



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
OCTOBER 18, 2022**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **18th day of October 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 October 17th. 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 September 6, 2022 [*Rori Andreason, HR Director/City Recorder*]

IV. ACTION ITEMS

- A. Consider **Resolution No. 2022-14RDA** Approving the Art House Program and Artist Lease Agreement Term Sheet [*Kate Andrus, RDA Program Manager*]

VI. ADJOURN

Redevelopment Agency of Midvale City Meeting Agenda
October 18, 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: OCTOBER 13, 2022

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday September 6, 2022

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Marcus Stevenson

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

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, City Recorder; Lisa Garner, City Attorney; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Cody Hill, RDA Manager; Meggie Troili, RDA Project Manager; Chief Randy Thomas, UPD; and Matt Pierce, IT Director.

Chair Stevenson called the meeting to order at 9:10 p.m.

I. GENERAL BUSINESS

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

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF AUGUST 23, 2022

MOTION: Board Member PAUL GLOVER MOVED to approve the consent agenda. 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 Aye
Board Member Quinn Sperry Aye
Board Member Heidi Robinson Absent

The motion passed unanimously.

IV. ACTION ITEM

A. CONSIDERATION OF RESOLUTION NO. 2022-12RDA CONFIRMING ARTIST BILL LOUIS FOR THE 2022 BINGHAM JUNCTION PUBLIC ART PROJECT AS RECOMMENDED BY THE BINGHAM JUNCTION DESIGN ADVISORY BOARD

Meggie Troili said the Redevelopment Agency (RDA) of Midvale City created the Bingham Junction Public Art Program to provide opportunities to integrate public art into private developments or public spaces within the project area. The RDA in partnership with Overstock.com released an RFQ seeking qualified artists to design and install a mural that is aesthetically pleasing, imaginative, iconic, and will be a welcoming feature for the City of Midvale. Four artists were selected to create proposals, and one design was selected by the Bingham Junction Public Art Design board.

The mural site is located on the Oversock.com parking garage, located on the east side of their corporate campus (799 Coliseum Way) facing 700 West. Artists were asked to create proposals incorporating one of two corporate values from Overstock.com, **Do Good** and **Be You**. The artists were asked to the area as a gateway between Bingham Junction and the historic Main Steet area.

The recommended artist for this mural project is Bill Louis whose mural proposal (**Exhibit B** in the Artist Agreement) was unanimously selected by the Public Art Design Board. Bill Louis is a full-time, and self-identified Polynesian artist whose proposal will bring vibrant colors and strong symbolism to Midvale. His proposal expresses culture, charity, diversity, inclusion, and the natural beauty of Utah aligning with the project goals and the theme of "Do Good".

PLAN COMPLIANCE: The recommended artist and concept(s) align with the Agency's vision for development of the area.

FISCAL IMPACT: \$35,490 (\$26 per sq foot)

Bingham Junction Public Art Program

The Redevelopment Agency (RDA) of Midvale City created the Bingham Junction Public Art Program to provide opportunities to integrate public art into private developments or public spaces within the project area.

Public Art Design Advisory Board:

RDA Representative – Kate Andrus

City Planner – Elizabeth Arnold

Council Member – Dustin Gettel

Artist/Community Representative – Ashley Thomas, Echelon Tattoo

Property Owner Representative – Amber Fairborn, Overstock.com

Program Funding: Funding is allocated through the RDA Annual Budget. FY23 budget total = 90K

Overstock Mural Project

Project Background: The RDA in partnership with Overstock.com released an RFQ seeking qualified artists to design and install a mural that is aesthetically pleasing, imaginative, iconic, and will be a welcoming feature for the city. Out of 18 applications four artists were selected to create proposals, and one design was selected by the Bingham Junction Public Art Design board.

Project Theme: “Do Good” or “Be You”

Project Budget: 50K

Recommended Artist: Bill Louis

Project Completion Date: October 15th, 2022

Project Location: The mural site is located on the Overstock.com parking garage on the east side of their corporate campus (799 Coliseum Way, Midvale UT 84047) facing 700 West. A single wall on the structure was selected for the mural installation below.



Artist: Bill Louis, Utah based Polynesian artist

Mural Budget: \$26 per sq foot = \$35,490

Proposal Concept/Description

Focusing on the “Do Good” corporate value from Overstock.com, the hands feeding the bird it is symbolic to charity. Overstock has donated much to the underprivileged communities in the community, and I wanted to represent that in the mural design. The various colors represent diversity and culture. Some images include the garden box to represent the greenhouse that was built on the property that was being used before the pandemic. There are also many nature images that represent Utah. The bluebird which is a power animal representing "to be carefree". The tribal represents family and I wanted to include many other Utah elements such as the Wasatch Mountains and leaves and so on.



STAFF'S RECOMMENDATION AND MOTION: The Agency recommends the approval of Resolution No. 2022-12RDA, confirming Bill Louis, for the 2022 Bingham Junction Public Art Project as recommended by the Bingham Junction Design Advisory Board and entering into an agreement with the selected artist.

