



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
March 15, 2022**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **15th day of March 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 Board consideration at www.Midvalecity.org/government/contact-us by 5:00pm on March 14th. 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 February 15, 2022 [*Rori Andreason, HR Director/City Recorder*]

IV. DISCUSSION ITEM

A. Discuss Sunset Gardens, RDA Affordable Housing Loan Request [*Meggie Troili, RDA Project Manager*]

V. ADJOURN

Redevelopment Agency of Midvale City Meeting Agenda
March 15, 2022

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.

DATE POSTED: March 10, 2022

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday February 15, 2022

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Marcus Stevenson

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

STAFF: Matt Dahl, City Manager; Kyle Maurer, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Nate Rockwood, Community Development Director; Laura Magness, Communications Director; Adam Olsen, Planning Director; Wendolin Kenbloch, Senior Planner; Cody Hill, RDA Manager; Chief Randy Thomas, UPD; and Jake Shepherd, Network Administrator.

Chair Stevenson called the meeting to order at 10:18 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF FEBRUARY 1, 2022

MOTION: Board Member Quinn Sperry **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Bryant Brown. Chair Stevenson 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	Absent
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

IV. ACTION ITEM

A. **CONSIDER RESOLUTION NO. 2022-01RDA REGARDING ART CONFERENCE AND MURAL FESTIVAL GRANT AND FUND TRANSFER**

Cody Hill said in its pursuit of supporting and enhancing the arts within the Main Street Area, the Agency is considering working with the artists from ALL CAPS Art Studio to sponsor an arts conference and a mural festival. Sponsoring these events would help the Agency achieve several goals stated within the Project Area Plan, Small Area Plan, and Project Area Budget, including placemaking, expanding public art, and developing the area into an arts and culture district.

FISCAL IMPACT:

The total estimated cost of the art conference would be \$37,440 and the total estimated cost for the mural festival would be \$70,070. ALL CAPS studio plans to cover some of those costs through sponsorships. The total budget for public art for the Main Street CDA is \$1,9345,250. If the Agency were to cover the total estimated cost for both events, it would only use 5.5% of the CDA's budget for public art.

STAFF'S RECOMMENDATION:

The Agency staff recommended supporting and sponsoring an art conference and mural festival within the Main Street Area. No Board action is required.

Art Conference

Conference Speakers (flights, hotels, speaking fees, etc.)	\$14,000.00
Camera Crew/ Audio Tech /Content and Media Coverage	\$15,000.00
Marketing (paid social media post, physical signage etc.)	\$2,500.00
Resource Bag Items (General Admission)	\$3,000.00
Resource Bag Items (VIP)	\$2,500.00
Catered Lunch for Staff/ VIP	\$700.00
Misc expenses	\$500.00
30% Committee Organization Fee	\$11,460.00
	\$49,660.00

Mural Festival

Smaller walls - \$800 (7)	\$5,600.00
Medium walls - \$3,500 (6)	\$21,000.00
Large Wall - \$5,000 (1)	\$5,000.00
Artist Alley walls - \$2,000 (8)	\$16,000.00
Buff/cover paint 5Gal primer \$80 (20)	\$1,600.00
Lifts and Ladders	\$800.00

Marketing and Promotion	\$400.00
Video/ Film	\$2,000.00
Street Fair Vendor Organization	\$500.00
Live Music	\$1,000.00
30% Committee Organization Fee	\$16,170.00
	\$70,070.00

Art Conference and Mural Fest
Totals

Art Conference Total budget	\$49,660.00
Mural Festival total Budget	\$70,070.00
	\$119,730.00

Alias McCam said he met with the principal of Hillcrest High School and will be doing art programs for the students. They also want to do a good job fair as well.

Chair Stevenson asked about the receipt tracking.

Cody Hill said it is in the agreement that they submit receipts. Everything will be reviewed by the Redevelopment Agency and they will make sure everything has been spent accordingly to their budget.

Board Member Dustin Gettel asked why the board is approving \$131,730.00 when they asked for \$119,000.00.

Cody Hill said the extra \$11,000.00 is for any unforeseen costs that arise and will act as a buffer. Their budget is still \$119,000.00.

Chair Stevenson asked about the timeline.

Cody Hill said there is no deadline. The mural festival has a deadline of this year. If the festival isn't performed, then they would need to give the money back.

MOTION: Board Member Dustin Gettel MOVED to approve Resolution No. 2022-01RDA authorizing the execution of the Arts Conference and Mural Festival Grant Agreement between Redevelopment Agency of Midvale City and ALL CAPS Art Studio along with an authorization to transfer funds from the Bingham Junction RDA to the Main Street CDA to fund said Grant Agreement in an amount of 131,730.00. The motion was SECONDED by Board Member Quinn Sperry. Chair Stevenson 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	Absent
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Dustin Gettel MOVED to adjourn the meeting. The motion was SECONDED by Board Member Quinn Sperry. Chair Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 10:43 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 15th day of March 2022.



REDEVELOPMENT AGENCY OF MIDVALE CITY

Meeting Date: March 15th, 2022

ITEM TYPE: Discussion

SUBJECT: Sunset Gardens, RDA Affordable Housing Loan Request

SUBMITTED BY: Meggie Troili. RDA Project Manager

SUMMARY: Chelsea Investment Corporation (Developer) in partnership with Salt Lake County Housing Authority, Housing Connect (Owner) are requesting a \$1,700,000 affordable housing loan from the RDA to finalize funding for Sunset Gardens ("Project"), an affordable housing project located at 380 East Fort Union Boulevard. This loan, if approved, will be paid back. The Project, which was approved by city council in last 2020, includes the demolition of twelve (12) duplex units (24 households) to be replaced by a three-story structure consisting of eighty-nine (89) units. The Project will house households below 50% AMI with some deeper targeted at 25%, 30%, 41%, and 45% AMI. The Project's estimated cost totals \$19,400,000. The Project is receiving support from LIHTC equity and the Olene Walker Housing Loan Fund.

The Developer is requesting a \$1,700,000 loan from the Agency, with a 1.5% simple interest rate, paid from surplus cash flow pari passu with Olene Walker Housing Loan Fund's loan. The proposed term is the construction period plus 50 years to coincide with LIHTC extended use period.

FISCAL IMPACT: \$1,700,000

STAFF'S RECOMMENDATION:

RDA Staff recommend the Agency Board approve the requested \$1,700,000 loan for the Sunset Gardens affordable housing project. The Agency has funds available to support this project, which will be paid back. Furthermore, through the Agency's fiscal support of the project, Midvale City will meet goals adopted in the Midvale City Housing Plan (2019), specifically **HA02 Focus Programs on Households making 80% AMI or less**. It is also noted in the plan that households with 50% and lower AMI levels experience a demand for affordable housing that cannot be met.

Attachments: Visual summary of the Sunset Gardens project.

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