



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
December 14, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **14th day of December 2021** as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. Midvale City no longer requires masks and social distancing; however, Midvale City recommends following the CDC guidelines. **Public comments may be submitted electronically for Board consideration at www.Midvalecity.org/government/contact-us by 5:00pm on December 13th. Please indicate if you would like your comment addressed in the Redevelopment Agency meeting.**

The meeting will be broadcast on the following:

You Tube: www.MidvaleCity.org/YouTube

7:00 PM OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

I. GENERAL BUSINESS

- A. WELCOME AND ROLL CALL

II. PUBLIC COMMENTS

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

III. CONSENT AGENDA

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

IV. ACTION ITEMS

- A. Consider **Resolution No. 2021-24RDA** A Resolution Approving and Adopting the Main Street Community Development Tax Increment Interlocal

Cooperation Agreement between Salt Lake County and the Redevelopment Agency of Midvale City **[Cody Hill, RDA Manager]**

- B. Consider **Resolution No. 2021-25RDA** A Resolution Authorizing the Temporary Waiver of Fees for Use of the Art House Located at 7697 S Main Street by MMS Theatre LLC **[Cody Hill, RDA Manager]**

V. ADJOURN

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

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

PLEASE SILENCE CELL PHONES DURING THE MEETING

DATE POSTED: DECEMBER 9, 2021

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday December 14, 2021

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Robert M. Hale

BOARD MEMBERS: Board Member Bryant Brown
Board Member Heidi Robinson
Board Member Paul Glover
Board Member Dustin Gettel
Board Member Quinn Sperry

STAFF: Matt Dahl, City Manager; Kyle Maurer, Assistant City Manager; Shelly Reed, Deputy Recorder; Lisa Garner, City Attorney; Glen Kennedy, Public Works Director; Chief Randy Thomas, UPD; Chief Brad Larsen, UFA; Jake Shepherd, Network Administrator.

Chair Hale called the meeting to order at 7:51 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF DECEMBER 7, 2021

MOTION: Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Quinn Sperry. Chair Hale called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

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

The motion passed unanimously.

IV. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2021-24RDA A RESOLUTION APPROVING AND ADOPTING THE MAIN STREET COMMUNITY DEVELOPMENT TAX INCREMENT INTERLOCAL COOPERATION AGREEMENT BETWEEN SALT LAKE COUNTY AND THE REDEVELOPMENT AGENCY OF MIDVALE CITY

Cody Hill thanked Mayor Hale for his service. He said it's been an honor and a privilege working with him. He said he has learned a lot from him guidance, and the Redevelopment Agency thanks him as well.

Cody Hill said the County Council met on September 28th and approved the drafting of an Interlocal Cooperation Agreement between the District and the Agency concerning participating tax increment toward the Main Street CDA. The terms for participation in the County's draft ILA similar to those included in the agreements between the other local taxing entities and the Agency:

- 75% participation for 20 years
- Trigger by March 2024
- A total tax increment collection cap of \$2,264,812, but no support for the contingency budget
- The base year taxable value is the tax year proceeding the first year of collection of tax increment. If, for example, the Agency begins collecting tax increment in March of 2024, the base year taxable value would be Tax year 2022
- The Agency must spend the tax increment within parameters specific to each budget line item (See **Exhibit C** of the Agreement).

Once the Agency and County adopt the ILA, it is published by the Agency, and a 30 day period is passed, the ILA will be executed and fully in place.

FISCAL IMPACT:

The County's contribution makes up about 15% of Main Street CDA's budget. This will amount to \$2,264,812 over 20 years.

STAFF RECOMMENDATION:

Agency staff recommended the Agency Board approve and adopt the Interlocal Cooperation Agreement between Salt Lake County for the participation of property tax increment to support the Main Street Community Development Area by adopting Resolution No. 2021-24RDA

MOTION: Board Member Dustin Gettel **MOVED** to Adopt Resolution No. 2021-24RDA a resolution approving and adopting the Main Street Community Development Tax Increment which enters the Agency into the Interlocal Agreement between Salt Lake County and the Redevelopment Agency of Midvale City. The motion was **SECONDED** by Board Member Paul Glover. Chair Hale called for discussion on the

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

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

The motion passed unanimously.

B. CONSIDER RESOLUTION NO. 2021-25RDA A RESOLUTION APPROVING THE ART HOUSE USAGE FEES FOR MMS THEATRE LLC

Cody Hill said MMS Theatre LLC (the "Theatre") had a children's show scheduled for August 2021 with six sold out shows but had to cancel the performance due to the emergence of the COVID-19 Delta variant. The Theatre now plans to remount the show in January but is limited in rehearsal space because another show is already rehearsing. The Theatre's owner, Tammy Ross, has requested use of the Art House between 12/14/2021 and 1/16/2022 for three days a week for three hours each day and that the Art House usage fee of \$1,800 be waived.

Agency staff would like the RDA Board to consider this request for the following reason. The Agency has a goal and vision for Main Street of developing the area into an arts and culture district. Although MMS Theatre LLC is a private business, it is an arts business, an asset to the area, and supporting the Theatre aligns with the Agency's goal and vision for the area.

FISCAL IMPACT:

None. Waiving the fee will not cost the Agency anything. If the Agency denies the request, the Theatre will find an alternative elsewhere.

STAFF RECOMMENDATION:

Approve the temporary waiver of the Art House usage fee by passing Resolution No. 2021-25RDA.

Board Member Paul Glover asked about the costs to cover utilities.

Cody Hill said the RDA would pay for the utilities and it's very minimal.

MOTION: Board Member Dustin Gettel MOVED to Adopt Resolution No. 2021-25RDA and temporarily waive the Art House usage fees for MMS Theatre LLC. The motion was SECONDED by Board Member Heidi Robinson. Chair Hale called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

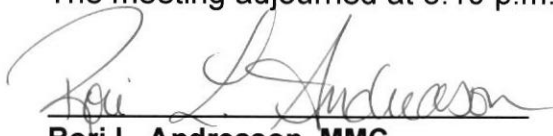
Board Member Bryant Brown	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye

Board Member Quinn Sperry Aye
Board Member Heidi Robinson Aye
The motion passed unanimously.

V. ADJOURN

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

The meeting adjourned at 8:10 p.m.



Rori L. Andreason, MMC
City Recorder

Approved this 1st day of February 2022.

