evolving arts district situated in the historic downtown. The CAG, Art 321, and the Downtown Development Authority (DDA) are key players in maintaining and evolving this district.

Inventory of Arts Facilities

- *Galleries & Event Spaces*: Art 321; The Nicolaysen Art Museum; Scarlow's Gallery; The Wolcott Galleria; Natrona Public Library; Pearson Photography; The Science Zone.
- *Music, Theater & Dance*: David Street Station; Wyoming Symphony Orchestra; 307 Dance Academy; Casper Children's Theater; Eleve Dance Boutique; Fox III $ Savers Theater; Rialto Movie Palace; American Luxury Movie Palace; Platte River Music Co
- *Bars & Restaurants*: Gaslight Social; Yellowstone Garage; Sherries Place; Urban Bottle Wine & Spirits; C85 Branding Iron; Backwards Distilling Co;

Wyoming's Rib & Chop; Don Juan Mexican Restaurant; Racca's Pizzeria; Rialto Soda Fountain; Eggington's; Frontier Brewing Company and Taproom; Himalayan Indian; House of Sushi; Sandwich Bar, Minghouse Chinese; Metro Coffee Co.; Frosted Tops

- *Retail*: 307 Metal Works; Commissary Mall; Donnells Candies; Dragonfly Beads; Floral Rhino; Jade Elephant Bead Store; Lou Taubert Ranch Outfitters; Market Square; Midwest Building; Rockstar Music Store; Sonic Rainbow CD's; WyoMade; Fashion Crossroads

District Events

- From May until September, CAG hosts the Casper Art Walk on the first Thursday of the month. The event features art exhibits, local films, live music, food and entertainment. The Art Walks will return starting June 2021 after a break due to COVID-19.
- Summer concert series at the David Street Station and The Gaslight Social.
- During the Summer every Thursday through Saturday from 5pm-10pm there is a new open container ordinance in Downtown Casper designated areas, allowing residents to drink outdoors while they attend the summer art and music events.





- The Wyoming Symphony Orchestra is starting its 72nd season, including the annual "Wine on the River" event in late July.
- The Central Wyoming Fair and Rodeo features carnival rides, a parade, and monster trucks.
- The Beartrap Music Festival is a two-day bluegrass festival taking place every August.
- The 5150 Festival is held at the David Street Station in August, celebrating all things Casper.

Organization, Operations, Programs & Marketing

The downtown arts district is governed by the Downtown Development Authority of Casper (DDA). The DDA recently was awarded over $1 million in grants from the Wyoming Business Council and raised over $4.6 million in private sector donations for a public project (The David Street Station), securing a $1 million endowment. The Casper area Convention and Visitor's Bureau offers visitors a virtual Arts & Culture pass. The pass features a collection of curated attractions, retailers and restaurants offering discounts and deals to redeem. The pass is accessed via text and email, and can be saved to a smartphone home screen, no app download required. The arts district has a strong Instagram, Facebook and blogging presence, featuring content geared towards young adults and families.



Operating Budget

The 2019-2020 budget for the Downtown Development Authority of Casper (DDA), a branch of the city government, was $1,038,943.00. The Casper Artists Guild is a 501(c)3, with 4 employees formed in 1979. Their 2019 tax filing reported $195.7k in revenue, $196.1k in expenses, $1.2m in assets and $2.8k in liabilities. The arts district receives other support in the form of private sector donors and grants.

Community Impact & Future Plans

The downtown arts district brings revenue into the City of Casper, as well as arts and educational programming for all ages.

True Land and Realty purchased a plot of land downtown, and construction on a mixed-use development called "The Nolan" will start late 2021. The Nolan will offer lease space for retail shops & restaurants, as well as develop residential townhomes including 2-car garages and rooftop terraces. Black Tooth Brewing co. intends to expand to a second location opening at The Nolan.

The Casper Mural Project plans to continue building on the already established collection of murals throughout the community. Wyoming Arts Alliance is a nonpartisan, statewide nonprofit organization dedicated to improving the climate for arts and culture throughout the state. They offer community support grants for individual artists and organizations including Covid-relief funding.

TIETON, WASHINGTON

History

Mighty Tieton is an artisan business incubator located in central Washington in the Yakima Valley. Their goal is to establish successful, distinctive businesses by connecting creative entrepreneurs with local resources. This activity helps to improve the local economy by generating jobs, revitalizing buildings and creating dynamic connections with artisan businesses throughout the region and beyond.

Tieton is uniquely positioned to be a hub for artisan businesses. It has some of the conveniences of a larger city, but without many of the disadvantages. The mayor and city council members are dedicated to business development, making it easy for entrepreneurs to establish themselve and thrive, with affordable real estate opportunities. Over the past ten years Mighty Tieton has attracted many talented entrepreneurs to Tieton. in turn, this informal group has grown into an unusual marketing force and resource for Tieton itself. A dozen businesses have started or grown under their banner. Enterprises have the benefits of opting to share space, marketing platforms, labor, and shipping and fulfillment services.



Tieton Arts & Humanities is a nonprofit organization that creates and implements artistic and cultural programs in Tieton, providing sustainable opportunities for local and regional engagement and celebration. By engaging talented and creative individuals—from the Yakima Valley, the Northwest, and across the nation—they facilitate participation, collaboration and community-based entrepreneurship among people with diverse backgrounds, ages, and education levels.

Inventory of Arts Facilities

- *Galleries, Event Spaces, Places to stay*: Mighty Tieton Warehouse, Boxx Gallery, Tieton Made, El Nido Cabins, 601 studios, Paper Hammer studios
- *Retail & Restaurants*: Nomad Mercantile, Panaderia Santos, Fernando's Mexican Food, Don Mateo, 617 on Tieton Square, Tieton Mosaic, Tieton Cider works

District events

- The Smithsonian traveling exhibit: The way we worked will be up in the Mighty Tieton Warehouse April-July
- Poetry workshops are held in September
- Tour de Tieton bike race is held in October
- Día de los Muertos Community Celebration takes place in late October until mid-November
- Winter Holiday crafts bazaar takes place in November and December



Organization, Operations, Programs & Marketing

Mighty Tieton main marketing areas include production capabilities, marketing under the Mighty Tieton brand, storage and fulfillment, as well as property rentals. The Mighty Tieton warehouse is a popular wedding venue and event space for local celebrations.

The Tieton Mosaic Project engages regional artists and artisans, local community members, K-12 students, business owners and civic leaders in planning, education/apprenticeship and hands-on art-making to accomplish two goals. The first goal is to reinforce the character of Tieton with the bold design aesthetics of the vintage fruit labels and the second is to establish a new self-sustaining artisan business. The National Endowment of the Arts awarded Tieton Arts & Humanities $50k to launch the Tieton Mosaic project, and after its success they were awarded an additional $45k to create 7 large mosaics around Tieton. They are supplementing funds for additional murals with crowdfunding.



Local organizations have contributed to the recent and anticipated growth of the city including the Catholic Community Housing, Community Health of Central Washington, the City of Tieton, the Tieton Economic Development Committee, Friends in Tieton, the Highland Food Bank and the Tieton Lions Cub.

Operating budget

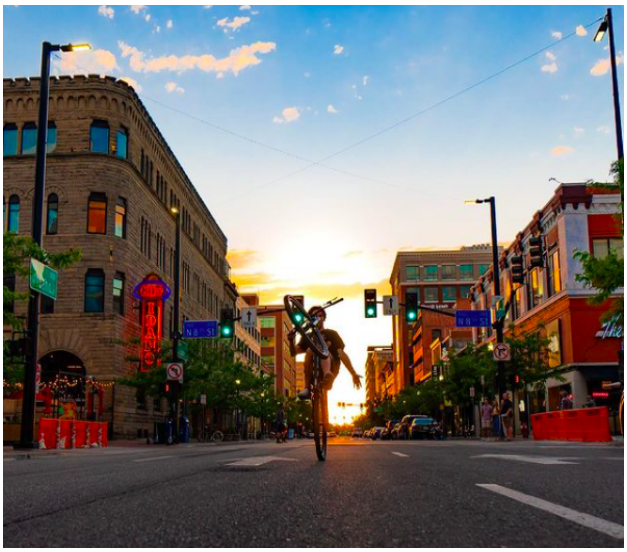
Tieton Arts & Humanities 2018 tax filing reported $195,902 in revenue, $155,038 in expenses and $54,031 in assets.

Community Impact & Future Plans

Tieton is 65% Latino, the apple orchard business was a key player in attracting people to work and live in Tieton. Handmade, artisanal goods are integral to Tieton culture.

The Mighty Tieton artists use traditional paper printing with traditional machines. Mighty Tieton acts as an incubator for artists, looking to break the mold of the traditional starving artist image. An old fruit warehouse was converted into 14 condo lofts, which are available to rent, and offer a convenient live-work space option.

BOISE, IDAHO



History

Since its creation in 2008, the Boise City Department of Arts & History has offered paid public art opportunities, grant funding for Boise individuals and organizations, as well as free and low-cost professional development opportunities for artists and historians. The Department of Arts & History is committed to caring for cultural assets by employing a full-time Cultural Asset Manager and developing a citywide collections policy.

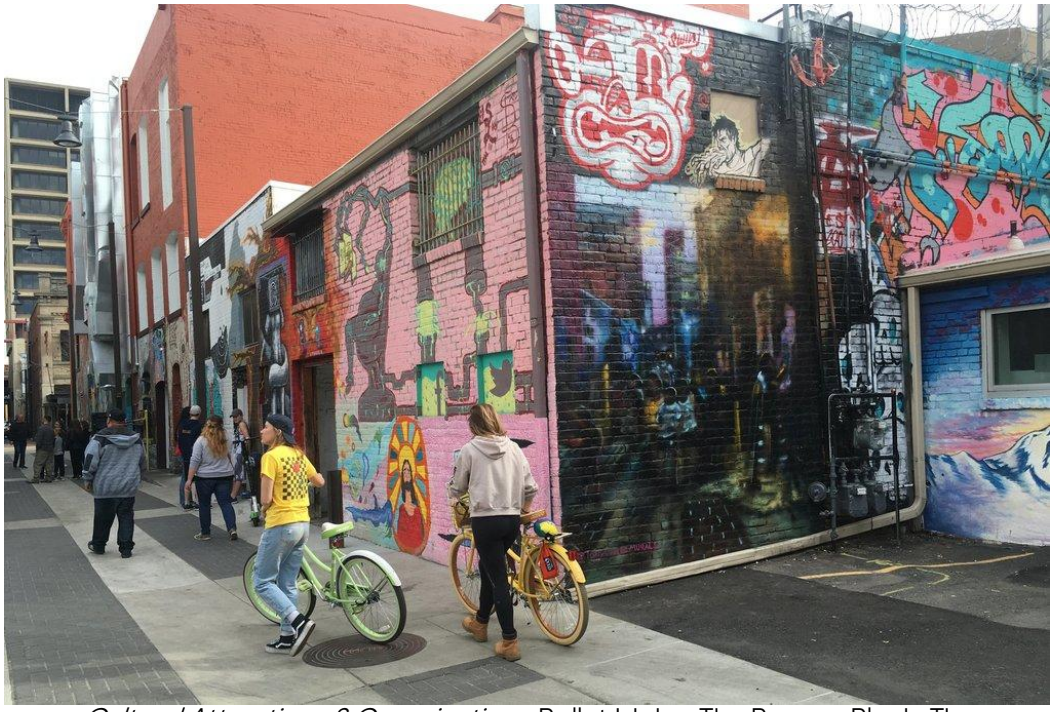
Opened in April 2018, the James Castle House is a center for contemporary and historical exhibits, tours, performances, talks, residency programs and community partnerships. Both the historic buildings and the new wing invite visitors to explore the spaces unique only to James Castle. Small neighborhoods are nestled around Boise, including a vibrant downtown filled with independent restaurants, bars, boutiques and a Saturday farmer's market. There are First Thursday gallery strolls and venues for large and small live performances including plays, operas, dance, concerts, readings and lectures. Downtown is also home to the Boise Art Museum, Boise Contemporary Theater, Idaho Shakespeare Festival, The Log Cabin Literary Center, Radio Boise and LED Dance Company. The Downtown Boise Association also plays a key role in supporting and expanding the arts district.

Citizen leaders founded the Boise City Arts Commission (BCAC) in 1978. It operated as an independent organization, advocating for the arts until 1997, when it was adopted into the Boise City Mayor's office as a division under Mayor Brent Coles. It was focused solely on supporting art, not history. This integration into the City government strengthened the organization's role as a proponent for culture from within the city government. The move prompted Boise City to 1) provide funding for part-time staff; 2) formalize a partnership between Boise City and Capital City Development Corporation (CCDC), for whom the division provided services such

as public art and event management; and 3) initiate the City's first grant program to support arts and culture.

Inventory of Arts Facilities

- *Art Galleries & Studios*: Allan Ansell Photography; Art Source Gallery; Boise Art Glass; Boise Creative Center; Capitol Contemporary Gallery; Chi E Shenam Westin Art; Cole/Marr Photography Workshops; Delia Dante Gallery & Fire Fusion Studio; Dreyfus Art; Evermore Prints LLC; Flying M Coffeehouse; Freak Alley Gallery; Gallery 601 on the Grove; Gallery Cushing Terrell; LaBry Fine Art; MING Studios; Picture This; R. Grey Gallery; The Sculpture Studio; Van Dyck Frame Design; Ward Hooper Gallery & Vintage Swank; Wingtip Press



- *Cultural Attractions & Organizations*: Ballet Idaho; The Basque Block; The Basque Museum & Cultural Center; Boise Art Museum; Boise Contemporary Theater; Boise Phil; Boise Public Library; The Cabin Literary Center; City of Boise Department of Arts & History; Discovery Center of Idaho; Ester Simplot Performing Arts Academy; Oinkari Basque Dancers; Opera Idaho; Wine & Design, Boise Farmers Market, Boise Zoo
- *Music Venues*: Egyptian Theater; Humpin' Hannah's; Knitting Factory Boise; Neurolux Lounge; The Olympic Venue; Pengilly Saloon; Reef; Treefort Music Fest
- *Restaurants & Retail*: Owyhee Candy Company, 14 breweries and taprooms, 7 locations for wine, cider and spirits, over 100 restaurants, coffee shops, and bars.

District events

- Open Arms Dance project
- James Castle in-person site tours
- Boise's Open Space Exhibit
- Downtown walking tours
- Public art walking tours
- Treefort Music Fes Concerts
- Boise Revival Project (Music & restaurants)
- Indian Creek Festival
- Zoo events
- Art museum events, exhibitions & auctions, open mics, trivia nights

Organization, Operations, Programs & Marketing

1 cent of every City of Boise general fund tax dollar is dedicated to Department of Arts & History budget. $6,613,758 is the estimated value of City's art collection. $2.2M of City funding via percent for art has shaped the city's look and feel, $1.2M value of Public Art projects in process. $1.5M awarded through the A&H Grant Fund since 1997.

The Boise City Dept of Arts & History is the largest facilitator of the arts district, with support from the Downtown Boise Association (DBA) and the Treasure Valley Artists Alliance. Right outside of Boise in a separate municipality (Garden City) is the Surel-Mitchell "Live, Work, Create" district which supports live-work spaces for many artists. This Garden City district draws many artists and visitors to Garden City as well as the Boise Downtown Arts District.

Within the Boise Arts district, there is a mini-arts district called "Freak Alley", which features many colorful graffiti murals and mosaic art.

Operating budget



The Boise Arts & History FY19 revenue was $3,151,855 (68.5% General Fund Support, 30% Percent for Art, 1.2% misc. revenue, 0.3% grants & donations) with $3,420,290 in expenses (6.5% Percent for Art, 13.9% Maintenance and Operation, 14% CAP Plan, 30.5% Capital, 35.1% personnel).

Community Impact & Future Plans

The Department of Arts & History serves an advisory role to a $50 million local arts and history industry that employs 1,600 residents full-time. It grants funding to artists and historians, hires approximately 150 artists/contractors/fabricators annually, and curates and maintains an art collection valued at $6.6 million and growing, thanks to Boise's Percent-for-Art funding. Harvard University recognized the Department of Arts and History as a semifinalist for its 2015 Innovation in American Government Award, for the second time since 2013. The Ash Center for Democratic Governance and Innovation applauded the commemoration of BOISE 150—the 150th anniversary of the city—for how it brought the community together through programming rich with meaning, authenticity, relevance and diversity. In 2017, the City of Boise implemented a city-wide Cultural arts plan that is scheduled to be updated/revised 2021-2023. Additionally, the Downtown Boise Association (DBA) strategic plan values "connections with creativity" with an emphasis on marketing and branding, as well as activating public spaces- including public art initiatives.

As the main source of funding for the arts district comes from the General Tax Fund, there are many well established jobs and work opportunities for artists living in Boise. Additionally, live-work spaces are available in the nearby Garden City District.

CULVER CITY, CALIFORNIA

History

The Culver City Arts District (CCAD) was formed by community-minded business and property owners in 2017. The CCAD encompasses art galleries, boutique and design retailers and specialty restaurants and coffee bars. It is also home to creative enterprises such as architecture, advertising, culinary arts, post-production and interior design.

Anchored on the west end by the Culver City Expo Line metro station and extending east down Washington to La Cienega, the Arts District is home to everything from major players in the Los Angeles burger game to heavy-hitting

coffee roasters. And with nearly three dozen art galleries, this neighborhood focuses heavily on contemporary art. Culver City has been known as the home to some 40,000 people and many film and television production companies, such as Metro-Goldwyn Meyer studios, now Sony Entertainment. Recently, the City has become one of the highest concentrations of fine art galleries in Southern California, often putting on view the best of contemporary art in all its mediums.



Inventory of Arts Facilities

- *Galleries*: Century Guild, UCPLA Washington Reid Gallery, Sixty29 Contemporary, Klowden Mann, Thinkspace Gallery, Susanne Vielmetter Los Angeles, Blum & Poe, Von Lintel Gallery, Luis De jesus Los Angeles, Paul Loya Gallery, Baik Art, Honor Fraser, Fabrik Projects, Walter Maciel Gallery, Anat Egbi, Philip Martin Gallery, GeorgeBillis Gallery, Bruce Lurie Gallery, Edward Cella Art & Architecture, Zevitas Marcus, Kopeiki Gallery, FP Contemporary, Roberts Projects, Robert Graham Studio, Fabien Castanier Gallery, Bradford Steward Contemporary Art
- *Bars & Restaurants*: Let's be Frank, Father's Office, Lukshon, La Dijionaise, New School of Cooking Café, Pinches Tacos, El Baron, Element 29, The Coolhaus Shop, El Alteno Sports Bar, EK Valley Restaurant, Cognoscenti Coffee, Industry Jazz Café, Brunello Trattoria, Gaby's Express, Mandrake Bar, El Rio Bravo, Jr's BBQ
- *Retail*: Arcana Books on the arts, Discount Dance Supply, A & G lumber Company, Bar & Garden, Element 29, Framestore, Hajoca, Helms Design Center, Hi-lo Liquor Market, Max leather, Midland, Magic Hair company, Kohler signature store, kron & Spellman Booksellers, La signa sofa factory.

District events

- Father's Day Drive-in at the Park
- Pilates classes
- Wild Child gym outdoor classes
- Summer Solstice party
- Annual Culver City Art Walk & Roll Festival
- Projecting possibilities (projected art exhibits)
- TedX talks
- Speaker series: the mobility revolution, Culver City Arts District Spring Mixer event, Culver City Arts District expansion meeting

Organization, Operations, Programs & Marketing



The Culver City Arts District has a consistent online presence, with a website, Instagram, Linkedin, Twitter and Facebook page featuring recent activity in the district. The Arts District is a registered 501(c)6, with a smaller Culver City Arts Foundation 501(c)3. The Arts District works alongside the other districts in Culver City, mainly the downtown business district via the downtown business association.

Economic Development Division staff worked with local businesses to organize the first collaborative project for the newly organized Culver City Arts District. The project involved the installation of 32, double hung street light banners along Washington Boulevard between Helms and Fairfax Avenues. Economic Development staff collaborated with the members of the Arts District to create a project that would market and promote the unique area, home to numerous art galleries, architecture firms, specialty shops and artisanal restaurants. The banners were designed by members of the Arts District and feature the words "dine, shop and experience." The banner images reflect detail artwork from four of the eleven participating Culver City art galleries along Washington Boulevard. The banner fabrication and installation were funded entirely by members of the Arts District and represents a $9,000 investment in the area.

Operating Budget

The Culver City Arts District's 2019 tax filing included $5.9k in revenue, $18.5k in expenses and $14.9k in assets.



