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

REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
April 5, 2022
Amended

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **5th day of April 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 April 4th. 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 March 15, 2022 ***[Rori Andreason, HR Director/City Recorder]***

B. ***Set Date and Time ***[April 19, 2022 at 7:00 p.m.]*** for a Public Hearing to Consider Proposed Amendments to the FY2022 Budget for the Bingham Junction, Jordan Bluffs, Main Street and City-Wide Housing RDA Funds ***[Cody Hill, Redevelopment Agency Manager]***

IV. DISCUSSION ITEM

A. Discussion of the Proposed Main Street Food Truck Plaza Concept at the City Hall North Lawn and South Plaza Space ***[Nate Rockwood, Community Development Director]***

VI. 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.

DATE POSTED: April 4, 2022
TIME: 4:00 p.m.

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

REDEVELOPMENT AGENCY MEETING
Minutes
Tuesday March 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
Board Member Dustin Gettel
Board Member Quinn Sperry

STAFF: Matt Dahl, City Manager; Kyle Maurer, Assistant City Manager; Rori Andreason, City Recorder/Human Resource Director; Lisa Garner, City Attorney; Nate Rockwood, Community Development Director; Mariah Hill, Administrative Services Director; Glen Kennedy, Public Works Director; Cody Hill, RDA Manager; Meggie Troili, RDA Project Manager; Kate Andrus, RDA Program Manager; Laura Communications Director; Chief Randy Thomas, UPD; Matt Pierce, IT Director.

Chair Stevenson called the meeting to order at 9:29 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. There were none.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF FEBRUARY 15, 2022

MOTION: Board Member Paul Glover MOVED to approve the consent agenda. Board Member Quinn Sperry SECONDED the motion. 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 Aye
Board Member Quinn Sperry Aye
Board Member Heidi Robinson Aye

The motion passed unanimously.

PENDING

IV. DISCUSSION ITEM

A. DISCUSS SUNSET GARDENS, RDA AFFORDABLE HOUSING LOAN REQUEST

Meggie Troili said 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 recommended 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.

Board Member Quinn Sperry asked if there is onsite policing.

Meggie Troili said there is not a contract for onsite policing. There are security cameras and a security system.

Janice Kimball, CEO for Housing Connect, said this property will have full time onsite management. She said they have a contract with Salt Lake County of community policing. There is not a plan for onsite security. The county will do extra patrolling if needed and currently patrol 12 of their sites. She said this project aligns with the mixed income multi-unit development in strategic locations and also aligns with goals of incomes making 80% AMI or less. This project is targeted for 50% and lower. Adding the extra 89 units aligns with their goals and housing plan. She said they have this in their budget to support this project.

PENDING

Cody Hill said he would like to spend down the fund balance of $5 million. To date, they have only spent $40,000 of the fund balance.

Board Member Paul Glover asked how the repayment works.

Cody Hill said the terms are 1.5% for a fifty-year term after construction.

Tim Baker, Chelsea Investment, Consultant for Housing Connect, said the financing is called net cash flow loan. This aligns with the Olene Walker Housing Loan Fund. The full balance of loan will be paid off with maturity of loan.

Board Member Quinn Sperry asked what the statis is of displaced residents.

Janice Kimball said they have begun the process to relocate residents. There are about seven residents left. They have been offered a section 8 voucher, which means they can transfer to other units with openings. She said they have contracted with a relocation specialist that help with relocations.

Board Member Dustin Gettel said he likes the project and is happy to support it.

Board Member Quinn Sperry agreed and thanked them for relocating the residents.

Tim Baker said they are required to have the building completed by December 2023 and have three months to lease up. They should have a completed and fully occupied building by the first quarter of 2024.

V. ADJOURN

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

The meeting adjourned at 9:49 p.m.

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Rori L. Andreason, MMC
City Recorder

Approved this day 5th day of April 2022

PENDING

MIDVALE REDEVELOPMNET AGENCY
DISCUSSION ITEM

April 5, 2022

SUBJECT:

Discussion of the proposed Main Street Food Truck Plaza concept at the City Hall North Lawn and South Plaza space.

SUBMITTED BY:

Nate Rockwood, Community Development Director

SUMMARY:

As part of the ongoing Main Street redevelopment efforts, the RDA and CD staff have continued to look for innovate ways to activate Main Street from the south end of Main & Center to the north end at Holden and the Municipal City Hall and Senior Center Complex. In evaluating the potential of the North Lawn at City Hall and needed sidewalk improvements on the east side of Holden, staff is proposing the development of a highly functional food truck plaza and accompanying eating areas.