Board Member Bryant Brown asked about lighting and anti-graffiti around the mural.

Meggie Troili said she wasn't sure about the lighting but would look into it.

Nate Rockwood said he would look into putting the anti-graffiti commission into place.

MOTION: Board Member Dustin Gettel **Moved to Adopt Resolution No. 2022-12RDA Confirming Bill Louis for the 2022 Bingham Junction Public Art Project as Recommended by the Bingham Junction Design Advisory Board and Entering into an Agreement with the Artist. The motion was SECONDED by Board Member Paul Glover. 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.

V. ADJOURN

MOTION: Board Member Paul Glover MOVED to adjourn the meeting. Board Member Dustin Gettel 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 9:24 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this day of October 18, 2022.



MIDVALE REDEVELOPMENT AGENCY SUMMARY REPORT

MEETING DATE: OCTOBER 18, 2022

SUBJECT: Action approving the Art House Program and Artist Lease Agreement Term Sheet.

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

On January 29, 2021, Nate Rockwood brought before the Board a discussion on the proposed use of the building located at 7697 S. Main Street as the Main Street Art House. Previously described to the Board, the Art House would operate by dividing the floorspace into 8 different studios that would be rented to artists to create and sell their work. The Art House would be open to the public to allow citizens to watch art being created and to purchase local art pieces. In addition, there would also be a community gallery that allows for all Midvale residents to submit their art for display and sale as well as provide a space for community focused events and activities. In preparation for launching the Main Street Art House, City staff acquired funding and completed the needed renovations to make the space usable by artists making the next step in bringing this center to fruition, a recommendation by RDA staff to adopt the Art House Program.

Through this program, the following process will take place:

1. The Art House selection committee will be formed and will be comprised of the RDA Program Manager, RDA Director, RDA Board Member, Arts Council Member and a Community Member.
2. The Art House selection committee will be responsible for developing and adopting all facility rules and regulation as well as the code of conduct for governing the use of the space.
3. Agency staff will work with local arts organization to disperse and publicize the call for artists interested in applying for studio space.
4. The Art House selection committee also be responsible for reviewing artist applications and selecting tenants.
5. Artists will be notified of selection and will be asked to enter into a lease agreement which will be developed based upon the terms adopted by the Redevelopment Agency Board.
6. RDA staff, the Art House Selection Committee and the selected artists will work in collaboration to designate hours of operation which are conducive to public participation.

In addition, in an attempt to get the programming up and running as soon as possible, RDA staff is also recommending the Board suspend the rules and approve the attached proposed Artist Lease Agreement Term Sheet which has been reviewed by the City Attorney

FISCAL IMPACT: Minimal. The annual costs of operation are projected to be approximately \$11,065.00. (An analysis of the estimated costs is attached). The monthly rent is set at an amount that ensures that the operating costs are covered. The only anticipated costs by the RDA would be those costs associated with promoting and marketing the space to the artist community. That cost is estimated to be no more than \$500.00.

STAFF RECOMMENDATION: ADOPT: RESOLUTION NO. 2022-14RDA, CREATING THE ART HOUSE PROGRAM AND APPROVING THE ARTISTS LEASE AGREEMENT TERM SHEET.

RECOMMENDED MOTION: I MOVE THAT SUSPEND THE RULES AND WE ADOPT RESOLUTION NO. 2022-14RDA CREATING THE ART HOUSE PROGRAM AND APPROVING THE ARTISTS LEASE AGREEMENT TERM SHEET.

ATTACHMENTS: RESOLUTION NO. 2022-14RDA
ART HOUSE PROGRAM SUMMARY
COMMUNITY ENGAGE ARTIST TERM SHEET
ANNUAL COST OF OPERATION

RESOLUTION NO. 2022-14RDA

A RESOLUTION AUTHORIZING THE ART HOUSE PROGRAM AND APPROVAL OF THE ARTIST LEASE AGREEMENT TERM SHEET.

WHEREAS, the Redevelopment Agency of Midvale City (the “Agency”) was created to transact the business and exercise the powers provided for in the Utah Redevelopment Agencies Act;

WHEREAS, on November 17, 2015 the Agency adopted Resolution 2015-13RDA approving the CDA Project Area Plan for the Midvale Main Street CDA Project Area; and

WHEREAS, the Agency and Midvale City (“City”) seek to revitalize the Midvale Main Street CDA Project Area; and

WHEREAS, the Agency intends to support the development of public art within the Main Street CDA and promote its development as an arts and culture district; and

WHEREAS, the Agency owns the Art House located at 7697 S Main Street Midvale, Utah, referred to in this Resolution as the “Art House”; and

WHEREAS, Midvale City (City) has completed the necessary building renovations to house artists who will utilize the studio space to create, display and sell their art; and

WHEREAS, the Agency desires to create a program for the purpose of facilitating the revitalization of Main Street; and

WHEREAS, staff has prepared a term sheet for the lease of a studio space within the Art House between the Agency and the future artists.