Community Impact & Future Plans

Once dismissed as the "New Jersey of Los Angeles County", downtown has now become a place of good food, art and culture – reminiscent of what it once was during Hollywood's golden age as the movie studio mecca. Unlike Santa Monica or Venice, the newly bustling Culver City still remains toned down and quiet. The local hipsters intermix with visitors, and its downtown doesn't feel too crowded or rushed. The proximity to downtown LA and LAX combined with the history of music and film make it a desirable location for creative businesses and individuals to visit and live. The annual art walk festival was a test run for some of the transportation improvements that are planned for downtown Culver City, specifically the circulator around the art walk will be implemented in other parts of the city. "I think open street events are a worthwhile thing for public money to be spent on because they are such a great community builder, they are great for the businesses and residents and really show what the future of culver city can be."- Alex Fisch, mayor of Culver City

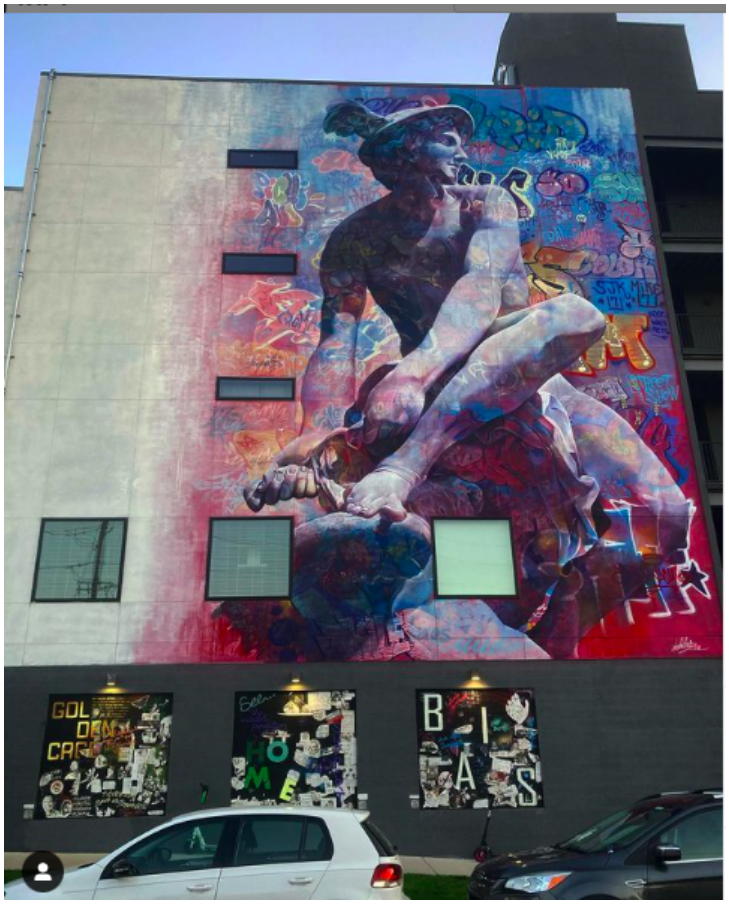
The newly built Expo Line-adjacent Ivy Station development is now several stories above ground in Culver City. The $300-Million project is a joint venture between Lowe Enterprises, AECOM Capital and Rockwood Capital. The mixed-use complex sits on a five-acre lot directly next to the Culver City Station. Three mid-rise buildings will replace a park-and-ride lot with 200 apartments, a 148-room hotel, and 210,000 square feet of office space above 36,000 square feet of ground-floor retail and restaurant space.

Artist/Arts organization protections

The Culver City Arts Foundation (501(c)3), is a volunteer non-profit organization within the arts district, designed to support the district through fiscal grants. They launched an Arts Resiliency fund and offered microgrants to individual artists during the COVID-19 pandemic.

DENVER, COLORADO - RINO AND SANTA FE DISTRICTS

RINO DISTRICT



History

RiNo Art District is a distinctive area in north Denver that is inclusive of four historical neighborhoods: Globeville, Elyria- Swansea, Five Points and Cole. The district started as a grassroots movement by local artists that wanted to connect the arts organizations in the area. With more than 30 district stakeholders now sitting on RiNo's boards, six staff leading strategic projects, and a collective budget of $3+ million to invest, RiNo is responding to the needs and wants of people in this community with initiatives that will support a better experience for everyone for generations to come.

With a mix of converted warehouses, contemporary art galleries, street art and bars, this once forgotten industrial section of Denver is brimming with possibilities including the upcoming "Promenade." Food halls include Denver Central Market and The Source, two buzzy indoor marketplaces with eclectic products and a bar for small plates and craft beer. Known for its colorful graffiti, Upper Larimer Street also has cocktail lounges, breweries and late-night food trucks. The site of creative workspaces like INDUSTRY and Taxi, RiNo plays host to companies such as Havenly, Cloud Elements and Dispatch Health.

Inventory of Arts Facilities

The RiNo district has hundreds of art, culture, and lifestyle vendors and services including:

- Galleries & Studio Buildings
- RiNo Artists

- Makers & Artisans
- Architecture, Design & Art services
- Branding Production & PR
- Cycling Fitness & Health
- Community & Business Services
- Real Estate
- Speciality Shops & Salons
- Community Places
- Places to eat & drink

District events

- First Fridays - monthly event with more than 50 studios and galleries open until 9pm, live jazz in restaurants and bars
- Exdo event center
- June Mural program celebrates Pride month
- Summer Live Music Lineup
- Out There Art Fest
- Community Quilt Project
- Art Park Al Fresco Family Nights
- Denver Fringe Festival

Organization, Operations, Programs & Marketing

Today, RiNo is comprised of four organizations, the RiNo Art District (501(c)6 nonprofit arm, registered neighborhood organization, and state certified creative district), the RiNo BID (Business Improvement District), the RiNo GID (General Improvement District), and Keep RiNo Wild (the new 501(c)(3) nonprofit fundraising arm). Together, these organizations fund and support the area through advocacy, infrastructure improvements, artist support, community programming, business support, and events. Other art's districts in Denver include the Santa Fe Arts d

District, Golden Triangle Creative District, Tennyson Street Cultural District, Westwood Creative District, Arts on Belmar, South Pearl street and 40 West Arts.

Operating budget

RiNo Art District (the 501(c)(6) nonprofit arm) includes $1.6M in revenue, $1.7M in expenses, $154.8k in assets and $312.8 in liabilities.

Community Impact & Future Plans

Among other innovative projects, there are plans for a $12M river promenade and park that will provide residents and visitors with a place for outdoor recreation as well as a flexible festival space. Additionally, RiNo's potential for future growth continues with a flood of development projects including a $200 million World Trade Center Denver office, retail and conference space.

RiNo offers many open artist calls for jobs, studio rentals available within the district, co-working spaces and exhibition spaces.



SANTA FE

History

Denver's Art District on Santa Fe (ADSF) is a nationally known arts and cultural district, encompassing hundreds of artists, galleries, studios, theaters and creative businesses along Santa Fe Drive in Denver. Founded in 2003, ADSF is a 501(c)3, nonprofit membership organization and one of the first Certified Creative Districts in the state. Historically anchored by pioneering spirit, ADSF has long-championed citizen creativity as a cultural crossroads of the city. Thousands visit from the Rocky Mountain region and beyond during the monthly First Friday Art Walks to experience the highest density of art galleries in the country.

Santa Fe is not an official neighborhood, but a district that spans Baker and Lincoln Park, approximately between Kalamath and Galapago streets, and Alameda and 13th avenues.



Inventory of Arts Facilities

Santa Fe Arts District is known for its high concentrations of galleries, breweries, restaurants and other cultural spaces. Some notable places include:

- Abstract Denver
- Artemesia Galerie
- Artists on Santa Fe
- Bitfactory Gallery
- Carol Mier Fashion
- Center for Visual Art
- Creative Living
- D'Art Gallery
- Denver Art Society



- Eron Johnson Antiques
- Georgia Amar Habitat Gallery & Fine Art
- Grace Gallery Fine Art
- Grace Noel Art
- Green Lady Gardens
- Joe Maxx Coffee
- Michael Warren Contemporary
- Nicole Korbe Art
- Ninni & Foffa's and Moon Dance Botanicals
- Niza Knoll Gallery
- Oios Metal
- Rocky Yama Sushi
- Space Gallery
- Spark Gallery
- Spectra Art Space
- Strawberry Mountai
- Sync Gallery
- Renegade Brewery
- Black Sky Brewery
- Colorado Ballet
- Su Teatro Cultural and Performing Arts Center

District events

- The Art of Brunch - gallery hopping and enjoy complimentary brunch bites at more than 20 galleries and creative businesses
- First Friday Art Walks
- Art Day on Santa Fe- music, art, food and drink
- Dia de los Muertos- celebrations, art exhibits, a parade
- Sundays on Santa Fe

Organization, Operations, Programs & Marketing

The Santa Fe Arts District nonprofit is the main nonprofit organization overseeing the development of this district. The La Alma Lincoln Park Neighborhood

Association also contributes to the development of this district, along with the city of Denver tourism branch, marketed as "The Mile High City".

Operating Budget

Denver Arts District on Santa Fe 501(c)(3)'s 2018 tax filing includes $51.3k in revenue, $37.6k in expense and $41.8k in assets.

Community Impact & Future Plans

City and County of Denver Public Works along with the Santa Fe Business Improvement District and Denver's Art District on Santa Fe seek to commission temporary public murals located within new pedestrian spaces as part of pilot streetscape improvements planned for Santa Fe Drive between West 8th Avenue and West 14th Avenue. New public spaces will be created by reclaiming and redesigning segments of the roadway as places for pedestrian use. Pilot streetscape improvements may include additional pedestrian space, intersection safety improvements, planters, public parklets, public seating and bicycle parking. Planned pilot streetscape improvements will be located within Denver's Art District on Santa Fe. For this reason, the project team is requesting local artists to participate in creating temporary public art and place-making efforts.



Artist/Arts Organization Protections

As small businesses and nonprofits experience financial impacts related to COVID-19, Denver's Art District on Santa Fe and the Santa Fe Business Improvement District, in partnership with local businesses and foundations,

offered small stabilization grants. These grants are targeted to small businesses and nonprofit organizations that have experienced significant COVID-19-related decreases in net revenue. Grants are available up to a maximum of $2,000. Funding will range from $500-$2000 through a tiered award system based on the annual budget and total funds raised.

CONCLUSIONS

Our research on these other districts leads us to series observations that are relevant and meaningful in Midvale.

- Some districts develop in a slow and organic fashion, whereas others are more intentional and the result of planning and investment on the part of community leadership. But in either case, districts start because of an interesting area that has some sense of place, atmosphere and character. And even more importantly, they begin because the real estate is available and affordable for local artists and organizations.
- The next key to successful districts is programs and events, including studio tours, festivals, parades and other occasions that bring residents and visitors to the area and thus build awareness and support for those based there. And those programs and events are all based on aggressive marketing campaigns using traditional and social media.
- The third key is finding a secure and defendable funding stream. Funding is needed for branding, communications, marketing, programs and events, and it can be money well spent if sourced from those who are the beneficiaries of the district.
- Finally, the challenge of successful districts is finding ways to protect the artists and arts organizations who give it an identity, avoiding the displacement that can occur when property values increase, and development pressure builds. Property owner, local government and district residents must all be able to work together to protect the creativity and identity of the area.

8. Conclusions and Recommendations

CONCLUSIONS

We conclude that the City of Midvale can and should consider the development of the Arts District along Main Street in downtown Midvale, for the following reasons:

- Arts districts represent a proven model for the redevelopment of Main Street areas towards the pursuit of goals that have been established by the City of Midvale.
- There is a dearth of arts facilities in the city and thus the opportunity to recruit programs and facilities to the community within the context of district development. In particular, we see opportunities for additional dance studios, visual arts instruction and youth theater training.
- Midvale residents are active arts participants likely to respond positively to programs and events offered in their downtown area.
- There are already a number of arts facilities and programs at the south end of Main Street, and these groups and facilities are enthusiastic about the possibility of being included within a more active area that is branded as a district.
- The experience of other communities that have developed arts districts confirms that the city of Midvale could achieve significant returns on only moderate investments in preparing Main Street for the district concept.

RECOMMENDATIONS

We have observed that some cities have been successful by being very intentional about the development of an arts district, while other districts have been developed in a much more organic fashion, with limited investments and influence on the part of public sector planners.

The question for City of Midvale leadership is how and to what degree should they drive the development of an arts district along Main Street. Fundamentally, we see this as a competitive opportunity for the City of Midvale to establish something special and distinctive within the larger metropolitan region where they will attract new residents and businesses to the community.

On that basis, we would suggest that the City take an aggressive role in promoting the further development of the district, with the following initial steps:

- Develop a committee that includes Main Street artists, arts organizations and property owners to be partners and advisers on the further development of the district.

- One of the first steps of that committee should be to establish ways and means to attract and support more events, festivals and parades in the district area.
- Ensure that zoning and other city planning guidelines will support the development of the district.
- Develop a marketing campaign to attract targeted artists, organizations and disciplines within Salt Lake County to an arts district in Midvale.
- Work with local property owners and businesses to develop a fair and equitable means to fund programs, events, promotion and the maintenance of the district.
- Initiate a branding and marketing plan for the slow incremental development of the district.
- Conduct research on fair and equitable ways to protect artists and arts organizations in their potential role as urban pioneers.

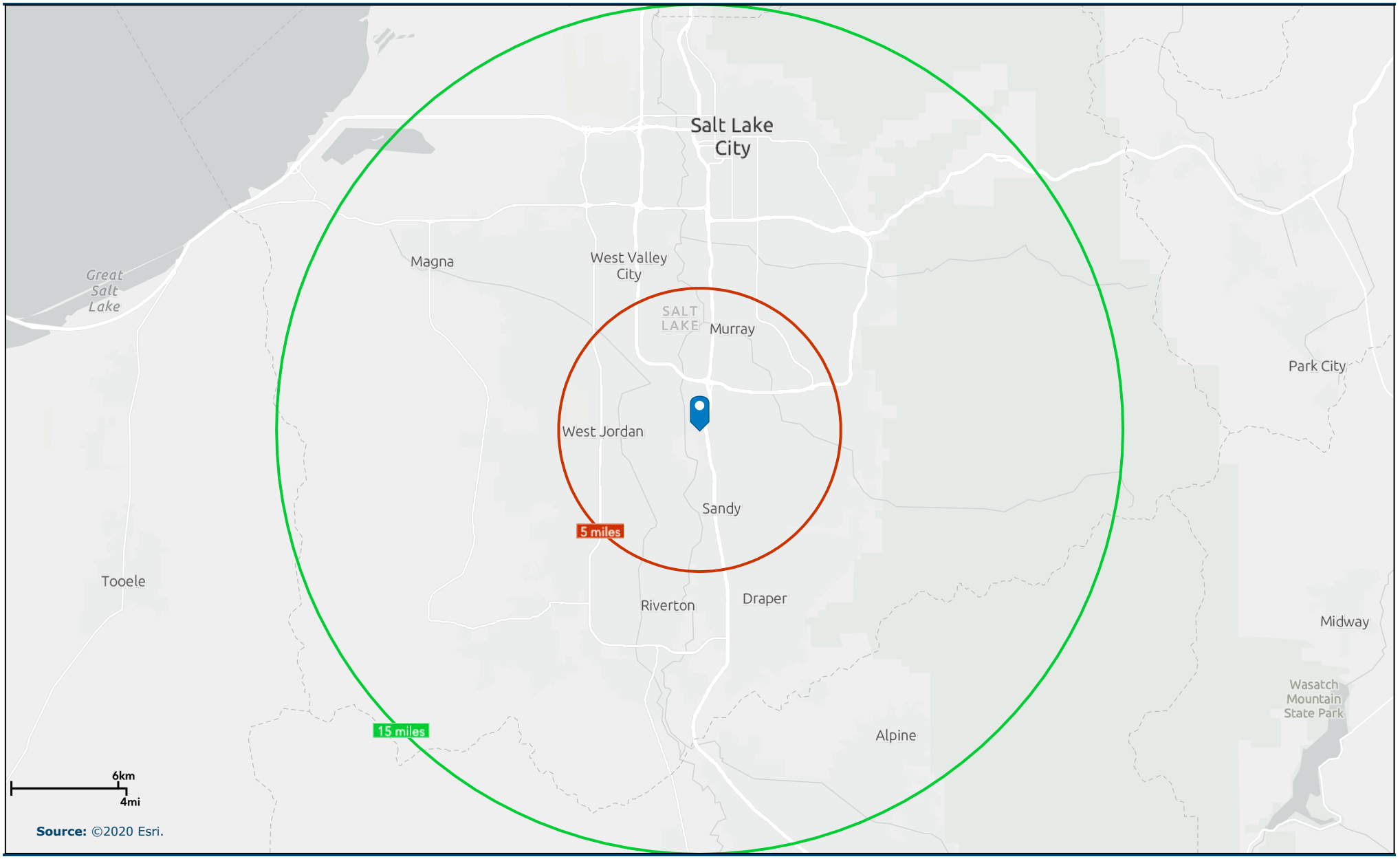
Appendix A: Study Informants

Midvale Study Informants

Steven Milner, local artist
Jeff Beck, Beck Partners
Daniella Lopez
Crystal Young-Otterstrom, Utah Cultural Alliance
Ashley Thomas, Echelon Creative
Wade Walker, Midvale Arts Council
Sue Martin, working artist
Fanny Guadalupe Blauer, Artes de México en Utah
Randy Morris, local artist
Vicki Bourns, Utah Division of Arts & Museums
Tracy Hansford, Utah Mainstreet Program

Appendix B: Market Maps & Data

City of Midvale Arts District Market Area



August 16, 2021

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Audience Market Assessment

Midvale City, UT
Site: Midvale City, UT (4949710)
Geography: Place

Prepared by Esri

	Midvale city,...
Population Summary	
2000 Total Population	27,127
2010 Total Population	27,982
2020 Total Population	33,360
2020 Group Quarters	84
2025 Total Population	36,183
2019-2024 Annual Rate	1.64%
2020 Total Daytime Population	34,399
Workers	18,398
Residents	16,001
Household Summary	
2000 Households	10,154
2000 Average Household Size	3.00
2010 Households	10,918
2010 Average Household Size	2.56
2020 Households	13,233
2020 Average Household Size	2.51
2025 Households	14,378
2025 Average Household Size	2.51
2019-2024 Annual Rate	1.67%
2010 Families	6,781
2010 Average Family Size	3.15
2020 Families	7,943
2020 Average Family Size	3.14
2025 Families	8,575
2025 Average Family Size	3.14
2019-2024 Annual Rate	1.54%
Housing Unit Summary	
2010 Housing Units	11,767
Owner Occupied Housing Units	45.0%
Renter Occupied Housing Units	48.0%
Vacant Housing Units	7.0%
2020 Housing Units	14,105
Owner Occupied Housing Units	44.0%
Renter Occupied Housing Units	50.0%
Vacant Housing Units	6.0%
2025 Housing Units	15,310
Owner Occupied Housing Units	44.0%
Renter Occupied Housing Units	50.0%
Vacant Housing Units	6.0%
Median Household Income	
2020	$59,166
2025	$62,172
Median Home Value	
2020	$285,166
2025	$318,897
Per Capita Income	
2020	$29,873
2025	$32,277
Median Age	
2010	30.8
2020	32.9
2025	32.2

06/15/2021

	Midvale city,...
2020 Households by Income	
Household Income Base	13,232
<$15,000	8.0%
$15,000 - $24,999	7.0%
$25,000 - $34,999	7.0%
$35,000 - $49,999	15.0%
$50,000 - $74,999	25.0%
$75,000 - $99,999	14.0%
$100,000 - $149,999	15.0%
$150,000 - $199,999	4.0%
$200,000+	4.0%
Average Household Income	$75,353
2025 Households by Income	
Household Income Base	14,379
<$15,000	7.0%
$15,000 - $24,999	6.0%
$25,000 - $34,999	7.0%
$35,000 - $49,999	15.0%
$50,000 - $74,999	26.0%
$75,000 - $99,999	14.0%
$100,000 - $149,999	17.0%
$150,000 - $199,999	5.0%
$200,000+	3.0%
Average Household Income	$81,317
2020 Owner Occupied Housing Units by Value	
Total	6,206
<$50,000	3.0%
$50,000 - $99,999	1.0%
$100,000 - $149,999	2.0%
$150,000 - $199,999	7.0%
$200,000 - $249,999	20.0%
$250,000 - $299,999	25.0%
$300,000 - $399,999	31.0%
$400,000 - $499,999	6.0%
$500,000 - $749,999	4.0%
$750,000 - $999,999	1.0%
$1,000,000 - $1,499,999	0.0%
$1,500,000 - $1,999,999	0.0%
$2,000,000 +	0.0%
Average Home Value	$301,511
2025 Owner Occupied Housing Units by Value	
Total	6,749
<$50,000	2.0%
$50,000 - $99,999	0.0%
$100,000 - $149,999	1.0%
$150,000 - $199,999	3.0%
$200,000 - $249,999	14.0%
$250,000 - $299,999	23.0%
$300,000 - $399,999	40.0%
$400,000 - $499,999	9.0%
$500,000 - $749,999	7.0%
$750,000 - $999,999	1.0%
$1,000,000 - $1,499,999	0.0%
$1,500,000 - $1,999,999	0.0%
$2,000,000 +	0.0%
Average Home Value	$338,835

	Midvale city,...
2010 Population by Age	
Total	27,982
0 - 4	9.0%
5 - 9	7.0%
10 - 14	6.0%
15 - 24	15.0%
25 - 34	22.0%
35 - 44	12.0%
45 - 54	11.0%
55 - 64	8.0%
65 - 74	6.0%
75 - 84	3.0%
85 +	1.0%
18 +	75.0%
2020 Population by Age	
Total	33,361
0 - 4	8.0%
5 - 9	7.0%
10 - 14	7.0%
15 - 24	14.0%
25 - 34	17.0%
35 - 44	16.0%
45 - 54	10.0%
55 - 64	9.0%
65 - 74	6.0%
75 - 84	4.0%
85 +	1.0%
18 +	74.0%
2025 Population by Age	
Total	36,181
0 - 4	8.0%
5 - 9	7.0%
10 - 14	7.0%
15 - 24	16.0%
25 - 34	16.0%
35 - 44	15.0%
45 - 54	12.0%
55 - 64	8.0%
65 - 74	6.0%
75 - 84	4.0%
85 +	1.0%
18 +	75.0%
2010 Population by Sex	
Males	13,838
Females	14,144
2020 Population by Sex	
Males	16,515
Females	16,846
2025 Population by Sex	
Males	17,776
Females	18,405