As currently proposed, this plaza will act as a Main Street entryway feature and buffer when approached from Holden and will act as a highly active food experience draw and amenity opening onto Main Street and activating both the unused north lawn and the current plaza space south of the City Hall building. When activated, this will be a significant draw for Main Street and will be a vital amenity during events. Based on the location and high visibility of the area, this food plaza has the potential for ongoing activation on Main Street and will bring a much-needed food element to the Main Street Arts, Food and Culture District.

Staff is currently starting a Midvale Main Street branding process and will soon also release an RFP for a Landscape, Lighting Design and Wayfinding Guideline study. The findings and recommendations from each study will be incorporated into the plazas and sidewalk improvements.

The food truck plaza with festival lighting, art and activation will provide an iconic and marquee entrance to the north end of Main Street. The plaza will provide a significant sense of place and memorable and exciting experience for locals and visitors to Midvale's Main Street. It will help activate a "dead space" on Main Street. It will also bring food, food and food to Main Street and help start to establish the street as a destination for dinning, art, and entertainment.

Capital Improvements
RDA and CD staff have worked with the landscape architecture firm Blu Line Designs to develop initial concept renderings of the project. The CD Director will walk the City Council though these design elements as part of the discussion and presentation. The concept designs and renderings have been prepared to demonstrate to City Council and the public the potential for this project to activate the street and help set the tone for the redevelopment of Main Street at the north end.

The plaza will include improvements to both the north and south side of City Hall along with the addition of sidewalks on the east side of Holden from the plaza to the existing sidewalk on the north side of the rail spur. The sidewalk on the west side of Main between the north and south plazas will be improved to include matching features and amenities, which will connect the north and south plazas. The food truck plaza will have the ability to accommodate 7 food tucks with the ability to accommodate an additional 5 to 7 trucks on Main Street between the north and south plaza.

The plazas and sidewalks will include raised planter boxes with broad shade trees, electrical connections to accommodate food truck (without the need for generators), seating areas on both the north and south plazas and festival lighting and art features. The plaza may also function as a sculpture garden when not activated by food trucks and as additional art is added in the future.

Staff is proposing matching raised planter boxes with shade trees in the median area of Holden just west of the north plaza as part of the existing crosswalks. Staff also recommends lighted crossing signs or paths on the existing Holden crosswalk.

Activating the Plaza
Staff has been working with the Utah Food Truck League to review the concept designs and to activate the plaza.

The Food Truck League is an organization that seeks to create and provide positive and fun events for all by bringing together great food and communities since 2015. By working with over 100 of the best food trucks and partnering with numerous organizations along the Wasatch Front they have been able to bring business districts and neighborhoods together. The Food Truck League works directly with member trucks to put their passion into their work and to connect them with the local community. In doing so they have successfully organized several reoccurring food truck nights in downtown Salt Lake, Ogden, Herriman, Sandy and Bountiful.

The Food Truck League is excited about the great location and the ability to be part of the revitalization of Midvale Main Street. The Food Truck League will actively work to activate the plaza at no cost and little administrative burden to the City. By working with the Food Truck League, the plaza will not only be activated, but will receive a wide mix of food truck options on a rotating basis. The League tracks the success of food truck types and matches the area with the most successful offerings. This ensures success for their member food trucks and success for the activation of the plaza and Main Street. The League also has extensive social advertising and social media following, which will be used to promote the plaza and events on Main Street.

Funding
Due to the contiguous location of the Plaza between the Main Street and Bigham Junction RDA, staff is recommending funding all coasts of the project from existing revenue in the Bingham

Junction RDA including the improvements to the sidewalks, crosswalks, plaza elements and entryway art. Staff recommends this funding source as appropriate as this is a critical location and nexus between Main Street, Bigham Junction and Jordan Bluffs. Staff believes this nexus between all of the Midvale project areas and the location of the plaza on a highly visible major corridor connecting all three project areas, substantially meets the requirements listed in U.A.C. § 17C-1-409(1)(a)(iii)(C) as shown below:

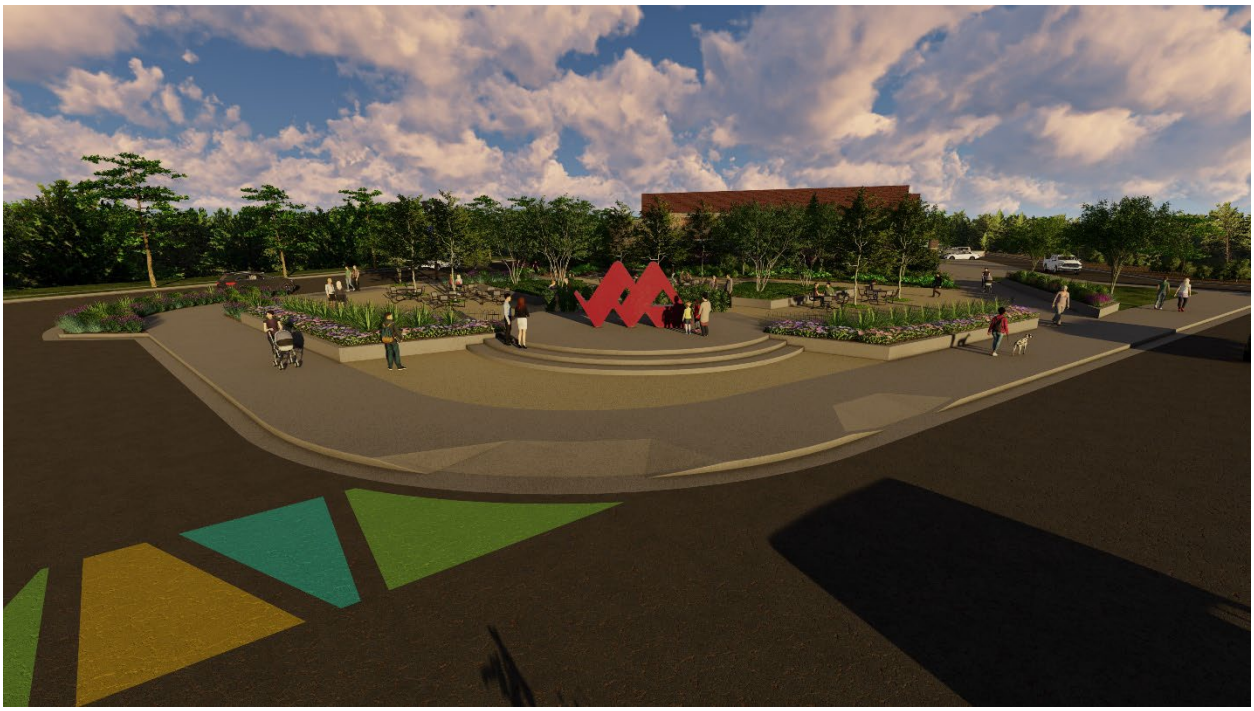
17C-1-409 Allowable uses of agency funds.

(1) (a) An agency may use agency funds:

(iii) to pay for, including financing or refinancing, all or part of:

(E) the cost of the installation of publicly owned infrastructure and improvements outside the project area from which the project area funds are collected if the board and the community legislative body determine by resolution that the publicly owned infrastructure and improvements benefit the project area;