	Midvale city,...
2010 Population by Race/Ethnicity	
Total	27,982
White Non-Hispanic	68%
Black Alone	2.0%
Hispanic Alone	24%
American Indian Alone	1.0%
Asian Alone	2.0%
Pacific Islander Alone	1.0%
Some Other Race Alone	13.0%
Two or More Races	4.0%
Hispanic Origin	24.0%
Diversity Index	61.7
2020 Race and Hispanic Origin	
2020 Total Population	33,360
Total Non-Hispanic Population (#)	24,369
White Non-Hispanic	21,194
Black/African American Non-Hispanic (#)	603
American Indian/Alaska Native Non-Hispanic (#)	316
Asian Non-Hispanic (#)	1,127
Pacific Islander Non-Hispanic (#)	257
Other Race Non-Hispanic (#)	105
Multiple Races Non-Hispanic (#)	766
Total Hispanic Population (#)	8,991
Total Hispanic Population (%)	27%
Diversity Index	66.9
2025 Race and Hispanic Origin	
Total Population (#)	36,183
Total Non-Hispanic Population (#)	25,826
White Non-Hispanic (#)	22,013
Black/African American Non-Hispanic (#)	739
American Indian/Alaska Native Non-Hispanic (#)	342
Asian Non-Hispanic (#)	1,419
Pacific Islander Non-Hispanic (#)	285
Other Race Non-Hispanic (#)	120
Multiple Races Non-Hispanic (#)	909
Total Hispanic Population (#)	10,357
Total Hispanic Population (%)	29%
Diversity Index	69.5

	Midvale city,...
2020 Population 25+ by Educational Attainment	
Total	21,229
Less than 9th Grade	3.0%
9th - 12th Grade, No Diploma	7.0%
High School Graduate	20.0%
GED/Alternative Credential	4.0%
Some College, No Degree	24.0%
Associate Degree	10.0%
Bachelor's Degree	22.0%
Graduate/Professional Degree	11.0%
2020 Population 15+ by Marital Status	
Total	25,841
Never Married	35.0%
Married	48.0%
Widowed	4.0%
Divorced	13.0%
2020 Civilian Population 16+ in Labor Force	
Civilian Employed	92.0%
Civilian Unemployed (Unemployment Rate)	8.3%
2020 Employed Population 16+ by Industry	
Total	17,702
Agriculture/Mining	1.0%
Construction	9.0%
Manufacturing	7.0%
Wholesale Trade	2.0%
Retail Trade	10.0%
Transportation/Utilities	6.0%
Information	1.0%
Finance/Insurance/Real Estate	10.0%
Services	50.0%
Public Administration	4.0%
2020 Employed Population 16+ by Occupation	
Total	17,702
White Collar	63.0%
Management/Business/Financial	13.0%
Professional	21.0%
Sales	8.0%
Administrative Support	20.0%
Services	17.0%
Blue Collar	21.0%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	7.0%
Installation/Maintenance/Repair	4.0%
Production	4.0%
Transportation/Material Moving	5.0%
2010 Population By Urban/ Rural Status	
Total Population	27,982
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

	Midvale city,...
2010 Households by Type	
Total	10,918
Households with 1 Person	29.0%
Households with 2+ People	71.0%
Family Households	62.0%
Husband-wife Families	42.0%
With Related Children	20.0%
Other Family (No Spouse Present)	20.0%
Other Family with Male Householder	6.0%
With Related Children	3.0%
Other Family with Female Householder	14.0%
With Related Children	9.0%
Nonfamily Households	9.0%
All Households with Children	33.0%
Multigenerational Households	4.0%
Unmarried Partner Households	8.0%
Male-female	7.0%
Same-sex	1.0%
2010 Households by Size	
Total	10,918
1 Person Household	29.0%
2 Person Household	32.0%
3 Person Household	16.0%
4 Person Household	12.0%
5 Person Household	6.0%
6 Person Household	3.0%
7 + Person Household	2.0%
2010 Households by Tenure and Mortgage Status	
Total	10,918
Owner Occupied	48.0%
Owned with a Mortgage/Loan	35.0%
Owned Free and Clear	13.0%
Renter Occupied	52.0%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	11,767
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%

	Midvale city,...
Top 3 Tapestry Segments	
1.	N/A
2.	N/A
3.	N/A
2020 Consumer Spending	
Apparel & Services: Total $	$25,384,843
Average Spent	$1,918.30
Spending Potential Index	89
Education: Total $	$19,975,474
Average Spent	$1,509.52
Spending Potential Index	84
Entertainment/Recreation: Total $	$35,338,694
Average Spent	$2,670.50
Spending Potential Index	82
Food at Home: Total $	$61,432,790
Average Spent	$4,642.39
Spending Potential Index	87
Food Away from Home: Total $	$44,117,362
Average Spent	$3,333.89
Spending Potential Index	88
Health Care: Total $	$61,395,604
Average Spent	$4,639.58
Spending Potential Index	81
HH Furnishings & Equipment: Total $	$24,387,366
Average Spent	$1,842.92
Spending Potential Index	84
Personal Care Products & Services: Total $	$10,567,835
Average Spent	$798.60
Spending Potential Index	87
Shelter: Total $	$225,054,845
Average Spent	$17,007.09
Spending Potential Index	88
Support Payments/Cash Contributions/Gifts in	$24,474,707
Average Spent	$1,849.52
Spending Potential Index	79
Travel: Total $	$25,303,884
Average Spent	$1,912.18
Spending Potential Index	79
Vehicle Maintenance & Repairs: Total $	$13,522,287
Average Spent	$1,021.86
Spending Potential Index	88

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

	Midvale city,...

Demographic Summary	2020	2025
Population	33,360	36,183
Population 18+	24,693	26,976
Households	13,233	14,378
Median Household Income	$59,166	$62,172

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Member of AARP	2,439	9.9%	82
Member of charitable organization	776	3.1%	74
Member of church board	709	2.9%	113
Member of fraternal order	413	1.7%	83
Member of religious club	940	3.8%	116
Member of union	838	3.4%	98
Member of veterans club	456	1.8%	73
Attended adult education course in last 12 months	1,895	7.7%	100
Went to art gallery in last 12 months	1,530	6.2%	81
Attended auto show in last 12 months	1,314	5.3%	90
Did baking in last 12 months	4,747	19.2%	89
Barbecued in last 12 months	5,960	24.1%	92
Went to bar/night club in last 12 months	4,432	17.9%	106
Went to beach in last 12 months	6,446	26.1%	90
Played billiards/pool in last 12 months	1,758	7.1%	109
Played bingo in last 12 months	1,268	5.1%	113
Did birdwatching in last 12 months	786	3.2%	75
Played board game in last 12 months	3,491	14.1%	90
Read book in last 12 months	6,965	28.2%	91
Participated in book club in last 12 months	657	2.7%	91
Went on overnight camping trip in last 12 months	2,829	11.5%	95
Played cards in last 12 months	3,699	15.0%	91
Played chess in last 12 months	917	3.7%	106
Played computer game (offline w/software)/12 months	2,001	8.1%	115
Played computer game (online w/o software)/12 months	3,032	12.3%	105
Cooked for fun in last 12 months	4,579	18.5%	99
Did crossword puzzle in last 12 months	2,205	8.9%	95
Danced/went dancing in last 12 months	2,038	8.3%	110
Attended dance performance in last 12 months	866	3.5%	78
Dined out in last 12 months	11,559	46.8%	92
Participated in fantasy sports league last 12 months	1,335	5.4%	117
Participated in tailgating in last 12 months	917	3.7%	90
Did furniture refinishing in last 12 months	926	3.8%	97
Gambled at casino in last 12 months	3,295	13.3%	98
Gambled in Las Vegas in last 12 months	892	3.6%	88
Participate in indoor gardening/plant care	1,814	7.3%	85
Attended horse races in last 12 months	551	2.2%	92
Participated in karaoke in last 12 months	1,089	4.4%	115
Bought lottery ticket in last 12 months	8,096	32.8%	92
Played lottery 6+ times in last 30 days	2,207	8.9%	82
Attended a movie in last 6 months	15,049	60.9%	104
Attended movie in last 90 days: once/week or more	693	2.8%	113
Attended movie in last 90 days: 2-3 times a month	1,297	5.3%	89
Attended movie in last 90 days: once a month	2,739	11.1%	113
Attended movie in last 90 days: < once a month	8,878	36.0%	103
Movie genre seen at theater/6 months: action	8,203	33.2%	109

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	Midvale city,... MPI
Movie genre seen at theater/6 months: adventure	8,649	35.0%	110
Movie genre seen at theater/6 months: comedy	6,605	26.7%	106
Movie genre seen at theater/6 months: crime	3,166	12.8%	109
Movie genre seen at theater/6 months: drama	6,000	24.3%	108
Movie genre seen at theater/6 months: family	2,562	10.4%	106
Movie genre seen at theater/6 months: fantasy	4,663	18.9%	111
Movie genre seen at theater/6 months: horror	2,510	10.2%	119
Movie genre seen at theater/6 months: romance	1,582	6.4%	103
Movie genre seen at theater/6 months: science fiction	5,432	22.0%	117
Movie genre seen at theater/6 months: thriller	3,582	14.5%	122
Went to museum in last 12 months	3,503	14.2%	96
Attended classical music/opera performance/12 months	780	3.2%	80
Attended country music performance in last 12 months	1,331	5.4%	84
Attended rock music performance in last 12 months	2,202	8.9%	93
Played musical instrument in last 12 months	1,758	7.1%	101
Did painting/drawing in last 12 months	2,439	9.9%	126
Did photo album/scrapbooking in last 12 months	1,237	5.0%	119
Did photography in last 12 months	1,978	8.0%	91
Did Sudoku puzzle in last 12 months	2,098	8.5%	104
Went to live theater in last 12 months	2,373	9.6%	85
Visited a theme park in last 12 months	4,696	19.0%	101
Visited a theme park 5+ times in last 12 months	895	3.6%	86
Participated in trivia games in last 12 months	1,594	6.5%	106
Played video/electronic game (console) last 12 months	2,770	11.2%	124
Played video/electronic game (portable) last 12 months	1,049	4.2%	99
Visited an indoor water park in last 12 months	689	2.8%	84
Did woodworking in last 12 months	1,109	4.5%	92
Participated in word games in last 12 months	2,529	10.2%	101
Went to zoo in last 12 months	3,059	12.4%	105

Audience Market Assessment

Midvale Main Street Theatre
Site: 7711 S Main St, Midvale, Utah, 84047
Rings: 5, 15 mile radii

Prepared by Esri
Latitude: 40.61097
Longitude: -111.91014

	5 miles	15 miles
Population Summary		
2000 Total Population	313,954	923,547
2010 Total Population	324,643	1,089,919
2020 Total Population	362,937	1,292,551
2020 Group Quarters	1,181	14,857
2025 Total Population	385,860	1,397,036
2019-2024 Annual Rate	1.23%	1.57%
2020 Total Daytime Population	380,141	1,372,218
Workers	199,623	708,283
Residents	180,518	663,935
Household Summary		
2000 Households	101,357	301,069
2000 Average Household Size	3.00	3.00
2010 Households	112,003	357,474
2010 Average Household Size	2.89	3.01
2020 Households	126,209	419,508
2020 Average Household Size	2.87	3.05
2025 Households	134,148	452,217
2025 Average Household Size	2.87	3.06
2019-2024 Annual Rate	1.23%	1.51%
2010 Families	81,302	256,149
2010 Average Family Size	3.38	3.55
2020 Families	89,179	296,899
2020 Average Family Size	3.40	3.62
2025 Families	94,250	318,881
2025 Average Family Size	3.41	3.64
2019-2024 Annual Rate	1.11%	1.44%
Housing Unit Summary		
2010 Housing Units	117,501	379,305
Owner Occupied Housing Units	66.0%	64.0%
Renter Occupied Housing Units	29.0%	30.0%
Vacant Housing Units	5.0%	6.0%
2020 Housing Units	131,521	440,962
Owner Occupied Housing Units	63.0%	63.0%
Renter Occupied Housing Units	33.0%	32.0%
Vacant Housing Units	4.0%	5.0%
2025 Housing Units	139,449	473,060
Owner Occupied Housing Units	63.0%	63.0%
Renter Occupied Housing Units	34.0%	33.0%
Vacant Housing Units	4.0%	4.0%
Median Household Income		
2020	$75,803	$78,000
2025	$81,512	$84,705
Median Home Value		
2020	$328,298	$350,124
2025	$358,098	$378,747
Per Capita Income		
2020	$32,975	$33,111
2025	$36,397	$36,700
Median Age		
2010	32.4	30.5
2020	34.6	32.3
2025	35.8	32.8

06/15/2021

	5 miles	15 miles
2020 Households by Income		
Household Income Base	126,209	419,508
<$15,000	5.0%	6.0%
$15,000 - $24,999	5.0%	5.0%
$25,000 - $34,999	6.0%	7.0%
$35,000 - $49,999	12.0%	11.0%
$50,000 - $74,999	20.0%	19.0%
$75,000 - $99,999	15.0%	14.0%
$100,000 - $149,999	21.0%	21.0%
$150,000 - $199,999	9.0%	9.0%
$200,000+	6.0%	9.0%
Average Household Income	$94,762	$101,778
2025 Households by Income		
Household Income Base	134,148	452,217
<$15,000	4.0%	5.0%
$15,000 - $24,999	5.0%	4.0%
$25,000 - $34,999	6.0%	6.0%
$35,000 - $49,999	11.0%	10.0%
$50,000 - $74,999	20.0%	18.0%
$75,000 - $99,999	15.0%	14.0%
$100,000 - $149,999	23.0%	22.0%
$150,000 - $199,999	10.0%	10.0%
$200,000+	7.0%	10.0%
Average Household Income	$104,613	$113,134
2020 Owner Occupied Housing Units by Value		
Total	82,235	277,221
<$50,000	3.0%	3.0%
$50,000 - $99,999	0.0%	1.0%
$100,000 - $149,999	1.0%	2.0%
$150,000 - $199,999	5.0%	6.0%
$200,000 - $249,999	14.0%	12.0%
$250,000 - $299,999	18.0%	14.0%
$300,000 - $399,999	30.0%	26.0%
$400,000 - $499,999	14.0%	16.0%
$500,000 - $749,999	11.0%	14.0%
$750,000 - $999,999	2.0%	4.0%
$1,000,000 - $1,499,999	0.0%	1.0%
$1,500,000 - $1,999,999	0.0%	0.0%
$2,000,000 +	1.0%	1.0%
Average Home Value	$373,368	$404,087
2025 Owner Occupied Housing Units by Value		
Total	87,257	297,564
<$50,000	2.0%	2.0%
$50,000 - $99,999	0.0%	0.0%
$100,000 - $149,999	1.0%	1.0%
$150,000 - $199,999	2.0%	3.0%
$200,000 - $249,999	10.0%	8.0%
$250,000 - $299,999	16.0%	13.0%
$300,000 - $399,999	33.0%	28.0%
$400,000 - $499,999	18.0%	19.0%
$500,000 - $749,999	14.0%	17.0%
$750,000 - $999,999	3.0%	5.0%
$1,000,000 - $1,499,999	1.0%	1.0%
$1,500,000 - $1,999,999	1.0%	0.0%
$2,000,000 +	1.0%	1.0%
Average Home Value	$409,268	$438,331

	5 miles	15 miles
2010 Population by Age		
Total	324,644	1,089,918
0 - 4	8.0%	9.0%
5 - 9	8.0%	9.0%
10 - 14	7.0%	8.0%
15 - 24	15.0%	15.0%
25 - 34	16.0%	17.0%
35 - 44	12.0%	13.0%
45 - 54	13.0%	12.0%
55 - 64	11.0%	9.0%
65 - 74	6.0%	5.0%
75 - 84	3.0%	3.0%
85 +	1.0%	1.0%
18 +	73.0%	70.0%
2020 Population by Age		
Total	362,936	1,292,551
0 - 4	7.0%	9.0%
5 - 9	7.0%	8.0%
10 - 14	7.0%	8.0%
15 - 24	12.0%	13.0%
25 - 34	16.0%	16.0%
35 - 44	14.0%	15.0%
45 - 54	11.0%	11.0%
55 - 64	11.0%	9.0%
65 - 74	8.0%	7.0%
75 - 84	4.0%	3.0%
85 +	1.0%	1.0%
18 +	74.0%	71.0%
2025 Population by Age		
Total	385,860	1,397,035
0 - 4	7.0%	9.0%
5 - 9	7.0%	8.0%
10 - 14	7.0%	8.0%
15 - 24	13.0%	13.0%
25 - 34	15.0%	16.0%
35 - 44	15.0%	15.0%
45 - 54	11.0%	11.0%
55 - 64	10.0%	8.0%
65 - 74	9.0%	7.0%
75 - 84	5.0%	4.0%
85 +	2.0%	1.0%
18 +	75.0%	71.0%
2010 Population by Sex		
Males	160,162	548,210
Females	164,481	541,709
2020 Population by Sex		
Males	178,771	648,316
Females	184,166	644,236
2025 Population by Sex		
Males	189,910	699,621
Females	195,951	697,414

Audience Market Assessment

Midvale Main Street Theatre
Site: 7711 S Main St, Midvale, Utah, 84047
Rings: 5, 15 mile radii

Prepared by Esri
Latitude: 40.61097
Longitude: -111.91014

	5 miles	15 miles
2010 Population by Race/Ethnicity		
Total	324,642	1,089,920
White Non-Hispanic	79%	75%
Black Alone	1.0%	2.0%
Hispanic Alone	13%	16%
American Indian Alone	1.0%	1.0%
Asian Alone	3.0%	3.0%
Pacific Islander Alone	1.0%	1.0%
Some Other Race Alone	6.0%	8.0%
Two or More Races	3.0%	3.0%
Hispanic Origin	13.0%	16.0%
Diversity Index	44.4	51.2
2020 Race and Hispanic Origin		
2020 Total Population	362,937	1,292,551
Total Non-Hispanic Population (#)	308,674	1,068,153
White Non-Hispanic	272,440	927,432
Black/African American Non-Hispanic (#)	5,083	22,070
American Indian/Alaska Native Non-Hispanic (#)	2,070	7,899
Asian Non-Hispanic (#)	15,506	57,110
Pacific Islander Non-Hispanic (#)	4,232	19,820
Other Race Non-Hispanic (#)	654	2,196
Multiple Races Non-Hispanic (#)	8,688	31,625
Total Hispanic Population (#)	54,264	224,398
Total Hispanic Population (%)	15%	17%
Diversity Index	50.2	55.2
2025 Race and Hispanic Origin		
Total Population (#)	385,860	1,397,036
Total Non-Hispanic Population (#)	323,955	1,140,846
White Non-Hispanic (#)	280,465	971,838
Black/African American Non-Hispanic (#)	6,180	26,823
American Indian/Alaska Native Non-Hispanic (#)	2,195	8,368
Asian Non-Hispanic (#)	19,422	71,450
Pacific Islander Non-Hispanic (#)	4,744	22,185
Other Race Non-Hispanic (#)	719	2,427
Multiple Races Non-Hispanic (#)	10,231	37,756
Total Hispanic Population (#)	61,905	256,189
Total Hispanic Population (%)	16%	18%
Diversity Index	53.4	57.9

	5 miles	15 miles
2020 Population 25+ by Educational Attainment		
Total	238,229	799,295
Less than 9th Grade	2.0%	3.0%
9th - 12th Grade, No Diploma	5.0%	5.0%
High School Graduate	20.0%	19.0%
GED/Alternative Credential	3.0%	3.0%
Some College, No Degree	24.0%	22.0%
Associate Degree	10.0%	10.0%
Bachelor's Degree	23.0%	24.0%
Graduate/Professional Degree	11.0%	14.0%
2020 Population 15+ by Marital Status		
Total	283,388	971,797
Never Married	30.0%	33.0%
Married	54.0%	54.0%
Widowed	4.0%	4.0%
Divorced	11.0%	10.0%
2020 Civilian Population 16+ in Labor Force		
Civilian Employed	93.0%	93.0%
Civilian Unemployed (Unemployment Rate)	7.3%	7.4%
2020 Employed Population 16+ by Industry		
Total	185,428	633,626
Agriculture/Mining	1.0%	1.0%
Construction	8.0%	8.0%
Manufacturing	10.0%	10.0%
Wholesale Trade	2.0%	2.0%
Retail Trade	11.0%	10.0%
Transportation/Utilities	5.0%	5.0%
Information	2.0%	2.0%
Finance/Insurance/Real Estate	10.0%	9.0%
Services	47.0%	48.0%
Public Administration	4.0%	4.0%
2020 Employed Population 16+ by Occupation		
Total	185,428	633,626
White Collar	66.0%	66.0%
Management/Business/Financial	16.0%	16.0%
Professional	22.0%	24.0%
Sales	10.0%	10.0%
Administrative Support	17.0%	16.0%
Services	14.0%	14.0%
Blue Collar	20.0%	20.0%
Farming/Forestry/Fishing	0.0%	0.0%
Construction/Extraction	5.0%	6.0%
Installation/Maintenance/Repair	4.0%	3.0%
Production	6.0%	6.0%
Transportation/Material Moving	5.0%	5.0%
2010 Population By Urban/ Rural Status		
Total Population	324,643	1,089,919
Population Inside Urbanized Area	100.0%	99.0%
Population Inside Urbanized Cluster	0.0%	0.0%
Rural Population	0.0%	1.0%

	5 miles	15 miles
2010 Households by Type		
Total	112,003	357,474
Households with 1 Person	21.0%	21.0%
Households with 2+ People	79.0%	79.0%
Family Households	73.0%	72.0%
Husband-wife Families	56.0%	56.0%
With Related Children	27.0%	31.0%
Other Family (No Spouse Present)	17.0%	16.0%
Other Family with Male Householder	5.0%	5.0%
With Related Children	3.0%	3.0%
Other Family with Female Householder	12.0%	11.0%
With Related Children	7.0%	7.0%
Nonfamily Households	6.0%	7.0%
All Households with Children	38.0%	41.0%
Multigenerational Households	5.0%	5.0%
Unmarried Partner Households	5.0%	6.0%
Male-female	5.0%	5.0%
Same-sex	1.0%	1.0%
2010 Households by Size		
Total	112,002	357,474
1 Person Household	21.0%	21.0%
2 Person Household	31.0%	29.0%
3 Person Household	17.0%	16.0%
4 Person Household	14.0%	15.0%
5 Person Household	8.0%	9.0%
6 Person Household	5.0%	5.0%
7 + Person Household	3.0%	4.0%
2010 Households by Tenure and Mortgage Status		
Total	112,003	357,474
Owner Occupied	69.0%	68.0%
Owned with a Mortgage/Loan	53.0%	54.0%
Owned Free and Clear	16.0%	14.0%
Renter Occupied	31.0%	32.0%
2010 Housing Units By Urban/ Rural Status		
Total Housing Units	117,501	379,305
Housing Units Inside Urbanized Area	100.0%	99.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%
Rural Housing Units	0.0%	1.0%

	5 miles	15 miles
Top 3 Tapestry Segments		
1.	N/A	N/A
2.	N/A	N/A
3.	N/A	N/A
2020 Consumer Spending		
Apparel & Services: Total $	$289,026,416	$1,042,655,009
Average Spent	$2,290.06	$2,485.42
Spending Potential Index	107	116
Education: Total $	$237,438,447	$839,175,774
Average Spent	$1,881.31	$2,000.38
Spending Potential Index	105	112
Entertainment/Recreation: Total $	$426,457,254	$1,515,946,082
Average Spent	$3,378.98	$3,613.63
Spending Potential Index	104	111
Food at Home: Total $	$702,203,719	$2,505,960,896
Average Spent	$5,563.82	$5,973.57
Spending Potential Index	104	112
Food Away from Home: Total $	$503,709,095	$1,816,287,712
Average Spent	$3,991.07	$4,329.57
Spending Potential Index	106	115
Health Care: Total $	$753,077,569	$2,655,376,966
Average Spent	$5,966.91	$6,329.74
Spending Potential Index	104	110
HH Furnishings & Equipment: Total $	$295,017,658	$1,055,809,909
Average Spent	$2,337.53	$2,516.78
Spending Potential Index	107	115
Personal Care Products & Services: Total $	$124,426,944	$446,693,042
Average Spent	$985.88	$1,064.80
Spending Potential Index	107	116
Shelter: Total $	$2,582,501,884	$9,245,651,217
Average Spent	$20,462.11	$22,039.27
Spending Potential Index	106	114
Support Payments/Cash Contributions/Gifts in	$313,167,051	$1,120,871,544
Average Spent	$2,481.34	$2,671.87
Spending Potential Index	106	114
Travel: Total $	$321,201,803	$1,139,926,381
Average Spent	$2,545.00	$2,717.29
Spending Potential Index	106	113
Vehicle Maintenance & Repairs: Total $	$155,817,250	$552,369,096
Average Spent	$1,234.60	$1,316.71
Spending Potential Index	107	114

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

	5 miles

Demographic Summary	2020	2025
Population	362,937	385,860
Population 18+	269,585	287,789
Households	126,209	134,148
Median Household Income	$75,803	$81,512

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Member of AARP	34,507	12.8%	106
Member of charitable organization	11,925	4.4%	104
Member of church board	6,943	2.6%	101
Member of fraternal order	5,385	2.0%	99
Member of religious club	9,298	3.4%	105
Member of union	9,624	3.6%	104
Member of veterans club	6,314	2.3%	92
Attended adult education course in last 12 months	22,447	8.3%	108
Went to art gallery in last 12 months	21,591	8.0%	105
Attended auto show in last 12 months	16,295	6.0%	102
Did baking in last 12 months	60,425	22.4%	104
Barbecued in last 12 months	75,342	27.9%	106
Went to bar/night club in last 12 months	50,882	18.9%	111
Went to beach in last 12 months	84,935	31.5%	108
Played billiards/pool in last 12 months	17,967	6.7%	102
Played bingo in last 12 months	12,501	4.6%	102
Did birdwatching in last 12 months	9,966	3.7%	87
Played board game in last 12 months	46,383	17.2%	110
Read book in last 12 months	89,913	33.4%	107
Participated in book club in last 12 months	8,312	3.1%	105
Went on overnight camping trip in last 12 months	34,343	12.7%	105
Played cards in last 12 months	45,531	16.9%	103
Played chess in last 12 months	9,315	3.5%	99
Played computer game (offline w/software)/12 months	20,125	7.5%	106
Played computer game (online w/o software)/12 months	34,679	12.9%	110
Cooked for fun in last 12 months	52,930	19.6%	105
Did crossword puzzle in last 12 months	26,030	9.7%	103
Danced/went dancing in last 12 months	20,684	7.7%	102
Attended dance performance in last 12 months	12,368	4.6%	102
Dined out in last 12 months	147,877	54.9%	108
Participated in fantasy sports league last 12 months	14,082	5.2%	113
Participated in tailgating in last 12 months	11,710	4.3%	105
Did furniture refinishing in last 12 months	11,310	4.2%	108
Gambled at casino in last 12 months	38,907	14.4%	106
Gambled in Las Vegas in last 12 months	11,617	4.3%	105
Participate in indoor gardening/plant care	22,110	8.2%	95
Attended horse races in last 12 months	6,653	2.5%	102
Participated in karaoke in last 12 months	10,188	3.8%	99
Bought lottery ticket in last 12 months	97,672	36.2%	101
Played lottery 6+ times in last 30 days	27,262	10.1%	93
Attended a movie in last 6 months	171,256	63.5%	108
Attended movie in last 90 days: once/week or more	6,462	2.4%	97
Attended movie in last 90 days: 2-3 times a month	18,022	6.7%	113
Attended movie in last 90 days: once a month	28,850	10.7%	109
Attended movie in last 90 days: < once a month	103,198	38.3%	110
Movie genre seen at theater/6 months: action	92,392	34.3%	113

			5 miles
Product/Consumer Behavior	**Expected Number of Adults/HHs**	**Percent**	**MPI**
Movie genre seen at theater/6 months: adventure	97,066	36.0%	113
Movie genre seen at theater/6 months: comedy	76,838	28.5%	113
Movie genre seen at theater/6 months: crime	36,748	13.6%	116
Movie genre seen at theater/6 months: drama	69,438	25.8%	115
Movie genre seen at theater/6 months: family	30,453	11.3%	116
Movie genre seen at theater/6 months: fantasy	52,859	19.6%	115
Movie genre seen at theater/6 months: horror	23,721	8.8%	103
Movie genre seen at theater/6 months: romance	17,750	6.6%	106
Movie genre seen at theater/6 months: science fiction	58,645	21.8%	115
Movie genre seen at theater/6 months: thriller	36,426	13.5%	114
Went to museum in last 12 months	43,300	16.1%	109
Attended classical music/opera performance/12 months	11,078	4.1%	104
Attended country music performance in last 12 months	17,082	6.3%	99
Attended rock music performance in last 12 months	29,786	11.0%	115
Played musical instrument in last 12 months	19,479	7.2%	102
Did painting/drawing in last 12 months	23,587	8.7%	111
Did photo album/scrapbooking in last 12 months	13,243	4.9%	117
Did photography in last 12 months	24,729	9.2%	104
Did Sudoku puzzle in last 12 months	23,522	8.7%	106
Went to live theater in last 12 months	34,355	12.7%	112
Visited a theme park in last 12 months	56,442	20.9%	112
Visited a theme park 5+ times in last 12 months	13,478	5.0%	119
Participated in trivia games in last 12 months	18,116	6.7%	110
Played video/electronic game (console) last 12 months	27,948	10.4%	115
Played video/electronic game (portable) last 12 months	11,627	4.3%	101
Visited an indoor water park in last 12 months	8,971	3.3%	100
Did woodworking in last 12 months	13,672	5.1%	104
Participated in word games in last 12 months	28,010	10.4%	102
Went to zoo in last 12 months	35,897	13.3%	113

15 miles

Demographic Summary	2020	2025
Population	1,292,551	1,397,036
Population 18+	918,366	993,272
Households	419,508	452,217
Median Household Income	$78,000	$84,705

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Member of AARP	103,757	11.3%	93
Member of charitable organization	40,847	4.4%	105
Member of church board	21,955	2.4%	94
Member of fraternal order	16,776	1.8%	90
Member of religious club	31,526	3.4%	105
Member of union	30,030	3.3%	95
Member of veterans club	20,350	2.2%	87
Attended adult education course in last 12 months	76,416	8.3%	108
Went to art gallery in last 12 months	73,316	8.0%	104
Attended auto show in last 12 months	54,032	5.9%	99
Did baking in last 12 months	207,059	22.5%	105
Barbecued in last 12 months	257,702	28.1%	107
Went to bar/night club in last 12 months	169,587	18.5%	109
Went to beach in last 12 months	293,805	32.0%	110
Played billiards/pool in last 12 months	64,505	7.0%	107
Played bingo in last 12 months	41,717	4.5%	100
Did birdwatching in last 12 months	33,872	3.7%	86
Played board game in last 12 months	160,650	17.5%	112
Read book in last 12 months	298,648	32.5%	105
Participated in book club in last 12 months	29,320	3.2%	109
Went on overnight camping trip in last 12 months	118,480	12.9%	107
Played cards in last 12 months	151,835	16.5%	101
Played chess in last 12 months	33,939	3.7%	106
Played computer game (offline w/software)/12 months	65,401	7.1%	101
Played computer game (online w/o software)/12 months	109,224	11.9%	101
Cooked for fun in last 12 months	179,541	19.6%	105
Did crossword puzzle in last 12 months	82,483	9.0%	96
Danced/went dancing in last 12 months	74,165	8.1%	107
Attended dance performance in last 12 months	45,555	5.0%	110
Dined out in last 12 months	494,599	53.9%	106
Participated in fantasy sports league last 12 months	50,703	5.5%	119
Participated in tailgating in last 12 months	44,538	4.8%	117
Did furniture refinishing in last 12 months	36,329	4.0%	102
Gambled at casino in last 12 months	133,478	14.5%	106
Gambled in Las Vegas in last 12 months	45,762	5.0%	121
Participate in indoor gardening/plant care	75,192	8.2%	95
Attended horse races in last 12 months	23,499	2.6%	105
Participated in karaoke in last 12 months	40,216	4.4%	114
Bought lottery ticket in last 12 months	323,827	35.3%	99
Played lottery 6+ times in last 30 days	88,267	9.6%	88
Attended a movie in last 6 months	589,060	64.1%	109
Attended movie in last 90 days: once/week or more	23,749	2.6%	104
Attended movie in last 90 days: 2-3 times a month	63,620	6.9%	118
Attended movie in last 90 days: once a month	101,850	11.1%	113
Attended movie in last 90 days: < once a month	350,686	38.2%	110
Movie genre seen at theater/6 months: action	318,447	34.7%	114

15 miles

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Movie genre seen at theater/6 months: adventure	336,151	36.6%	115
Movie genre seen at theater/6 months: comedy	266,169	29.0%	115
Movie genre seen at theater/6 months: crime	129,706	14.1%	120
Movie genre seen at theater/6 months: drama	236,550	25.8%	115
Movie genre seen at theater/6 months: family	106,495	11.6%	119
Movie genre seen at theater/6 months: fantasy	180,275	19.6%	116
Movie genre seen at theater/6 months: horror	84,357	9.2%	107
Movie genre seen at theater/6 months: romance	64,195	7.0%	112
Movie genre seen at theater/6 months: science fiction	202,261	22.0%	117
Movie genre seen at theater/6 months: thriller	128,996	14.0%	119
Went to museum in last 12 months	151,104	16.5%	112
Attended classical music/opera performance/12 months	38,627	4.2%	107
Attended country music performance in last 12 months	59,765	6.5%	102
Attended rock music performance in last 12 months	100,476	10.9%	114
Played musical instrument in last 12 months	68,046	7.4%	105
Did painting/drawing in last 12 months	78,097	8.5%	108
Did photo album/scrapbooking in last 12 months	41,213	4.5%	107
Did photography in last 12 months	85,626	9.3%	106
Did Sudoku puzzle in last 12 months	76,906	8.4%	102
Went to live theater in last 12 months	116,143	12.6%	111
Visited a theme park in last 12 months	199,539	21.7%	116
Visited a theme park 5+ times in last 12 months	46,627	5.1%	121
Participated in trivia games in last 12 months	59,594	6.5%	106
Played video/electronic game (console) last 12 months	89,886	9.8%	108
Played video/electronic game (portable) last 12 months	39,805	4.3%	101
Visited an indoor water park in last 12 months	31,999	3.5%	105
Did woodworking in last 12 months	41,796	4.6%	94
Participated in word games in last 12 months	93,749	10.2%	101
Went to zoo in last 12 months	126,747	13.8%	117

Tapestry Segmentation Area Profile

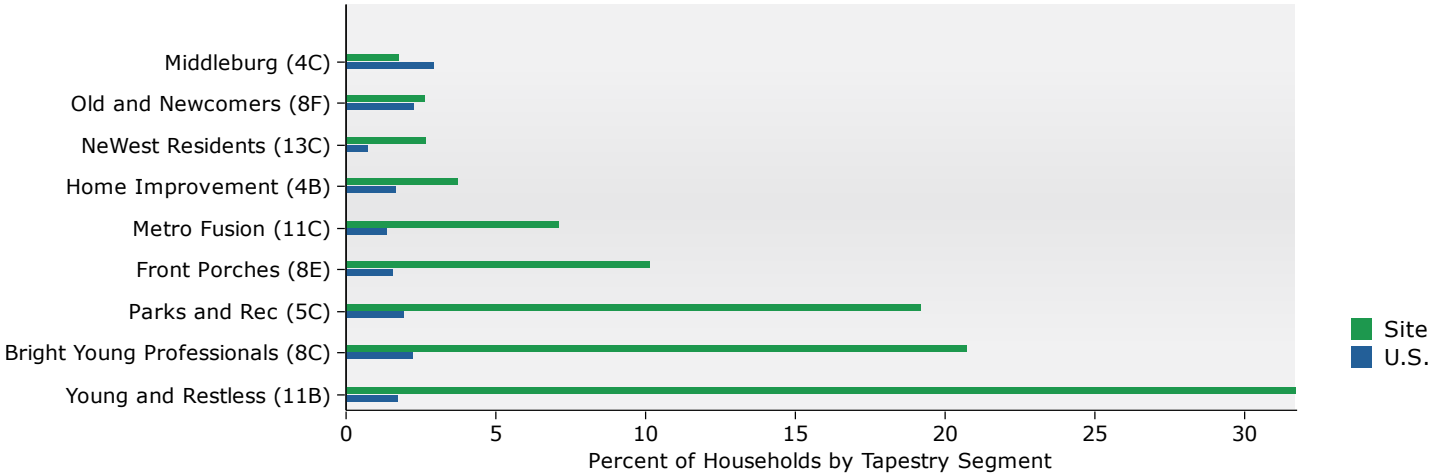
Midvale City, UT
Midvale City, UT (4949710)
Geography: Place

Prepared by Esri

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2020 Households Percent	2020 Households Cumulative Percent	2020 U.S. Households Percent	2020 U.S. Households Cumulative Percent	Index
1	Young and Restless (11B)	31.8%	31.8%	1.7%	1.7%	1821
2	Bright Young Professionals (8C)	20.8%	52.5%	2.3%	4.0%	920
3	Parks and Rec (5C)	19.2%	71.8%	2.0%	6.0%	980
4	Front Porches (8E)	10.2%	82.0%	1.6%	7.6%	647
5	Metro Fusion (11C)	7.1%	89.1%	1.4%	9.0%	510
	Subtotal	**89.1%**		**9.0%**		
6	Home Improvement (4B)	3.7%	92.9%	1.7%	10.7%	220
7	NeWest Residents (13C)	2.7%	95.6%	0.8%	11.5%	353
8	Old and Newcomers (8F)	2.6%	98.2%	2.3%	13.8%	114
9	Middleburg (4C)	1.8%	100.0%	2.9%	16.7%	61
	Subtotal	**10.8%**		**7.7%**		
	Total	**100.0%**		**16.7%**		**600**

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.
Source: Esri

June 15, 2021

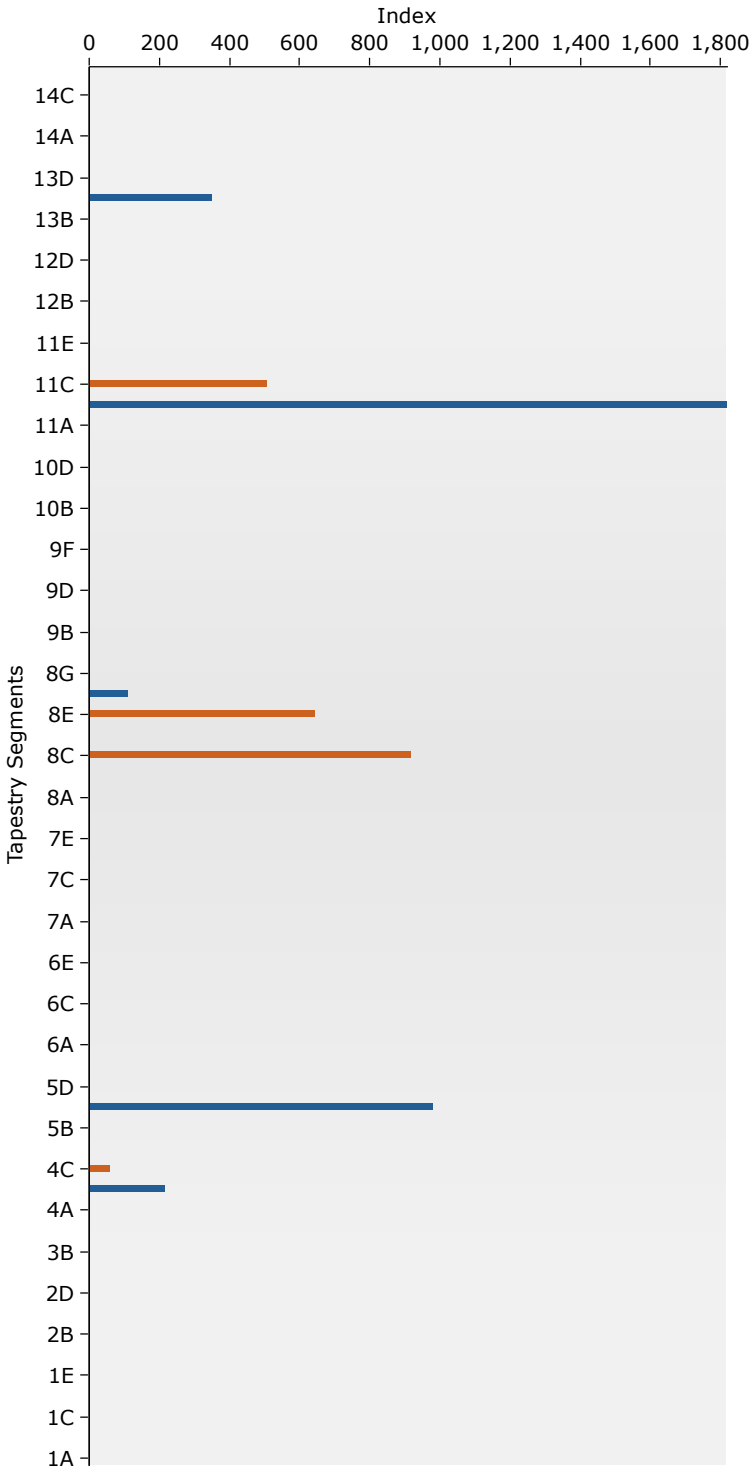
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Tapestry Segmentation Area Profile