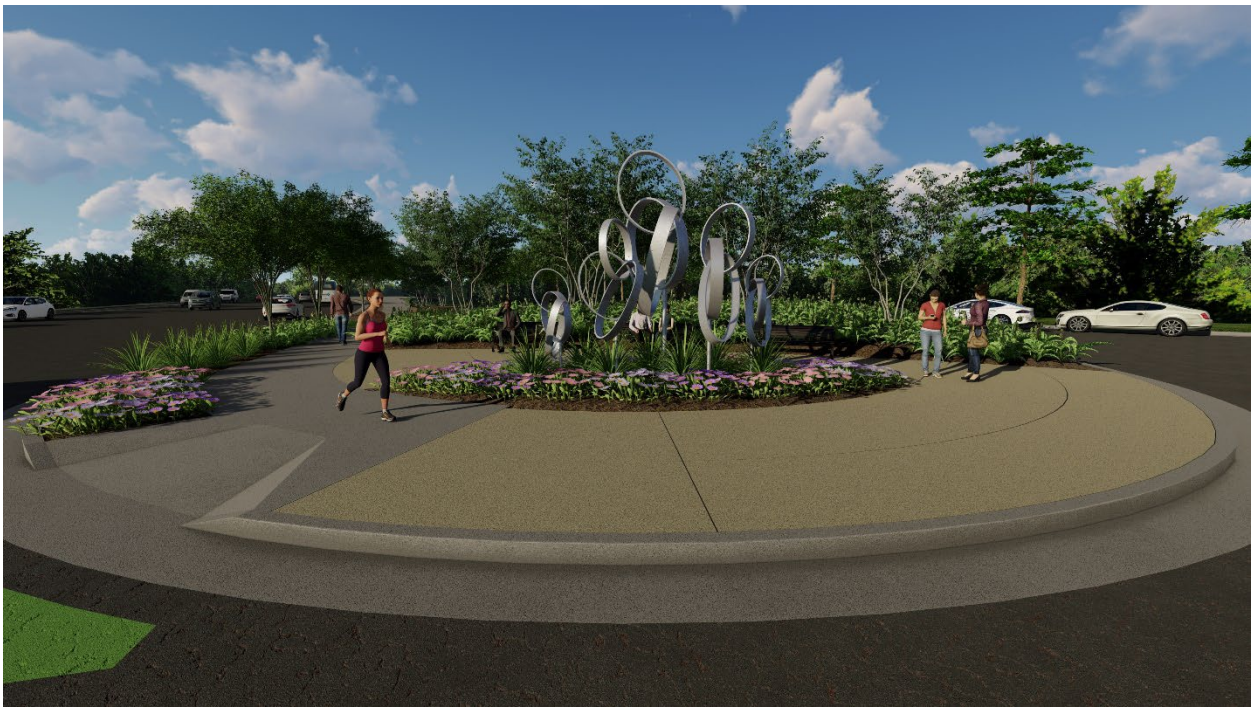
Attachments:
A – Site Concepts and Renderings



















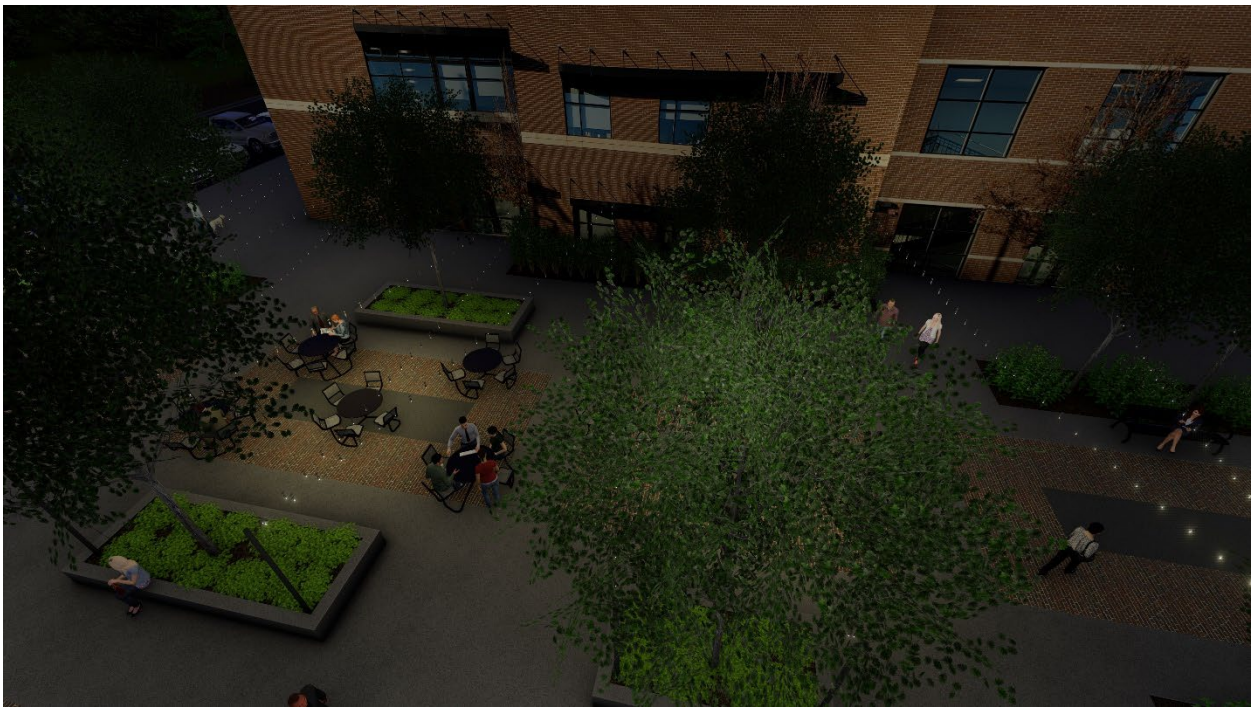



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