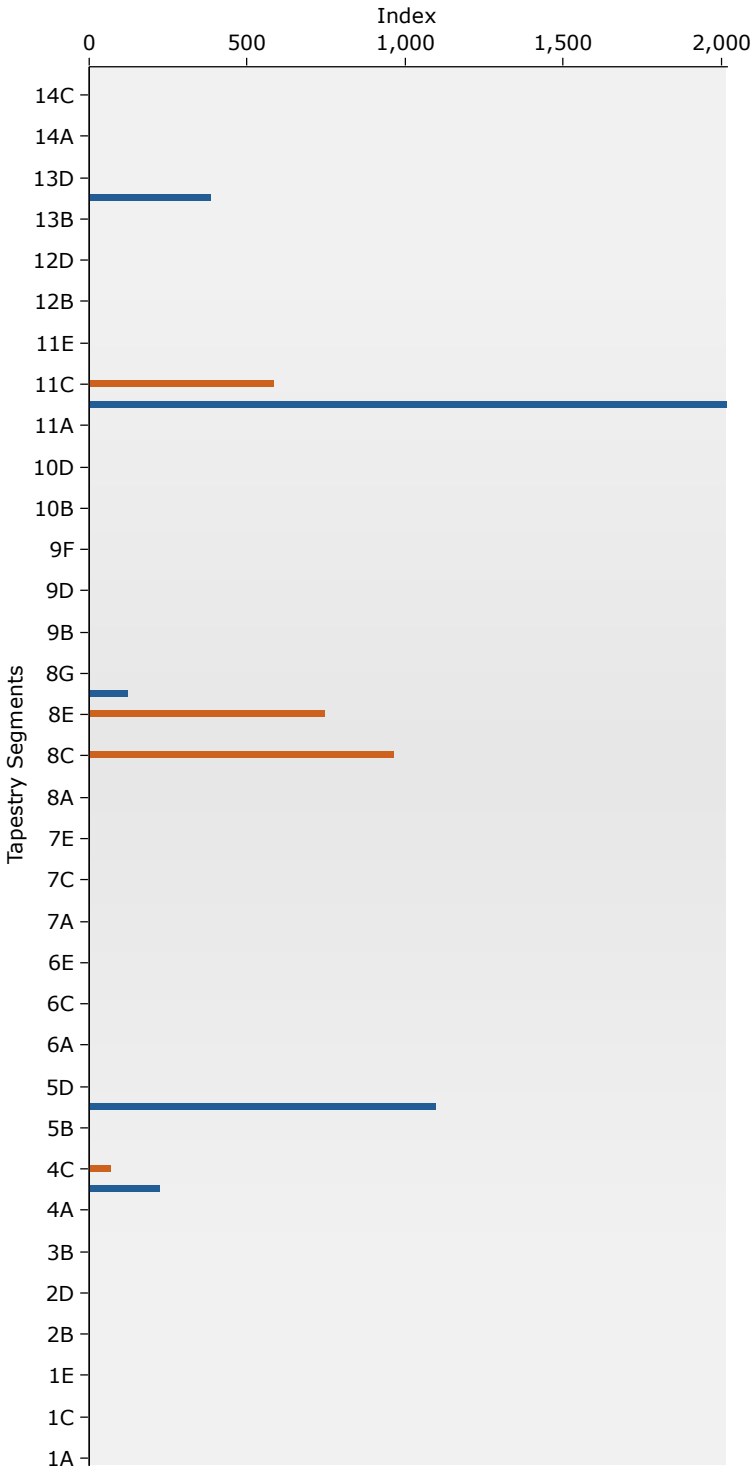
Midvale City, UT
Midvale City, UT (4949710)
Geography: Place

Prepared by Esri

2020 Tapestry Indexes by Households



2020 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.
Source: Esri

June 15, 2021

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Tapestry Segmentation Area Profile

Midvale City, UT
Midvale City, UT (4949710)
Geography: Place

Prepared by Esri

Tapestry LifeMode Groups	2020 Households			2020 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	13,233	100.0%		24,693	100.0%	
1. Affluent Estates	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
2. Upscale Avenues	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
3. Uptown Individuals	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	**734**	**5.5%**	**73**	**1,556**	**6.3%**	**79**
Soccer Moms (4A)	0	0.0%	0	0	0.0%	0
Home Improvement (4B)	496	3.7%	220	1,027	4.2%	226
Middleburg (4C)	238	1.8%	61	529	2.1%	73
5. GenXurban	**2,547**	**19.2%**	**170**	**5,214**	**21.1%**	**195**
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
In Style (5B)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	2,547	19.2%	980	5,214	21.1%	1,103
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
6. Cozy Country Living	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Green Acres (6A)	0	0.0%	0	0	0.0%	0
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
7. Ethnic Enclaves	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Up and Coming Families (7A)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
American Dreamers (7C)	0	0.0%	0	0	0.0%	0
Barrios Urbanos (7D)	0	0.0%	0	0	0.0%	0
Valley Growers (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.
Source: Esri

June 15, 2021

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Tapestry Segmentation Area Profile

Midvale City, UT
Midvale City, UT (4949710)
Geography: Place

Prepared by Esri

Tapestry LifeMode Groups	2020 Households			2020 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	13,233	100.0%		24,693	100.0%	
8. Middle Ground	**4,444**	**33.6%**	**310**	**8,253**	**33.4%**	**332**
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	2,748	20.8%	920	4,850	19.6%	967
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	1,348	10.2%	647	2,796	11.3%	750
Old and Newcomers (8F)	348	2.6%	114	607	2.5%	124
Hardscrabble Road (8G)	0	0.0%	0	0	0.0%	0
9. Senior Styles	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
10. Rustic Outposts	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Southern Satellites (10A)	0	0.0%	0	0	0.0%	0
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Diners & Miners (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
11. Midtown Singles	**5,149**	**38.9%**	**633**	**8,849**	**35.8%**	**660**
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	4,203	31.8%	1,821	6,959	28.2%	2,022
Metro Fusion (11C)	946	7.1%	510	1,890	7.7%	588
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
12. Hometown	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
13. Next Wave	**359**	**2.7%**	**71**	**821**	**3.3%**	**76**
International Marketplace (13A)	0	0.0%	0	0	0.0%	0
Las Casas (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	359	2.7%	353	821	3.3%	390
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

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Source: Esri

June 15, 2021

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Tapestry Segmentation Area Profile

Midvale City, UT
Midvale City, UT (4949710)
Geography: Place

Prepared by Esri

Tapestry Urbanization Groups	2020 Households			2020 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	13,233	100.0%		24,693	100.0%	
1. Principal Urban Center	**359**	**2.7%**	**38**	**821**	**3.3%**	**50**
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	359	2.7%	353	821	3.3%	390
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	**3,694**	**27.9%**	**169**	**6,740**	**27.3%**	**155**
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
American Dreamers (7C)	0	0.0%	0	0	0.0%	0
Barrios Urbanos (7D)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	2,748	20.8%	920	4,850	19.6%	967
Metro Fusion (11C)	946	7.1%	510	1,890	7.7%	588
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
International Marketplace (13A)	0	0.0%	0	0	0.0%	0
Las Casas (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	**5,899**	**44.6%**	**246**	**10,362**	**42.0%**	**251**
In Style (5B)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	1,348	10.2%	647	2,796	11.3%	750
Old and Newcomers (8F)	348	2.6%	114	607	2.5%	124
Hardscrabble Road (8G)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	4,203	31.8%	1,821	6,959	28.2%	2,022
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

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June 15, 2021

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Tapestry Segmentation Area Profile

Midvale City, UT
Midvale City, UT (4949710)
Geography: Place

Prepared by Esri

Tapestry Urbanization Groups	2020 Households			2020 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	13,233	100.0%		24,693	100.0%	
4. Suburban Periphery	**3,043**	**23.0%**	**72**	**6,241**	**25.3%**	**77**
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
Soccer Moms (4A)	0	0.0%	0	0	0.0%	0
Home Improvement (4B)	496	3.7%	220	1,027	4.2%	226
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	2,547	19.2%	980	5,214	21.1%	1,103
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
Up and Coming Families (7A)	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	**238**	**1.8%**	**19**	**529**	**2.1%**	**24**
Middleburg (4C)	238	1.8%	61	529	2.1%	73
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Valley Growers (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
6. Rural	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
Green Acres (6A)	0	0.0%	0	0	0.0%	0
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	0	0.0%	0	0	0.0%	0
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Diners & Miners (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.
Source: Esri

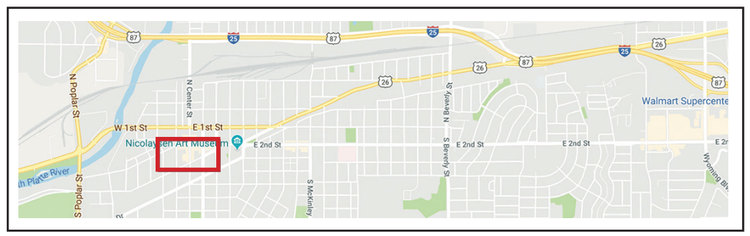
June 15, 2021

©2021 Esri

Appendix C: Comparable District Maps

1ST STREET
2ND STREET
INDUSTRIAL AVE
W YELLOWSTONE HWY
ASH STREET
DAVID STREET
CENTER STREET
WOLCOTT
DURBIN STREET
MIDWEST STREET
BEECH STREET
KIMBALL STREET
COLLINS DRIVE
RAILS TO TRAILS
ATM

GEAR UP AND GET OUT THERE
MUSTARD SEED GARDEN & GIFT
FOX III $ SAVERS THEATRE
WYOMING SHIRT AND GIFT
R.W. TAUBERT WYOMING COMPANY
SANDWICH BAR
FASHION CROSSROADS
THE LYRIC
C85 BRANDING IRON
UGLY BUG FLY SHOP
FRONTIER BREWING COMPANY
LOU TAUBERT RANCH OUTFITTERS
DONELLS CANDY
EGGINGTON'S RESTAURANT
NATRONA COUNTY PUBLIC LIBRARY
WYOMADE
C85 WONDER BAR
COOPER'S MAKEUP & CLOTHING
DOWNTOWN PARKING GARAGE
YELLOWSTONE GARAGE
DAVID STREET STATION
METRO COFFEE COMPANY
HOUSE OF SHUSHI
STEAMBOAT DELI & OUTLET
NICOLAYSEN ART MUSEUM
THE GASLIGHT SOCIAL
RACCA'S PIZZARIA NAPOLETANA
ART 321
THE OFFICE BAR AND GRILL

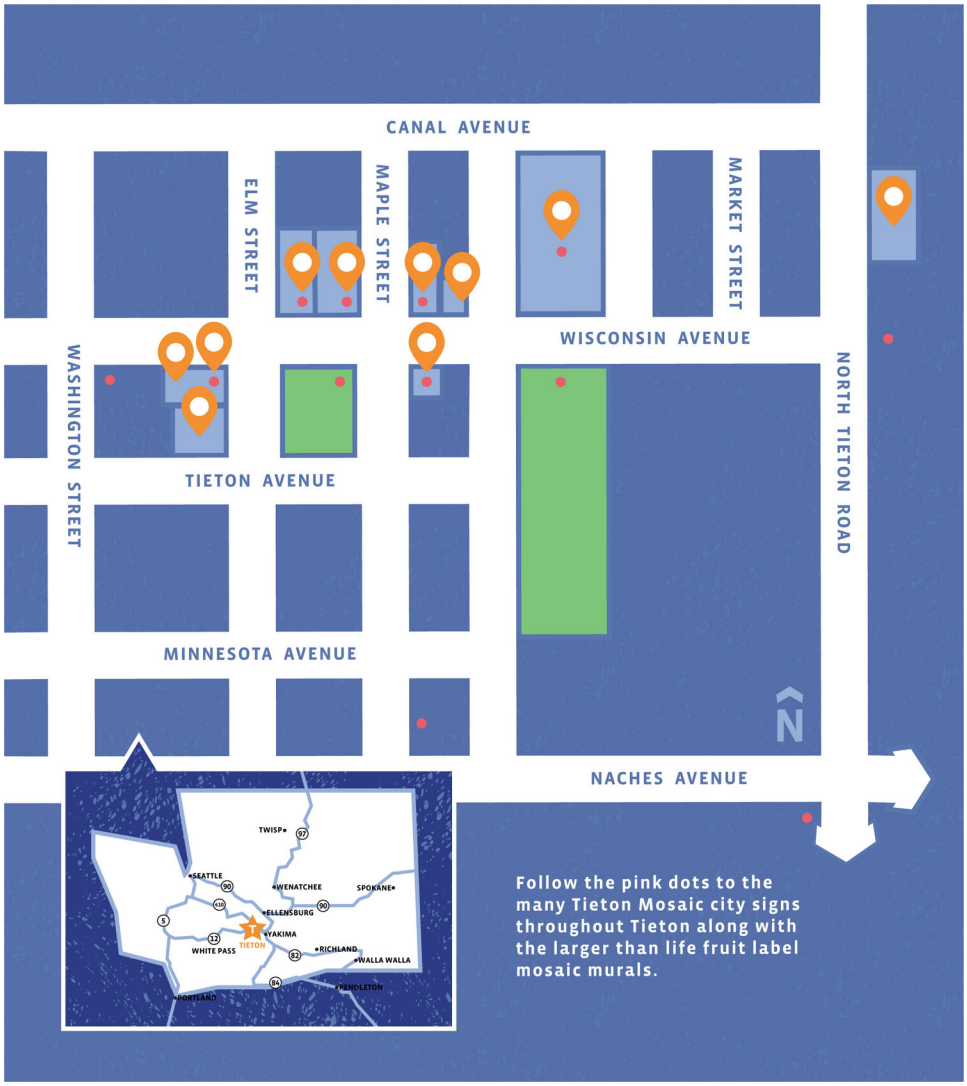


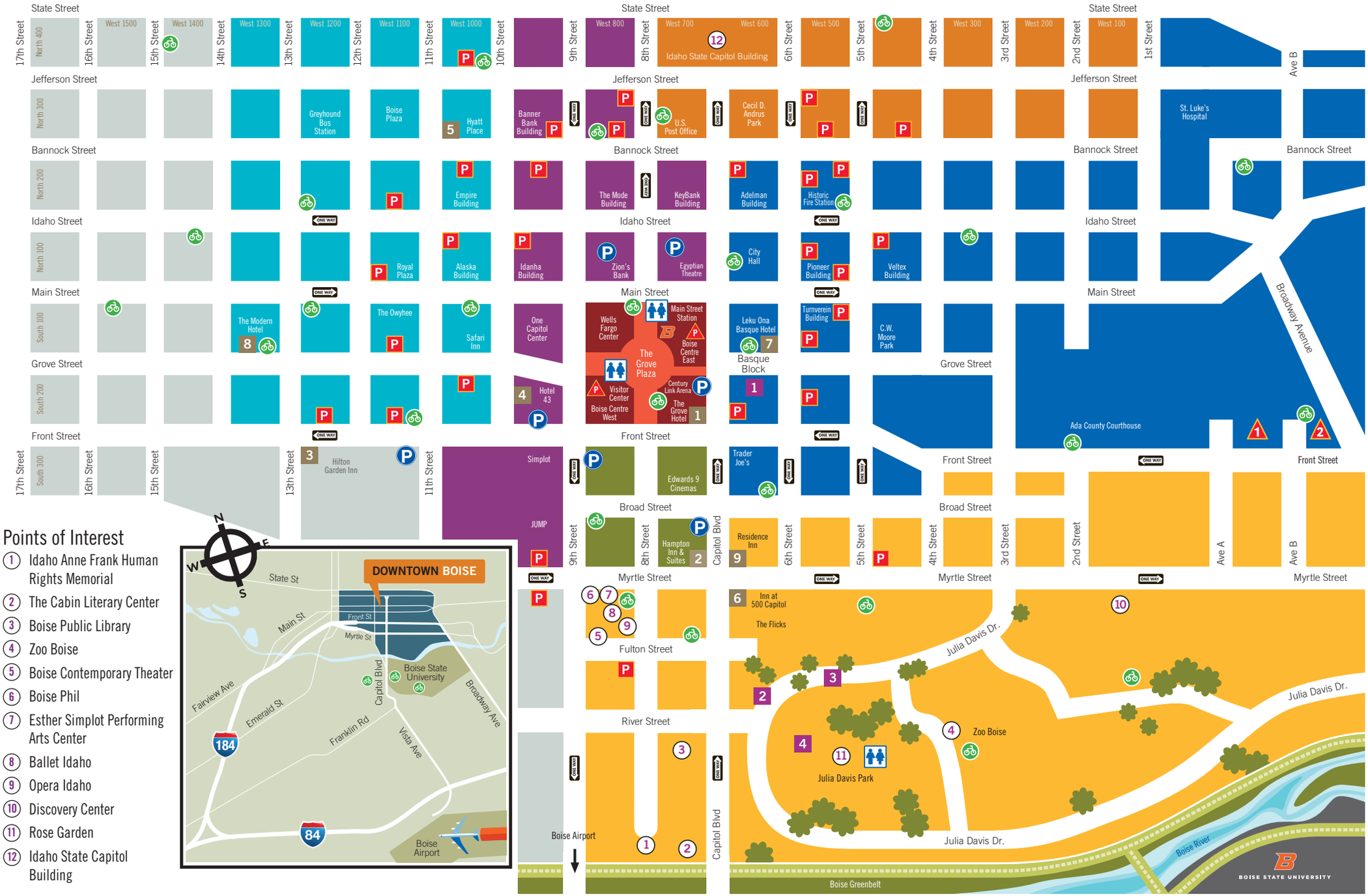
Highway
Street
Walking Trail
Bike Trail

Coffee Shop
Park
Walking Trail
Bike Trail
Movie Theater
Shopping
Bank / ATM Machine
Parking
Museum / Gallery
Brewery
Restaurant
Cocktails / Bar

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CANAL AVENUE
ELM STREET
MAPLE STREET
MARKET STREET
WISCONSIN AVENUE
WASHINGTON STREET
NORTH TIETON ROAD
TIETON AVENUE
MINNESOTA AVENUE
NACES AVENUE
N
TWISP
SEATTLE
WENATCHEE
SPOKANE
ELLENSBURG
YAKIMA
TIETON
WHITE PASS
RICHLAND
WALLA WALLA
PENDLETON
PORTLAND
Follow the pink dots to the many Tieton Mosaic city signs throughout Tieton along with the larger than life fruit label mosaic murals.



Points of Interest

1. Idaho Anne Frank Human Rights Memorial
2. The Cabin Literary Center
3. Boise Public Library
4. Zoo Boise
5. Boise Contemporary Theater
6. Boise Phil
7. Esther Simplot Performing Arts Center
8. Ballet Idaho
9. Opera Idaho
10. Discovery Center
11. Rose Garden
12. Idaho State Capitol Building

Downtown Districts

- The Grove Plaza
- Central Downtown
- West Downtown
- Old Boise Historic District
- The Capitol District
- Julia Davis Park and the Cultural District
- South Eighth Street Historic District (BoDo)
- Boise State University Campus

Hotels

1. Grove Hotel gc
   245 S Capitol Blvd • (208) 333-8000
2. Hampton Inn & Suites gc
   495 S Capitol Blvd • (208) 331-1900
3. Hilton Garden Inn Boise Downtown
   348 S 13th St • (208) 342-7000
4. Hotel 43 gc
   981 W Grove St • (208) 342-4622
5. Hyatt Place Boise/Downtown gc
   1024 W Bannock St • (208) 991-5275
6. Inn at 500 Capitol gc
   500 S Capitol Blvd • (208) 227-0500
7. Leku Ona Basque Hotel gc
   117 S 6th St • (208) 345-6665
8. The Modern Hotel & Bar gc
   1314 W Grove St • (208) 424-8244
9. Residence Inn Boise Downtown/City Center gc
   400 S Capitol Blvd • (208) 424-9999

Museums

1. Basque Museum
2. Idaho State Museum
3. Black History Museum
4. Boise Art Museum

Parking

- Parking Garage
- Surface Lot
- Public Parking Garage
- 20 Minutes Free on All Downtown Parking Meters gc
- GreenBike Station Hub
  Shop: 106 E 34th St

Culver CITY
ARTS
DISTRICT



GALLERIES

1. Century Guild
2. UCPLA Washington Reid Gallery
3. Sixty29 Contemporary
4. Klowden Mann
5. Thinkspace Gallery
6. Susanne Vielmetter Los Angeles
7. Blum & Poe
8. Von Lintel Gallery
9. Luis De Jesus Los Angeles
10. Paul Loya Gallery
11. Baik Art
12. Honor Fraser
13. Fabrik Projects
14. Walter Maciel Gallery
15. Anat Ebgi
16. Philip Martin Gallery
17. George Billis Gallery
18. Bruce Lurie Gallery
19. Edward Cella Art & Architecture
20. Zevitas Marcus
21. Kopeikin Gallery
22. FP Contemporary
23. Roberts Projects
24. Robert Graham Studio
25. Fabien Castanier Gallery
26. Bradford Steward Contemporary Art

FOOD & DRINK

1. Let's Be Frank
2. Father's Office
3. Lukshon
4. La Dijionaise
5. New School of Cooking Cafe
6. Pinches Tacos
7. El Baron
8. Element 29
9. The Coolhaus Shop
10. El Alteno Sports Bar
11. EK Valley Restaurant
12. Cognoscenti Coffee
13. Industry Jazz Cafe
14. Brunello Trattoria
15. Gaby's Express
16. Mandrake Bar
17. El Rio Bravo
18. Jr's BBQ

GLOBEVILLE

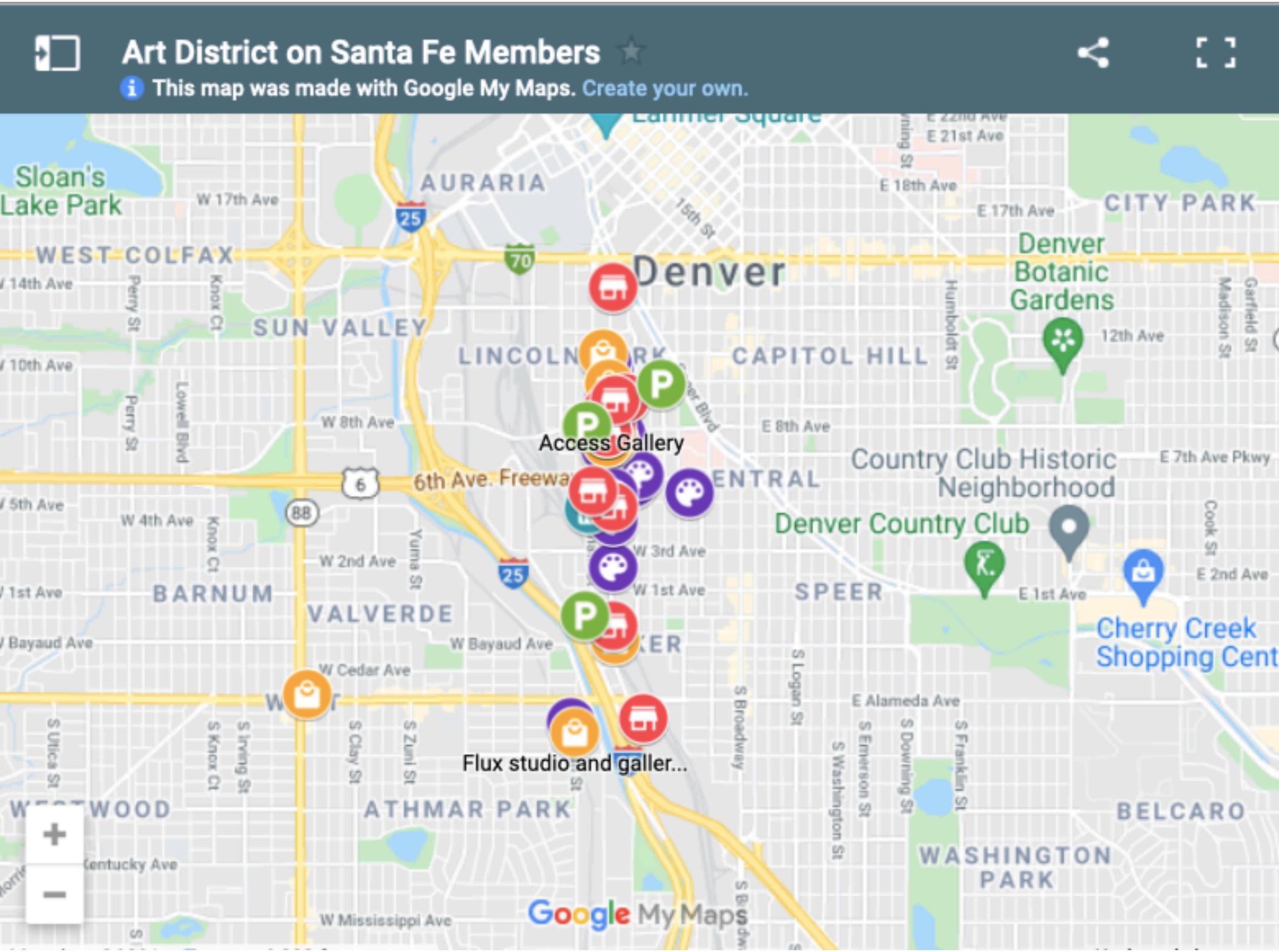
ELYRIA
SWANSEA

COLE

FIVE POINTS

CURTIS
PARK

The RiNo Art District includes a high concentration of artists, creatives and small businesses in a former industial area located in these neighborhoods.


Art District on Santa Fe Members
This map was made with Google My Maps. Create your own.
Sloan's Lake Park
AURARIA
W 17th Ave
WEST COLFAX
W 14th Ave
SUN VALLEY
W 10th Ave
Perry St
Knox Ct
Lowell Blvd
25
70
Denver
LINCOLN PARK
CAPITOL HILL
CITY PARK
E 21st Ave
E 18th Ave
E 17th Ave
15th St
Humboldt St
Denver Botanic Gardens
12th Ave
Madison St
Garfield St
W 8th Ave
Access Gallery
E 8th Ave
6th Ave. Freeway
6
88
W 5th Ave
W 4th Ave
Country Club Historic Neighborhood
E 7th Ave Pkwy
Denver Country Club
Cook St
E 2nd Ave
E 1st Ave
W 3rd Ave
W 2nd Ave
W 1st Ave
BARNUM
VALVERDE
SPEER
Cherry Creek Shopping Cent
W Bayaud Ave
W Cedar Ave
Yuma St
S Logan St
S Broadway
E Alameda Ave
S Utica St
S Knox Ct
S Irving St
S Clay St
S Zuni St
Flux studio and galler...
ATHMAR PARK
BELCARO
S Emerson St
S Downing St
S Franklin St
S Washington St
WASHINGTON PARK
Kentucky Ave
W Mississippi Ave
Google My Maps

MIDVALE CITY

Proclamation

HONORING COLLEEN COSTELLO

Whereas, the City Council and City Staff of Midvale City, desire to formally express appreciation to Commissioner Colleen Costello who has served Midvale City in a dedicated and conscientious manner; and

Whereas, Commissioner Costello was elected to the Midvale City Council and served four terms from 1997 to 2013; and

Whereas, after her service on City Council, Commissioner Costello was appointed to serve on the Planning Commission. Her Planning Commission term started January 2014 and ended January 2022; and

Whereas, Commissioner Costello has made excellent and constructive contributions to the City of Midvale through the performance of her duties and responsibilities by serving on the City Council and the Planning Commission; and

Whereas, this time of service has been marked by exemplary dedication to the best interests of the community, and she has worked constantly for the betterment of the City's economic, cultural, and aesthetic development; and

Whereas, it is fitting that in conjunction with Commissioner Costello's retirement as Planning Commissioner, and in formal recognition of her numerous contributions and her distinguished service to the community, Midvale City Council, Midvale City staff, as well as our citizens, express to her our sincere thanks for a job well done.

NOW, Therefore, on behalf of the City Council and the citizens of Midvale City, I, Marcus Stevenson, Mayor of Midvale City, by virtue of the authority vested in me, do hereby officially proclaim appreciation and gratitude to Colleen Costello for her loyal and dedicated service to the community. IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the City of Midvale this 1st day of February 2022.



Attest:

Rori L. Andreason, MMC
City Recorder

Marcus Stevenson, Mayor

Dustin Gettel, Council Member

Paul Glover, Council Member

Quinn Sperry, Council Member

Heidi Robinson, Council Member

Bryant Brown, Council Member

MIDVALE CITY

Proclamation

HONORING ZACHARY SMALLWOOD

Whereas, the City Council and City Staff of Midvale City, desire to formally express appreciation to Commissioner Zachary Smallwood who has served Midvale City in a dedicated and conscientious manner; and

Whereas, Commissioner Smallwood was appointed to the Planning Commission from October 2017 to January 2022.

Whereas, Commissioner Smallwood is an extraordinary planning professional that brought a unique and insightful perspective to the Planning Commission during his tenure; and

Whereas, Commissioner Smallwood provided strong leadership during his time as the chair of the Planning Commission; and

Whereas, Commissioner Smallwood has made excellent and constructive contributions to the City of Midvale through the performance of his duties and responsibilities by serving on the Planning Commission; and

Whereas, this time of service has been marked by exemplary dedication to the best interests of the community, and he has worked constantly for the betterment of the City's economic, cultural and aesthetic development; and

Whereas, it is fitting that in conjunction with the completion of Commissioner Smallwood's term as Planning Commissioner, and in formal recognition of his numerous contributions and his distinguished service to the community, Midvale City Council, Midvale City staff, as well as our citizens, express to him our sincere thanks for a job well done.

NOW, Therefore, on behalf of the City Council and the citizens of Midvale City, I, Marcus Stevenson, Mayor of Midvale City, by virtue of the authority vested in me, do hereby officially proclaim appreciation and gratitude to Zachary Smallwood for his loyal and dedicated service to the community. IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the City of Midvale this 1st day of February 2022.

Attest:

Rori L. Andreason, MMC
City Recorder

Marcus Stevenson, Mayor

Dustin Gettel, Council Member

Paul Glover, Council Member

Quinn Sperry, Council Member

Heidi Robinson, Council Member

Bryant Brown, Council Member

COUNCIL MEETING
Minutes

Tuesday January 18, 2022
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Marcus Stevenson

COUNCIL MEMBERS: Council Member Paul Glover
Council Member Dustin Gettel
Council Member Quinn Sperry
Council Member Bryant Brown
Council Member Heidi Robinson

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; Laura Magness, Communications Director; Nate Rockwood, Community Development Director; Adam Olsen, Planning Director; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; Matt Pierce, IT Director; and Juan Rosario, Systems Administrator.

6:00 PM REGULAR MEETING

Mayor Marcus Stevenson called the business meeting to order at 6:00 p.m.

I. GENERAL BUSINESS

A. WELCOME AND PLEDGE OF ALLEGIANCE

B. ROLL CALL - Council Members Heidi Robinson, Dustin Gettel, Bryant Brown, and Quinn Sperry, and Paul Glover were present at roll call.

C. UNIFIED POLICE REPORT

Chief Randy Thomas said he has COVID-19 and is home attending virtually. He said he had not been tested as per the new CDC guidelines. He reviewed the statistical report with the Council. In the report there are calls for service for all the motels. One motel had a significant higher number than the others. He said he would look into it when he is back in the office.

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. COUNCIL REPORTS

A. Council Member Quinn Sperry – Had nothing to report.

PENDING

B. Council Member Dustin Gettel – said the Council will continue to strive to keep Midvale safe despite conflicting messages from the legislature.

C. Council Member Bryant Brown – Thanked the I.T. Department for assisting with the virtual meeting.

D. Council Member Heidi Robinson – Had nothing to report.

E. Council Member Paul Glover – said he was currently attending the meeting virtually in sunny Hawaii. He said he was happy to join the meeting.

IV. MAYOR REPORT

Mayor Stevenson reminded everyone of the current mask mandate and encouraged everyone to take the virus serious and use precautions. He said he met with the Canyons School District last week. There will be no school for five days to help reset the COVID-19 cases. He said they are also in the process of wrapping up their redistricting. The Hillcrest High School parking lot has been completed and the Union Middle School is anticipated to be completed by fall of 2023.

V. CITY MANAGER REPORT

Matt Dahl said staff will be discussing a change to Midvale Ordinance later in this meeting. The ordinance allows Midvale to attend meetings electronic. He said he would like Council input on the upcoming meetings during the mask mandate since the previous emergency order expired. He said the tour of Zions Building was cancelled due to the mask mandate and will be rescheduled tour for February 15th. He said the Legislative Session started that day and will continue for 45 days. He said he would keep the Council updated on issues affecting the City.

VI. DEPARTMENT REPORTS

A. COMMUNITY DEVELOPMENT REPORT

Nate Rockwood updated the Council on incorrect amounts being issued for business licenses. Corrections have been made and steps taken to double check the licenses prior to mailing them out in the future.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF JANUARY 4, 2022

MOTION: Council Member Paul Glover MOVED to Approve the Consent Agenda. The motion was SECONDED by Council Member Quinn Sperry. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

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

The motion passed unanimously.

PENDING

VIII. ACTION ITEMS

A. CONSIDER ORDINANCE NO. 2022-O-03 AN ORDINANCE AMENDING THE MIDVALE MUNICIPAL CODE SECTION 2.36.040 REGARDING ELECTRONIC MEETINGS

Lisa Garner said in 2021, the Utah Legislature amended UCA §52-4-207 governing how electronic public meetings are conducted by a public body. The amendment allowed for public meetings to be conducted electronically if the public body had passed an ordinance, rule, or resolution governing the use of electronic meetings. Midvale Municipal Code 2.36.040 allowed for electronic meetings but is not updated to include the amendments from the state code. Specifically, Midvale's ordinance did not allow for an electronic meeting to occur without the existence of an anchor location. During the pandemic, the Council passed an emergency order permitting electronic meetings without an anchor location as permitted by the Governor's emergency order. Since the Governor's and all of Midvale's emergency orders have expired, it has become necessary to amend our ordinance to include the amendments made to the state code and to allow for electronic meetings without an anchor location. The amendment provides that an electronic meeting may be conducted without an anchor location, if the chair of the public body determines that conducting the meeting with an anchor location presents a substantial risk to the health or safety of those present or who would otherwise be present at the anchor location, or the location where the public body would normally meet has been ordered closed to the public for health and safety reasons. As proposed, the amendments to 2.36.040:

- Incorporates the amendments to UCA §52-4-207.
- Expands the applicability of the ordinance to all public bodies of Midvale City.
- Allows for a public body of Midvale to conduct an electronic meeting without an anchor location and in the absence of an emergency order.

Council Member Dustin Gettel asked if this ordinance is passed, how it would impact the public?

Ms. Garner said staff would publish in the notice that there will be no anchor location and indicate how the public can comment.

Council Member Dustin Gettel asked if this ordinance change would also be used for other things besides just public health. Can it be used for emergencies?

Ms. Garner said it is specifically for a public health risk. The public notice has to have a reason of why the city is not having an anchor location.

Council Member Dustin Gettel asked if the emergency declaration is tied in with the State or County?

Ms. Garner said the ordinance doesn't require that the city needs an emergency order, just that there is a public health risk with an anchor location.

PENDING

Council Member Dustin Gettel asked if the Chair (Mayor) has the authority to declare an emergency order without the vote of the Council.

Ms. Garner said yes, the Mayor or Mayor Pro-Tem can make that determination.

Council Member Dustin Gettel said he wants the language in the ordinance to be clear. Council Member Bryant Brown agreed with Council Member Dustin Gettel.

Council member Paul Glover likes the way it is currently written. He said he feels the Mayor should have the authority to declare an emergency order without the consent of the Council.

MOTION: Council Member Paul Glover MOVED to Adopt Ordinance No. 2022-O-03, Amending Section 2.36.040 Electronic Meetings of the Midvale Municipal Code. The motion was SECONDED by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

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

The motion passed unanimously.

B. CONSIDER RESOLUTION NO. 2022-R-02 A RESOLUTION APPOINTING THE MAYOR AND CITY COUNCIL'S BOARD AND COMMITTEE ASSIGNMENTS

Matt Dahl said Midvale City is a member entity to several interlocal, non-profit, and governmental organizations. Each year the Mayor and City Council deliberate and consider individuals they feel would best represent the city on the various governing boards and committees for those organizations. The current list has been updated to include Mayor Marcus Stevenson. The list has also been modified to remove organizations where Midvale does not have a formal relationship or where the partner organization determines its own board members. In some of these instances we have indicated that our representative is to be determined (TBD) after conferring with the partner organization. A resolution has been prepared along with a list of the organizations and the respective assignments for the Council's approval. He said one change needed to be made which would add Mayor Stevenson to the Community Council.

MOTION: Council Member Dustin Gettel MOVED to Approve Resolution No. 2022-R-02, a resolution approving the Mayor and City Council's Committee Assignments with the amendment to assign Mayor Marcus Stevenson on the Community Council. The motion was SECONDED by Council Member Quinn Sperry. Mayor Stevenson called for

discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

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

The motion passed unanimously.

IX. DISUCSSION ITEMS

A. DISCUSSION REGARDING CITY COUNCIL REDISTRICTING

Matt Dahl said state code gives each municipality the authority to establish its own city council districts by ordinance. Each municipality is required to complete the process of establishing new districts, or redistricting, within six months of the State Legislature completing its own redistricting process. Midvale will be required to complete the municipal redistricting process by May 16, 2022. In November, staff presented options during a workshop for the process of redrawing Midvale's council district boundaries. After considering the options, the City Council indicated an interest in pursuing the following schedule and steps as part of the redistricting process.

- January 2022 – Staff gathers data from the 2020 Census, State of Utah, and Salt Lake County and begins preparing draft redistricting maps.

- March 2022 – Staff holds a public open house and presents 2-3 redistricting map options. Staff will record the feedback gathered in the open house for transmittal to the City Council.

- April 2022 – The City Council will review the draft redistricting maps and feedback from the public open house.

Council will vote to adopt new council districts. The only criteria required by law for the preparation of redistricting maps is that the new districts must have substantially equal populations. Beyond that requirement, staff will use the following criteria in the preparation of the draft redistricting maps:

- Continuity – Staff will seek to substantially retain the integrity of existing districts.

- Compactness – Staff will seek to achieve a compact and understandable shapes for each district.

- Neighborhood Integrity – Staff will seek to limit the breakup of established neighborhoods into multiple districts.

- Understandable – Staff will seek to use understandable boundaries between districts, such as streets, rail, etc.

PENDING

The purpose of this discussion is to review the previously considered plan during a regular meeting.

The Council asked to see the district maps prior to the open houses and to have two open houses available for the public.

B. DISCUSS BOUNDARY LOT ADJUSTMENT WITH SANDY CITY/BRANDON FRY

Adam Olsen said this item was discussed at the November 16, 2021 Council Work Session. Staff is bringing it back for further discussion and clarification. If the Council desires to ultimately proceed with a boundary line adjustment with Sandy City, a resolution of intent will be prepared for a forthcoming Council Meeting.

Brandon Fry is the owner of parcels of ground, totaling approximately 2.06 acres. The parcels are located within of Sandy City and border Midvale; however, access to the parcels is off of 300 East in Midvale. Mr. Fry would like to develop the property in Midvale and under the City's requirements. In order to do so, a boundary adjustment with Sandy City would need to occur. The Utah Code outlines a process for boundary adjustment between municipalities. 10-2-419 in the Code identifies this process. In short, each municipality must adopt a resolution indicating an intent to adjust the boundary, followed by a public hearing no less than 60 days after adoption of such resolution of intent. Upon conclusion of the public hearing, the legislative bodies involved may adopt an ordinance approving such boundary adjustment. Following such ordinance, a filing with the Lieutenant Governor, within 60 days, must occur. The boundary adjustment then takes effect on either July 1st or January 1st of the following year, depending on whether a certificate of issuance by the Lieutenant Governor is issued either during the preceding November 1st through April 30th or May 1st through October 31st.

Part of the process also involves a zone designation for the property upon completion of the boundary adjustment. Adjacent parcels in Midvale are zoned SF-1 and SF1-DO (Duplex Overlay). Both zones are Single Family. Mr. Fry proposes a concept of 12 duplex structures totaling 24 units; a corresponding density of approximately 11.7 du/ac. While this type of development may conceptually fit within the SF1-DO zone, staff has not completed an in-depth analysis regarding adherence to all provisions found within the SF1-DO zone. This in-depth review would occur upon approval of a boundary adjustment and zone designation by the City.

Should the property be placed in Midvale City, and the zone designation of SF1-DO given, the following reviews would then need to occur: (1) Small Scale Master Plan, (2) Conditional Use Permit, (3) Preliminary Subdivision Plan, and (4) Final Subdivision Plat. While many of these processes may occur simultaneously, each process will requires its own approval; the Planning Commission being the approval body for both the Small Scale Master Plan and Conditional Use Permit; the City Council approving both the Preliminary Plan (upon a recommendation from the Planning Commission) and Final Plat. Each process is outlined in Chapter 17 of Midvale's Municipal Code. The developer

commissioned LYRB to prepare an Economic Impact Analysis of the conceptual development; the analysis finding that, if approved and developed, the proposal would yield approximately $19,200 to the City's General Fund over a twenty (20) year period.

Council Member Paul Glover said if the property stays in Sandy, can they do the same project?

Mr. Olsen said they may be able to do something similar, not sure what kind of overlays are in place with Sandy. It is currently zoned as R2, which includes duplexes.

Council Member Paul Glover said in some respects he likes the idea because they are more likely to receive better services, such as police. Council Member Heidi Robinson agreed.

Mayor Stevenson asked what the average amount of revenue on these types of projects are.

Kyle Maurer said finance has not done any calculations on that.

Council Member Paul Glover said staff needs to wait for Sandy City's decision before putting too much time and effort into the project.

Brandon Fry said in his discussions with Sandy City, have all been favorable.

C. MID-YEAR BUDGET UPDATE FOR FY2022

Mariah Hill reviewed the status of the FY2022 budget revenues and expenditures.

General Fund – Revenues

- Revenues at 42.2% of Budget
  - License and Permits - 43.5%
  - Intergovernmental - 19.8%
  - Miscellaneous - 117.7%
  - Use of Fund Balance - 0%

General Fund – Expenditures

- Expenditures at 53.4% of Budget
  - Administrative Services - 41.8%
  - Public Works - 40.9%
  - Community Development - 43.5%
  - Transfers – 100%

Capital Projects Fund

- Revenues at 50.1% of Budget
- Expenditures at 18.6%
  - Most budgeted projects have not been started yet

PENDING

Water Fund
- Revenues at 80.1% of Budget
    - ARPA Funds not included in original budget
- Expenses at 54.2% of Budget
    - Operating budgets - 40.7%
    - Capital budget - 29.6%
    - Debt Service - 90.9%

Sewer Fund
- Revenues at 51.4% of Budget
- Expenses at 51.4% of Budget
    - Operating budgets - 41.1%
    - South Valley Water Reclamation Facility - 58.8%

Storm Water Fund
- Revenues at 50% of Budget
- Expenses at 53.3% of Budget
    - Operating budgets - 42.4%
    - Capital budget - 39%

  Debt Service - 87.5%

Street Lighting Fund
- Revenues at 49.6% of Budget
- Expenses at 43.3% of Budget
    - Operating budgets - 17.6%
    - Lease - 64.7%

Sanitation Fund
- Revenues at 49.2% of Budget
- Expenses at 39.4% of Budget
    - Landfill & Disposal Fees - 38.7%

Telecommunications Fund
- Revenues at 88% of Budget
    - Transfers – 100%

  Expenses at 50.3% of Budget

Fleet Internal Service Fund
- Revenues at 35.2% of Budget
    - Sale of Fixed Assets - 6.1%
- Expenses at 20.7% of Budget
- Vehicle Purchases - 0%

IT Internal Service Fund
- Revenues at 61.1% of Budget
    - Transfers - 100%
- Expenses at 29.1% of Budget

PENDING

- Hardware/Software – 41.5%
- City-Wide Software Implementation - 0%

X. ADJOURN

MOTION: Council Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Council Member Dustin Gettel. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 7:12 p.m.

_____
Rori L. Andreason, MMC
H.R. DIRECTOR/CITY RECORDER

Approved this 1st day of February 2022

PENDING

MIDVALE CITY COUNCIL
SUMMARY REPORT

February 1, 2022

SUBJECT:

Appointments to Midvale City Planning and Zoning Commission

Resolutions: 2022-R-03, 2022-R-04, 2022-R-05

SUBMITTED BY:

Mayor Marcus Stevenson

SUMMARY:

The Midvale Planning and Zoning Commission is comprised of five full time members and two alternate members. The Commission is responsible for administering specific adopted land use regulations and making recommendations to the City Council on land use policies and regulations as established in Utah Code 10-9a-301 and 302. Commissioners are appointed for four-year terms and are required to participate in land use/commissioner training, as well as prepare for and attend meetings two times a month. For a City volunteer position, it requires a substantial commitment.

Colleen Costello and Zachary Smallwood, two longstanding, Full Members, have reached the end of their term from the Commission leaving two vacant seats on the Commission. Colleen has served for 8 years and Zachary for 4 years. The City solicited residents interested in applying to be on the Commission through the City's website, social media, and word of mouth. Four Planning Commissioner applications were submitted and reviewed, and all applicants were called for interviews. The two Alternate Members on the Commission, Candice Erickson and Bart Benson, were also included in the consideration to fill the two full member vacancies. Commissioner Benson has expressed a preference to remain an alternate member of the Commission.

After careful consideration of all the applicants and the current Commission, I am forwarding the following appointments to the Planning and Zoning Commission:

- Candice Erickson appointed as a Full Member through March 2024
- Shane Liedtke appointed as a Full Member through January 2026
- Matt Kasparian appointed as an Alternate Member through January 2026

Attachments:

- Biographies of appointees
- Resolutions for appointments

Appointees Biographies

Candice Erickson is a native of Utah and has lived in Midvale for 3.5 years (District 1). Candice is a licensed architect, receiving her architecture degree and holding her license in Washington state. Her professional experience is in retail "roll-out" architecture but has the foundation in all aspects of the built environment. She started a design company in 2021 and has very slowly built it in the pandemic. Her motivation for serving on the planning commission is to use her experience and education in a meaningful way for the community. Candice continues to maintain her architecture license by meeting continuing education requirements. I feel that Candice's educational background, positive outlook, commitment to serving others and experience working on development rollout in multiple jurisdictions across the country, and service as an alternate will make her a strong full member of the Planning Commission.

Shane Liedtke and his wife Caroline have lived in Midvale for 30 years and have especially loved raising their three beautiful daughters in its community. He enjoys opportunities to give back to his community and has been highly involved in this part of the Valley, notably serving as the Vice Chair of the Midvale Arts Council and as Chairman of the Copperview Community Center's advisory board. In the recent past he had served as a member of Midvale's Planning and Zoning Commission. Within his church, he has served in many leadership positions, often handling sensitive situations. Professionally, he has worked in the title and escrow industry for 36 years, managing several employees, solving deed and easement issues, and providing personalized service to his clients. Because of his knowledge and expertise, he is a highly regarded problem-solver when difficult property issues arise. This extensive experience has amply prepared Shane with knowledge on how to handle challenges, conflict and opposition that may arise within the position of commissioner.

Matt Kasparian has lived in Midvale for 3 years, moving to Utah from New Jersey in 2017. He has been a construction project manager for 10 years and has been involved in complex heavy civil and infrastructure projects throughout the Northeast and Utah. Throughout his career he has given back to communities through volunteering for Habitat for Humanity and The Boys and Girls Club of America. Matt has great interest in sharing his experience and knowledge in construction to help communities grow through proper city planning and infrastructure design. With Matt's background, dedication to learn and serve his community, and support in its' development, I feel he is a strong addition as an alternate to the Planning Commission.

MIDVALE CITY, UTAH
RESOLUTION NO. 2022-R-03

A RESOLUTION CONFIRMING THE APPOINTMENT OF CANDICE ERICKSON AS A FULL MEMBER OF THE MIDVALE PLANNING AND ZONING COMMISSION

WHEREAS, in accordance with Section 17-4-1 of the Midvale City Municipal Code, the Planning Commission is comprised of five full members and two alternates to serve four-year terms; and

WHEREAS, with the recent term end for two commissioners, the Planning Commission has a vacancy for a full member seat; and

WHEREAS, Candice Erickson has been serving as an alternate member of the Planning Commission since March 2020; and

WHEREAS, members of the Planning Commission are appointed by the Mayor with the advice and consent of the City Council per Section 17-4-2 of the Midvale Municipal Code; and

WHEREAS, the Mayor desires to change Commissioner Erickson's appointment from an alternate to a full member of the Planning Commission based on her contributions and dedication to the Planning Commission as an alternate member; and

WHEREAS, Commissioner Erickson has expressed a desire to serve on the Planning Commission as a full member.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Midvale City, Utah:

SECTION 1. The City Council hereby consents to the Mayor's appointment of Candice Erickson as a full member of the Planning and Zoning Commission for a four-year term expiring March 31, 2024.

SECTION 2. This Resolution shall take effect immediately.

PASSED AND APPROVED this_____day of_____, 2022.

_____
Marcus Stevenson, Mayor

ATTEST:

_____
Rori Andreason, MMC
City Recorder

Voting by City Council	"Aye"	"Nay"
Bryant Brown	_____	_____
Dustin Gettel	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Quinn Sperry	_____	_____

MIDVALE CITY, UTAH
RESOLUTION NO. 2022-R-04

A RESOLUTION CONFIRMING THE APPOINTMENT OF SHANE LIEDTKE AS A FULL MEMBER OF THE PLANNING AND ZONING COMMISSION

WHEREAS, in accordance with Section 17-4-1 of the Midvale City Municipal Code, the Planning Commission is comprised of five full members and two alternates to serve four-year terms; and

WHEREAS, with the recent term end for two commissioners, the Planning Commission has a vacancy for a full member seat; and

WHEREAS, members of the Planning Commission are appointed by the Mayor with the advice and consent of the City Council per Section 17-4-2 of the Midvale Municipal Code; and

WHEREAS, the Mayor reviewed applications and interviewed a number of Midvale City residents interested in filling this vacant seat; and

WHEREAS, the Mayor desires to appoint Shane Liedtke to serve on the Planning Commission as a full member; and

WHEREAS, Shane Liedtke expressed a desire to serve on the Planning Commission as a full member; and

WHEREAS, the City Council consents to this appointment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Midvale City, Utah:

SECTION 1. The City Council hereby confirms the Mayor's appointment of Shane Liedtke as a full member of the Planning and Zoning Commission for a four-year term expiring January 31, 2026.

SECTION 2. This Resolution shall take effect immediately.

PASSED AND APPROVED this_____day of_____, 2022.

_____
Marcus Stevenson, Mayor

ATTEST:

_____
Rori Andreason, MMC
City Recorder

Voting by City Council	"Aye"	"Nay"
Bryant Brown	_____	_____
Dustin Gettel	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Quinn Sperry	_____	_____

MIDVALE CITY, UTAH
RESOLUTION NO. 2022-R-05

A RESOLUTION CONFIRMING THE APPOINTMENT OF MATT KASPARIAN AS AN ALTERNATE MEMBER OF THE MIDVALE PLANNING AND ZONING COMMISSION

WHEREAS, in accordance with Section 17-4-1 of the Midvale City Municipal Code, the Planning Commission is comprised of five full members and two alternates to serve four-year terms; and

WHEREAS, due to an alternate member being appointed as a full member, the Planning Commission has an alternate seat vacancy; and

WHEREAS, members of the Planning Commission are appointed by the Mayor with the advice and consent of the City Council per Section 17-4-2 of the Midvale Municipal Code; and

WHEREAS, the Mayor reviewed applications and interviewed a number of Midvale City residents interested in filling this vacant seat; and

WHEREAS, the Mayor desires to appoint Matt Kasparian to serve on the Planning Commission as an alternate member; and

WHEREAS, Matt Kasparian has expressed a desire to serve on the Planning Commission as an alternate member.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Midvale City, Utah:

SECTION 1. The City Council hereby consents to the Mayor's appointment of Matt Kasparian as an alternate member of the Planning and Zoning Commission for a four-year term expiring January 31, 2026.

SECTION 2. This Resolution shall take effect immediately.

PASSED AND APPROVED this_____day of_____, 2022.

_____
Marcus Stevenson, Mayor

ATTEST:

_____
Rori Andreason, MMC
City Recorder

Voting by City Council	"Aye"	"Nay"
Bryant Brown	_____	_____
Dustin Gettel	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Quinn Sperry	_____	_____

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: February 1, 2022

ITEM TYPE: Discussion

SUBJECT: Budget Opening # 1 for Fiscal Year 2022

SUBMITTED BY: Kyle Maurer, Assistant City Manager

SUMMARY:
Staff proposes amendments to the fiscal year 2022 budget for the General Fund, Capital Projects Fund, Water Fund, Sewer Fund, Fleet Fund, and Information Technology Fund.

General Fund
Revenue and Expense Budget Adjustments $1,130,312 – Staff has identified a number of adjustments that need to be made to the fiscal year 2022 budget, as detailed on the attached document. Below are the major proposed adjustments:

- **Increase in Unified Police Department contract amount – $931,620** – The Unified Police Department's board passed compensation adjustments in November 2021 to reflect current market conditions for public safety officers (revenue source-Sales Tax).
- **Personnel adjustments – ($79,037) –** Reflects personnel changes made within the City (new hires, terminations, insurance changes, temporary vacancies, *etc.*). Also reflects the retention bonus and 4 year midpoint adjustments authorized in Resolution 2021-R-37.
- **Harvest Days carryover - $61,297 –** August 2021 Harvest Days was budgeted in fiscal year 2021 (which ended June 30, 2021). This proposed adjustment carries over the budget from the prior year.
- **Grants received - $44,669 –** The City received a Justice Assistance Grant (pass through the Unified Police Department) and a $5,000 Localscapes grant.
- **Miscellaneous Carryovers - $101,077 –** A number of budgeted expenditures in fiscal year 2021 need to be carried over to the current year, including: Funds set aside for outside contract attorneys, Employees Association unspent balances, Main Street studies, and Planning consulting work.
- **Contract Prosecution - $40,000** – Funds to provide the City Attorney's Office with contract prosecution assistance (funded by an increase in Redevelopment Agency administrative fees).
- **Other Adjustments –** Staff identified the need to increase the budget for the City's new website from $40,000 to $60,000, based on recent Requests for Proposals that have been sent out. In addition, codifing changes to the Accessory Dewlling Unit (ADU) ordinance resulted in the Recorder's Office exceeding their budget for codification.

Capital Projects Fund
Staff are proposing carrying over uncompleted fiscal year 2021 projects to fiscal year 2022. In addition, staff is proposing increasing the Pavement Management budget by $160,000 for sales tax revenues being greater than anticipated..

Water and Sewer Fund
Both funds propose adjustments based on the Comprehensive Financial Sustainability Plan presented to the City Council in August 2021. In addition, staff proposes carrying over $129,625 in water capital projects and $269,477 in sewer capital projects from the prior year.

Fleet Fund
The fleet fund is proposing to budget $520,000 in revenue from the water fund and $520,000 in expenses for the purposes of purchasing a Hydro Vac Excavator for the Water Fund (included in the Comprehensive Financial Sustainability Plan).

Information Technology Fund
The Information Technology Fund had two projects budgeted in fiscal year 2021 proposed to be carried over to fiscal year 2022. First, a switch replacement project was in process at the end of the fiscal year ($32,813). Second, the City-wide software implementation "savings account" is proposed to be carried forward.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:
General Fund – Increase in budgeted revenues and expenses $1,130,312.

Capital Projects Fund – Increase in budgeted revenues and expenses $7,428,908.

Water Fund – Increase in budgeted revenues and expenses $1,595,595.

Sewer Fund – Increase in budgeted revenues and expenses $528,428.

Fleet Fund – Increase in budgeted revenues and expenses $520,000.

Information Technology – Increase in budgeted revenues and expenses $132,813.

STAFF'S RECOMMENDATION AND MOTION:
For discussion only. Staff will present the amendments for approval at a future City Council meeting.

Attachments:
Proposed amendments to the General Fund, Capital Projects Fund, Water Fund, Sewer Fund, Fleet Fund, and Information Technology Fund.

Midvale City
Budget Opening # 1
February 1, 2022 City Council Meeting Discussion

GL Account	Department	GL Account Description	FY2022 Budget	Proposed Amendment	2022 Adjusted Budget	Explanation
			General Fund			
Revenues						
10-3110-000-000		Property Tax	$ 2,675,441	**$ (23,332)**	$ 2,652,109	Reduce property tax revenue to match Certified Tax Rate.
10-3130-000-000		Sales Tax	8,643,595	**931,620**	9,575,215	Full-year cost of UPD assessment increase
10-3140-100-000		Telecommunications Tax	220,000	**(49,275)**	170,725	Reduction to match anticipated actuals received.
10-3312-100-002		JAG Grant	-	**30,442**	30,442	Anticipated JAG Grant revenue (pass-through to UPD)
10-3318-500-001		EPA Inst Controls Grant	136,176	**10,000**	146,176	Grant Amended to Recapture Costs Not Billed to Grant in the Past
10-3321-000-000		Grant-JVWCD (EPA Pass Thru)	-	**5,000**	5,000	Localscapes Grant
10-3358-000-000		Liquor Funds Allocation	48,000	**7,020**	55,020	Increase in allocation from estimate
10-3490-500-000		Administrative Fee-RDA	193,158	**40,000**	233,158	Increase in administrative fees for additional work done by Legal department
10-3491-400-000		Harvest Days Activities	-	**660**	660	Revenue received to offset cost of Goat Yoga t-shirts
10-3640-000-001		Proceeds From Insurance	-	**10,085**	10,085	Insurance proceeds (offset with department expense)
10-3890-000-000		Use of Fund Balance	1,204,270	**168,092**	1,372,362	Harvest Days 2021-$57,787 (prior year budget); $9,228-JAG proceeds received FY2021, sent to UPD FY2022; $5,250-Employee Association carryover; $52,270-Community Development Professional Services Carryover; $43,557-Contract legal fees allocated in FY2021 for litigation.
		TOTAL PROPOSED REVENUE BUDGET ADJUSTMENTS - GENERAL FUND	**$ 13,120,640**	**$ 1,130,312**	**$ 14,250,952**	
Expenditures						
		Personnel Adjustments, 4 Year Midpoint Adjustments, and Retention Bonus Adjustments				
10-4111-110-000	Mayor/City Council	Salaries	$ 159,464	**$ (2,889)**	$ 156,575	
10-4111-130-000	Mayor/City Council	Benefits	142,098	**6,672**	148,770	
10-4131-110-000	Administration	Salaries	384,078	**(3,569)**	380,509	
10-4131-130-000	Administration	Benefits	193,328	**(45,813)**	147,515	
10-4132-110-000	Communications	Salaries	88,388	**879**	89,267	
10-4132-130-000	Communications	Benefits	51,160	**(944)**	50,216	
10-4134-110-000	Human Resources	Salaries	71,183	**734**	71,917	
10-4134-130-000	Human Resources	Benefits	29,657	**167**	29,824	
10-4144-110-000	Recorder	Salaries	197,447	**1,414**	198,861	
10-4144-130-000	Recorder	Benefits	82,902	**250**	83,152	
10-4145-110-000	City Attorney	Salaries	327,726	**13,086**	340,812	
10-4145-130-000	City Attorney	Benefits	154,620	**2,126**	156,746	
10-4151-110-000	Community/Intergov Relations	Salaries	34,785	**687**	35,472	
10-4151-130-000	Community/Intergov Relations	Benefits	11,301	**(1,262)**	10,039	
10-4140-110-000	Administrative Services Admin	Salaries	128,203	**(14,085)**	114,118	
10-4140-130-000	Administrative Services Admin	Benefits	62,598	**(22,617)**	39,981	
10-4120-110-000	Justice Court	Salaries	486,148	**(6,177)**	479,971	
10-4120-130-000	Justice Court	Benefits	240,572	**(16,515)**	224,057	Adjustments due to changes in personnel/insurance, June 2022 retention bonus estimate, and 4 year midpoint adjustments.
10-4136-110-000	Information Technology	Salaries	282,120	**12,074**	294,194	
10-4136-130-000	Information Technology	Benefits	147,213	**(7,848)**	139,365	
10-4141-110-000	Finance	Salaries	281,246	**(10,716)**	270,530	
10-4141-130-000	Finance	Benefits	136,308	**10,759**	147,067	
10-4450-110-000	Public Works Administration	Salaries	189,040	**2,475**	191,515	
10-4450-130-000	Public Works Administration	Benefits	86,311	**2,803**	89,114	
10-4160-110-000	Facilities	Salaries	187,961	**3,222**	191,183	
10-4160-130-000	Facilities	Benefits	122,190	**5,097**	127,287	

Midvale City
Budget Opening # 1
February 1, 2022 City Council Meeting Discussion

GL Account	Department	GL Account Description	FY2022 Budget	Proposed Amendment	2022 Adjusted Budget	Explanation
10-4410-110-000	Streets	Salaries	270,202	**(984)**	269,218	
10-4410-130-000	Streets	Benefits	211,690	**(25,063)**	186,627	
10-4510-110-000	Parks & Cemetery	Salaries	154,069	**(7,596)**	146,473	
10-4510-130-000	Parks & Cemetery	Benefits	67,764	**(1,987)**	65,777	
10-4620-110-000	Community Development Admin	Salaries	453,676	**11,357**	465,033	
10-4620-130-000	Community Development Admin	Benefits	235,353	**(4,058)**	231,295	
10-4610-110-000	Planning & Zoning	Salaries	227,676	**3,677**	231,353	
10-4610-130-000	Planning & Zoning	Benefits	89,119	**12,581**	101,700	
10-4412-110-000	Engineering	Salaries	121,049	**2,424**	123,473	
10-4412-130-000	Engineering	Benefits	43,589	**603**	44,192	
Subtotal-Personnel, 4 Year Midpoint Adjustments, and Retention Bonus Adjustments			**$ 6,152,234**	**$ (79,037)**	**$ 6,073,197**	
Grants Received						
10-4153-610-000	Grants	Miscellaneous Supplies	$ -	**$ 5,800**	$ 5,800	Thrive125 and Localscapes Grants Received (Offset-Grant Revenue)
10-4153-620-000	Grants	Miscellaneous Services	-	**6,700**	6,700	Thrive125 and Localscapes Grants Received (Offset-Grant Revenue)
10-4155-319-000	Harvest Days	Other activities	12,500	**(7,500)**	5,000	Move Thrive125 grant expense (offsetting revenue) to Grant Department.
Subtotal-Grant Carryovers			**$ 12,500**	**$ 5,000**	**$ 17,500**	
Harvest Days Carryover						
10-4155-210-000	Harvest Days	Permits	$ 1,000	**$ 1,558**	$ 2,558	Actual Harvest Days expenses for August 2021 celebration (budgeted in FY2021)
10-4155-250-000	Harvest Days	Equipment	9,000	**7,695**	16,695	Actual Harvest Days expenses for August 2021 celebration (budgeted in FY2021)
10-4155-255-000	Harvest Days	Supplies and advertising	8,000	**3,094**	11,094	Actual Harvest Days expenses for August 2021 celebration (budgeted in FY2021)
10-4155-315-000	Harvest Days	Entertainment	21,000	**18,982**	39,982	Actual Harvest Days expenses for August 2021 celebration (budgeted in FY2021)
10-4155-317-000	Harvest Days	Parade	3,000	**5,774**	8,774	Actual Harvest Days expenses for August 2021 celebration (budgeted in FY2021)
10-4155-318-000	Harvest Days	Fireworks	13,000	**13,000**	26,000	Actual Harvest Days expenses for August 2021 celebration (budgeted in FY2021)
10-4155-319-000	Harvest Days	Other activities	12,500	**7,452**	19,952	Actual Harvest Days expenses for August 2021 celebration (budgeted in FY2021)
10-4155-320-000	Harvest Days	City float	15,000	**233**	15,233	Actual Harvest Days expenses for August 2021 celebration (budgeted in FY2021)
Subtotal-Harvest Days Carryover			**$ 82,500**	**$ 57,787**	**$ 140,287**	
Public Safety						
10-4215-310-000	Public Safety	Professional Services	$ 45,000	**$ (7,192)**	$ 37,808	Partial refund for EM Coordinator vacancy
10-4215-311-000	Public Safety	Unified Police Dept Contract	9,230,985	**931,620**	10,162,605	Full-year increase of UPD contract (offset-Sales Tax revenue)
10-4215-312-000	Public Safety	Animal Control Contract	296,957	**103**	297,060	Increase due to Urban Wildlife Contract amount.
10-4215-324-000	Public Safety	Public Safety Grant Passthru	-	**39,669**	39,669	JAG Grant pass-through to UPD ($9,228 received prior year)
Subtotal-Public Safety			**$ 9,572,942**	**$ 964,200**	**$ 10,537,142**	
Insurance Reimbursement						
10-4145-310-000	Legal	Professional Services	$ 10,000	**$ 4,843**	$ 14,843	Reimbursement of Legal fees (Offset-Insurance Proceeds)
10-4410-410-500	Streets	Signage	29,500	**5,242**	$ 34,742	Bollards and crosswalk sign replacement (Offset-Insurance Proceeds)
Subtotal-Insurance Reimbursement			**$ 39,500**	**$ 10,085**	**$ 49,585**	

Midvale City
Budget Opening # 1
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GL Account	Department	GL Account Description	FY2022 Budget	Proposed Amendment	2022 Adjusted Budget	Explanation
			Other Adjustments			
10-4132-480-200	Communications	Software	$ 61,800	**$ 20,000**	$ 81,800	Communications Director requested additional $20,000 for website ($40K budget) after talking with communities that have recently gone through the RFP process and looking at recent RFP's.
10-4144-310-100	Recorder	Codification	7,000	**9,900**	16,900	ADU code change codification not included in budget.
10-4145-310-000	City Attorney	Professional Services	10,000	**43,557**	53,557	Carryover of funds allocated for contract attorneys for litigation.
10-4145-310-900	City Attorney	Contract Prosecution	-	**40,000**	40,000	Hiring of contract prosecution (offset with increase in RDA administrative fees)
10-4150-510-000	Non-Departmental	Insurance and Surety	63,000	**1,299**	64,299	Actual Property Insurance Cost for FY2022
10-4152-620-100	Employee Services	Employee Association	22,200	**5,250**	27,450	Employees Association requested carryover of unspent funds last year due to pandemic
10-4610-310-000	Planning and Zoning	Professional Services	10,000	**52,270**	62,270	Carryover from prior year for Main Street studies and outside Planning consulting work
		Subtotal-Other Adjustment	**$ 174,000**	**$ 172,276**	**$ 346,276**	
		TOTAL PROPOSED EXPENDITURE BUDGET ADJUSTMENTS - GENERAL FUND	**$ 16,033,676**	**$ 1,130,312**	**$ 17,163,988**	

			Capital Projects Fund			
Revenues						
			Prior Year Carryover			
41-3319-000-000		CDBG Grant	$ -	**$ 160,000**	$ 160,000	CDBG Grant received in FY2022 for ADA ramp project.
41-3680-000-000		Proceeds From Borrowings	-	**5,500,000**	5,500,000	Parking Structure Loan for Zions Bank Project
41-3890-000-000		Use of Fund Balance	100,000	**1,608,908**	1,708,908	Carryover of FY2021 projects
			Additional Revenue			
41-3130-000-000		Sales Tax	772,707	**160,000**	932,707	Updated sales tax revenue estimate. Proceeds to Pavement Management.
		TOTAL PROPOSED REVENUE BUDGET ADJUSTMENTS - CAPITAL PROJECTS FUND	**$ 872,707**	**$ 7,428,908**	**$ 8,301,615**	
Expenditures						
			Prior Year Carryover/Additional Expenditure			
41-4983-713-014		Midvale City Park Improvements	$ 179,526	**$ 396,303**	$ 575,829	Carryover of FY2021 projects
41-4983-717-002		50/50 Sidewalk Program	-	**20,000**	20,000	Carryover of FY2021 projects
41-4983-718-001		City Hall Overflow Parking	-	**75,000**	75,000	Carryover of FY2021 projects
41-4983-718-004		Housing Trust Fund	-	**150,000**	150,000	Carryover of FY2021 projects
41-4983-718-005		Property Acquisition	-	**25,000**	25,000	Carryover of FY2021 projects
41-4983-718-009		7200 S Gateway Project	-	**166,000**	166,000	Carryover of FY2021 projects
41-4983-719-002		Holiday Decorations	-	**4,797**	4,797	Carryover of FY2021 projects
41-4983-719-007		Midvale Murals Program	-	**4,500**	4,500	Carryover of FY2021 projects
41-4983-720-001		Community Recreation Center	50,000	**200,000**	250,000	Carryover of FY2021 projects
41-4983-720-002		CDBG Project-ADA Ramps	-	**242,529**	242,529	Carryover of FY2021 projects
41-4983-720-003		Parking Structure Loans	-	**5,500,000**	5,500,000	Carryover of FY2021 projects
41-4983-750-941		Pavement Management	672,707	**644,779**	1,317,486	$484,779-Carryover; $160,000-Additional Based on Updated Sales Tax Estimate
		TOTAL PROPOSED EXPENDITURE BUDGET ADJUSTMENTS - CAPITAL PROJECTS FUND	**$ 902,233**	**$ 7,428,908**	**$ 8,331,141**	

			Water Fund			
Revenues						
51-3316-000-000		American Rescue Plan Act Grant	$ -	**$ 2,019,299**	$ 2,019,299	1st Tranche of ARPA Grant Funds

Midvale City
Budget Opening # 1
February 1, 2022 City Council Meeting Discussion

GL Account	Department	GL Account Description	FY2022 Budget	Proposed Amendment	2022 Adjusted Budget	Explanation
51-3710-000-000		Water User Charges - Base	5,648,772	**(3,088,047)**	2,560,725	Split of User Fees Between Base and Usage.
51-3710-100-000		Water User Charges - Consumption	-	**3,062,833**	3,062,833	Split of User Fees Between Base and Usage. Also, Lower Budget Due to Conservation.
51-3890-000-000		Use of Fund Balance	528,115	**(398,490)**	129,625	Reduction of Fund Balance Usage-ARPA Funds for Future Projects; Use of Fund Balance-Prior Year Project JVWCD Vault Upgrades
	TOTAL PROPOSED REVENUE BUDGET ADJUSTMENTS - WATER FUND		**$ 6,176,887**	**$ 1,595,595**	**$ 7,772,482**	
Expenses						
51-5100-110-000		Salaries	$ 702,015	**$ 13,158**	$ 715,173	Adjustments due to changes in personnel/insurance, June 2022 retention bonus estimate, and 4 year midpoint adjustments.
51-5100-130-000		Benefits	408,022	**(14,493)**	393,529	Adjustments due to changes in personnel/insurance, June 2022 retention bonus estimate, and 4 year midpoint adjustments.
51-5100-790-116		700 W Vault	-	**208,000**	208,000	JVWCD Connection at 700 W Winchester St (Water Master Plan Project)
51-5100-790-104		Water Vault Upgrades	-	**129,625**	129,625	Carryover for JVWCD Water Vault Projects Budgeted in FY2021.
51-5100-760-101		Fleet Vehicle Additions	-	**520,000**	520,000	Hydro Excavator (to be purchased out of fleet) (Water Master Plan Project)
51-5100-910-000		Contribution to Fund Balance	-	**739,305**	739,305	ARPA Funds to be Used for Future Capital Projects.
	TOTAL PROPOSED EXPENSE BUDGET ADJUSTMENTS - WATER FUND		**$ 1,110,037**	**$ 1,595,595**	**$ 2,705,632**	

Sewer Fund

Revenues						
52-3710-100-000		Charges for Services	2,568,283	**(304,259)**	2,264,024	Split of charges into base and consumption. Also budget revenues forecasted in Comprehensive Financial Sustainability Plan.
52-3710-300-000		Charges for Services-Consumption	-	**735,948**	735,948	Split of charges into base and consumption. Also budget revenues forecasted in Comprehensive Financial Sustainability Plan.
52-3880-000-000		Use of Fund Balance	340,502	**96,739**	437,241	Increase for Phosphorous/Grit Removal Project and 2018 Bond Proceed Budget.
	TOTAL PROPOSED REVENUE BUDGET ADJUSTMENTS - SEWER FUND		**$ 2,908,785**	**$ 528,428**	**$ 3,437,213**	
Expenses						
52-5200-110-000		Salaries	403,998	**1,376**	405,374	Adjustments due to changes in personnel/insurance, June 2022 retention bonus estimate, and 4 year midpoint adjustments.
52-5200-130-000		Benefits	228,529	**(3,625)**	224,904	Adjustments due to changes in personnel/insurance, June 2022 retention bonus estimate, and 4 year midpoint adjustments.
52-5200-280-300		City-Owned Utilities	-	**1,200**	1,200	Budget for Enterprise Fund Utilities Provided
52-5200-790-102		Sewer Capital Projects	-	**104,000**	104,000	Budgeted Amount in Financial Sustainability Plan
52-5200-790-104		Manhole Replacement	-	**52,000**	52,000	Budgeted Amount in Financial Sustainability Plan
52-5200-790-300		Capital Contribution-SVWRF	65,000	**104,000**	169,000	Increase to Match Budgeted Amount in Financial Sustainability Plan
52-5200-791-001		2018 Bond Sewerline Projects	-	**175,000**	175,000	Remainder of 2018 Bond Construction funds. To be used for future Sewer capital projects.
52-5200-791-002		SVWRF Phosphorous/Grit Removal	-	**94,477**	94,477	Completion of Project (2018 Bond Proceeds)
	TOTAL PROPOSED EXPENSE BUDGET ADJUSTMENTS - SEWER FUND		**$ 697,527**	**$ 528,428**	**$ 1,225,955**	

Fleet Fund

Revenues						
62-3885-100-000		Addition - Water	-	**520,000**	520,000	Hydro Excavator Included in Comprehensive Annual Financial Sustainability Plan
Expenses						

Midvale City Budget Opening # 1 February 1, 2022 City Council Meeting Discussion						
GL Account	**Department**	**GL Account Description**	**FY2022 Budget**	**Proposed Amendment**	**2022 Adjusted Budget**	**Explanation**
62-4971-760-103		Vehicle Purchase - Water	-	**520,000**	520,000	Hydro Excavator Included in Comprehensive Annual Financial Sustainability Plan

Information Technology Fund						
Revenues						
63-3898-000-000		Contribution From Fund Balance	23,312	**132,813**	156,125	$32,813-Carryover of FY2021 Funds for Switch Replacement; $100,000-FY2021 Carryover for the City-Wide Software Implementation Project.
Expenses						
63-4973-430-300		Infrastructure	-	**32,813**	32,813	Carryover of FY2021 Funds for Switch Replacement
63-4973-430-500		City-Wide Software Implementation	100,000	**100,000**	200,000	Funds Set Aside in FY2021 for the City-Wide Software Implementation Project.
TOTAL PROPOSED EXPENSE BUDGET ADJUSTMENTS - INFORMATION TECHNOLOGY FUND			**$ 100,000**	**$ 132,813**	**$ 232,813**	

Midvale City
Capital Project Carryover Calculation
Fiscal Year 2021 to Fiscal Year 2022

Description	FY2021 Budget	FY2021 Amount Spent	FY2021 Remaining Budget	Status	Reallocate (to)/From Other Projects	Release Funds	Other	Notes	FY2021 to FY2022 Carryover	FY2022 Beginning Budget	Ending FY2022 Budget
Revenue											
CDBG GRANT	160,000	-	160,000	Ongoing				CDBG Grant-ADA ramp project	160,000	-	160,000
PROCEEDS FROM BORROWINGS	7,663,893	2,163,893	5,500,000	Ongoing				Zions Bank parking structure loan	5,500,000	-	5,500,000
Expenditures											
CITY BLDG IMPROVEMENTS	24,163	24,163	-	Complete					-	-	-
SIDEWALK/CURB/GUTTER REPLACE	146,220	146,220	-	Ongoing					-	100,000	100,000
MIDVALE CITY PARK IMPROVEMENTS	406,795	10,492	396,303	Ongoing					396,303	179,526	575,829
50/50 SIDEWALK PROGRAM	20,000	-	20,000	Ongoing					20,000	-	20,000
CITY HALL OVERFLOW PARKING	75,000	-	75,000	Ongoing					75,000	-	75,000
HOUSING TRUST FUND	150,000	-	150,000	Ongoing					150,000	-	150,000
PROPERTY ACQUISITION	25,000	-	25,000	Ongoing					25,000	-	25,000
COMMUNITY CENTER/BOWERY	470,910	466,818	4,092	Complete		4,092			-	-	-
7200 S. GATEWAY PROJECT	166,000	-	166,000	Ongoing					166,000	-	166,000
HOLIDAY DECORATIONS	4,797	-	4,797	Ongoing					4,797	-	4,797
MAIN/WASATCH INTERSECTION STUD	-	7,796	(7,796)	Complete	7,796			$7,796-From Pavement Management	-	-	-
MARQUEE SIGN	56,451	55,905	546	Complete		546			-	-	-
MIDVALE MURALS PROGRAM	4,500	-	4,500	Ongoing					4,500	-	4,500
COMMUNITY SWIMMING POOL	200,000	-	200,000	Ongoing					200,000	50,000	250,000
CDBG PROJECT - ADA RAMPS	256,000	63,066	192,934	Ongoing	49,595			$49,595 from Pavement Management to cover cost overruns-ADA ramps	242,529	-	242,529
PARKING STRUCTURE LOANS	7,663,893	2,163,893	5,500,000	Ongoing					5,500,000	-	5,500,000
HOLDEN STREET SIDEWALK PROJECT	100,000	-	100,000	Ongoing		100,000		Funds allocated to Information Technology Fund in FY2022 original budget (restore fund balance usage).	-	-	-
PAVEMENT MANAGEMENT	1,085,893	748,138	337,755	Ongoing	(57,391)		204,415	$204,415-Additional FY2021 Sales Tax compared to FY2021 budget; ($57,391)-Allocated to other projects with cost overruns/no budget.	484,779	672,707	1,157,486
	$ 10,855,622	**$ 3,686,491**	**$ 7,169,131**		**$ -**	**$ 104,638**	**$ 204,415**		**$ 7,268,908**	**$ 1,002,233**	**$ 8,271,141**

FY2021 Ending Fund Balance:	1,860,248
FY2022 Project Carryovers From FY2021 (Net):	(1,608,908)
FY2022 Use of Fund Balance:	(100,000)
Available Balance for Appropriation:	**$ 151,340**

Midvale City
Harvest Days Budget Reconciliation
August 2021

Account Number	Account Name	FY2021 Budget	FY2021 Amount Spent	FY2022 Amount Spent	Total	Difference
10-4155-210-000	Permits	1,000	373	1,558	**1,931**	(931)
10-4155-250-000	Equipment	9,000	-	7,695	**7,695**	1,305
10-4155-255-000	Supplies and advertising	8,000	-	3,094	**3,094**	4,906
10-4155-315-000	Entertainment	9,000	-	18,982	**18,982**	(9,982)
10-4155-317-000	Parade	3,000	-	5,774	**5,774**	(2,774)
10-4155-318-000	Fireworks	13,000	-	13,000	**13,000**	-
10-4155-319-000	Other activities	5,000	-	7,452	**7,452**	(2,452)
10-4155-320-000	City float	15,000	3,000	233	**3,233**	11,767
10-4155-321-000	Youth Ambassador program	10,000	5,000	-	**5,000**	5,000
		$ 73,000	**$ 8,373**	**$ 57,787**	**$ 66,160**	**$ 6,840**

Fiscal Year 2022 Budget Opening # 1

Categories of Adjustments

- **Categories of adjustments:**
  - Personnel adjustments – Employee new hires/terminations, insurance changes, retention bonus estimate, 4 year midpoint adjustments (Resolution 2021-R-37)
  - Grants received and carryover (Localscapes and JAG)
  - Carryover of Harvest Days funds (August 2021 event budgeted FY2021)
  - UPD contract increase
  - Insurance reimbursements
  - Other adjustments (additional website budget, codification, contract prosecution)
  - Carryovers (capital projects, planning/zoning, Employees Association)
  - Financial Sustainability Plan (water/sewer) adjustments

Presentation focuses on items being adjusted, not debits and credits (fund where expense is being paid out of, transfers between funds) – See detail

- 113 general ledger accounts proposed to be amended

Budget Opening – General Fund Revenue and Expense Adjustments - $1,130,312

Expense Dept	Description of Project Increase	Amount
Multiple	Personnel adjustments/estimated retention bonus/4 year midpoint adj.	($79,037)
Grants	Jordan Valley Water Localscapes Grant (Grant Revenue)	5,000
Harvest Days	Carryover of Harvest Days Funding From FY2021 (Carryover)	57,787
Public Safety	Increase in Unified Police Department Contract (Sales Tax)	931,620
Public Safety	Carryover of JAG Grant/Other Adjustments (Carryover)	32,580
Legal/Streets	Insurance Reimbursements (Insurance Revenue)	10,085
Communications	Increase in new website budget (Salary Adjustments)	20,000
Recorder	Increase in codification budget for ADU modifications (Salary Adj)	9,900
Legal	Contract prosecution (RDA Admin Fee Increase)	40,000
Planning and Zoning	Main Street utility studies; contract planning consulting (Carryover)	52,270
Other	Insurance premium adjustment, Employee Association Carryover	6,550
City Attorney	Outside legal counsel budget for active lawsuit (Carryover)	43,557

Sales Tax Budget – Before and After

Current Sales Tax Budget:	$8,643,595
Proposed Amendment (UPD Contract Increase):	931,620
Amended Sales Tax Budget:	$9,575,215
FY2021 Sales Tax Actual:	$9,568,105

Budget Opening – Capital Projects Carryover Projects - $7,428,908

Project	Amount	Ending Bal
Midvale City Park Improvements (Savings Account)	$ 396,303	$ 575,829
50/50 Sidewalk Program	20,000	20,000
City Hall Overflow Parking	75,000	75,000
Housing Trust Fund (Savings Account)	150,000	150,000
Property Acquisition (Savings Account)	25,000	25,000
7200 S Gateway Project	166,000	166,000
Holiday Decorations (Savings Account)	4,797	4,797
Midvale Murals Program	4,500	4,500
Community Swimming Pool (Savings Account)	200,000	250,000
Parking Structure Loans (Offset-UDOT Revenue)	5,500,000	5,500,000
CDBG – ADA Ramps	242,529	242,529
Pavement Management	644,779*	1,317,486

*$484,779-Carryover; $160,000-Increase due to estimate increase.

Funding Source	Amount
CDBG Grant	$ 160,000
UDOT Loan	5,500,000
Additional Sales Tax	160,000
Carryover (Fund Balance)	1,608,908

FY2021 Ending Balance	$1,860,248
FY2022 Project Carryovers	($1,608,908)
FY2022 Use of Fund Balance	($ 100,000)
Available Balance	$ 151,340

Budget Opening Overview – Water Fund

Water Fund Revenue	Amount	Adjusted
American Rescue Plan Act (ARPA) Grant	$ 2,019,299	$2,019,299
Split Water Revenue Into Base and Overage (Base)	($3,088,047)	$2,560,725
Split Water Revenue Into Base and Overage (Overage)	$ 3,062,833	$3,062,833
Reduce Use of Fund Balance (JVWCD Water Vault Upgrades)	($ 398,490)	$ 129,625
TOTAL	**$ 1,595,595**	

Water Fund Expense	Amount	Adjusted
Salary/Benefit Adjustments	($1,335)	$ 1,108,702
700 W Vault Upgrades (ARPA) (Master Plan Project)	$208,000	$208,000
Water Vault Upgrades (JVWCD) (Carryover)	$129,625	$129,625
Fleet Vehicle Additions (Hydro Excavator) (Revenue)	$520,000	$520,000
Contribution to Fund Balance (ARPA)	$739,305	$739,305
TOTAL	**$1,595,595**	

Budget Opening Overview – Sewer Fund

Sewer Fund Revenue	Amount	Adjusted
Charges for Services (Split Into Base)	($304,259)	$2,264,024
Charges for Services-Consumption	$735,948	$735,498
Use of Fund Balance (Phosphorous/Grit Removal, 2018 Bonds)	$96,739	$437,241
TOTAL	**$ 528,428**	

Sewer Fund Expense	Amount	Adjusted
Salary/Benefit Adjustments	($2,249)	$ 630,278
City-Owned Utilities (Water/Storm Water/Streetlight)	$1,200	$1,200
Sewer Capital Projects (Financial Sustainability Plan)	$104,000	$104,000
Manhole Replacement (Financial Sustainability Plan)	$52,000	$52,000
Capital Contribution-SWRF (Financial Sustainability Plan)	$104,000	$169,000
2018 Bond Sewerline Projects (2018 Bond Proceeds)	$175,000	$175,000
SVWRF Phosphorous/Grit Removal (2018 Bond Proceeds)	$94,477	$94,477
TOTAL	**$528,428**	

Budget Opening Overview – Fleet Fund

Fleet Fund Revenue	Amount	Adjusted
Addition – Water (Charge to Water Fund)	$ 520,000	$ 520,000

Fleet Fund Expense	Amount	Adjusted
Vehicle Purchase – Water	$ 520,000	$ 32,813

Budget Opening Overview – IT Fund

IT Fund Revenue	Amount	Adjusted
Contribution From Fund Balance	**$132,813**	**$ 156,125**

IT Fund Expense	Amount	Adjusted
Infrastructure (Switch Replacements Budgeted FY2021)	$ 32,813	$ 32,813
City-Wide Software Implementation (Savings Account)	$ 100,000	$ 100,000
TOTAL	**$ 132,813**	

Questions/Comments?

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: February 1, 2022

SUBJECT: **Legislative Update**

SUBMITTED BY: **Matt Dahl, City Manager**

SUMMARY:

The 2022 General Session of the Utah Legislature started on January 18th. Midvale City staff members are tracking several bills being considered by the Utah Legislature that may impact our community. During the City Council meeting staff will provide an update on the bills and issues that will have the most impact on Midvale. Staff will also seek guidance from the City Council regarding Midvale's position on new legislation that has been proposed since the first legislative update earlier this year. The legislative session will end on March 4, 2022.

MIDVALE CITY, UTAH
RESOLUTION NO. 2022-R-2

A RESOLUTION APPROVING THE MAYOR AND CITY COUNCIL'S BOARD ASSIGNMENTS

WHEREAS, members of City Council and City staff serve on various Committees and Boards for the City; and

WHEREAS, the City Council desires to have representation from the City on these Committees and Boards; and

WHEREAS, the City Council has reviewed the assignments and consent to these appointments.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE, UTAH:

Section 1. The City Council hereby confirms the appointment of the mayor, council members, and staff to serve on various committees and boards representing Midvale City.

Section 2. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this 18th day of January 2022.

_____
Marcus Stevenson, Mayor

Voting by the City Council	"Aye"	"Nay"
Quinn Sperry	_____	_____
Paul Glover	_____	_____
Paul Hunt	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

ATTEST:

_____
Rori L. Andreason, MMC
City Recorder