This Resolution shall become effective immediately upon passage thereof.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, that the Board of Directors does hereby authorize the Chief Administrative Officer and Executive Director to implement the Art House program and approves the Artist Lease Agreement Term Sheet and authorize the Chief Administrative Officer and Executive Director to execute a Lease Agreement subject to the Term Sheet and such other terms and conditions as recommended by Agency’s legal counsel.

PASSED AND ADOPTED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY BOARD OF DIRECTORS, this ____th day of October, 2022.

Marcus Stevenson
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

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

Main Street Art House Program

Overview

The Art House (Art House) is looking for 8-10 community-oriented artists who desire to bring arts and creative experiences to the Midvale residents and visitors to Main Street. Interested artists will be able to rent studio space and have access to a collaborative work environment and a spot in a shared public art gallery and art shop. This space will be ideal for artists who are looking to be a part of an engaging and cooperative environment where their creativity can flourish, and ideas can become a reality.

Details

The Art house is located on Midvale's Main Street, a burgeoning hub for arts, culture, and dining along the Wasatch Front. This is a space where the public is welcome and engagement with the creative process is highly encouraged. The building features approximately 4,791 sq. ft of open space in which each artist can make their dedicated 8'X8' area their own. Security, electricity, and Internet along with onsite restrooms and cleaning facilities are included. In addition, studio tenants will have unlimited, access to the space, 7 days a week during the hours of 7:00 am to 11:00 pm. Rent for studio space is set at \$200 per month, with a minimum of a 6-month commitment. 2 of the studio spaces will be reserved for artists who demonstrate low income at an even more subsidized rate of \$115. These rates are set to ensure that the operating costs which can be found in the operating budget. In addition, the artists who occupy this space must enjoy interacting and engaging with the public and will therefore agree to spend no less than 20 hours a week in the studio during the Art House open hours which is described in further detail below. These hours include a requirement to be onsite one weekend day per month for 4 hours as well as a commitment by each artist to engage with the community by participating in 3 community-oriented events per term (6 months).

Benefits

Artist will be highlighted and promoted on RDA marketing materials and will have opportunities to participate in community event including monthly open studio night, Trick or Treat on Main and Light Up Main Street which are hosted by the RDA. In addition, there will be opportunities to host lectures, workshops, live discussions, and art shows within the space with the possibility of receiving funding to help make these events a reality. Last but definitely not least Artists will also be provided a huge opportunity to make a positive impact on the community as their active participation will play a vital role in insuring and helping propel an equitable and inclusive revitalization of Midvale's Main Street.

Proposed Art House Open Hours:

Monday: 12:00 pm- 7:00 pm

Tuesday: 12:00 pm- 7:00 pm

Wednesday: 12:00 pm- 7:00 pm

Thursday: 12:00 pm- 7:00 pm

Friday: 12:00 pm – 9:00 pm

Saturday: 10:00 am- 9:00 pm

Sunday: 10:00 am- 5:00 pm

Art House Selection Committee

The Art house selection committee is responsible for developing and adopting the governing documents include the policies and procedures which will regulate the Art House. The committee will be responsible for reviewing and selecting all Artist who will occupy the space. In addition, the committee will work closely with the artists housed in the Art House to put develop a schedule to ensure that there are always 2 or more artists in the space during open public hours. In doing so the Art House selection committee will have the ability to modify the open hours to ensure that they are conducive to the schedules of the artists and for public visitation. Last but not least the Selection Committee will also be responsible for selecting art which will be displayed in the community

Community Engaged Artist Term Sheet

Parties	[Artist Name] And Redevelopment Agency of Midvale City (Agency)
Property	7697 S. Main Street.
Studio	Artists are granted the right to use a studio space of approximately 8ft X8ft. Artists will be encouraged to use the space collaboratively with both other artists and the public.
Lease Rate	1. \$200 per month for studio space. 2. 2 of the 8 studio spaces may be reserved for artist who qualify for a subsidized rate based on income level and qualified applicants.
Security Deposit	A security deposit shall be made in the amount equal to one month of the lease rate. The security deposit will be returned to the tenant at the end of the agreement, less any damages or deductions.
Term	Six (6) months. the term can be renewed for an additional six (6) month term as determined by the Art House committee. The maximum term is five (5) years. Either party must give the other party written notice of non-renewal at least thirty (30) days prior to the end of the then-current term.
Background Check	The final execution of this agreement shall be made conditional on the satisfactory results of a completed criminal background check.
Maintenance	All Artists are responsible for keeping a safe and clean workspace. Janitorial Services are not provided. All Artists will be provided with key card access and agree to sign and comply with all rules and regulations outlined by the Key Card User Agreement. Artists also agree to ensure that the Art House is locked and secured prior to leaving the building at the end of the day.
Insurance	Artists acknowledge that neither Midvale City nor the Redevelopment Agency of Midvale City maintains any insurance covering Artists' artwork or other property. The Redevelopment Agency strongly encourages Artists to obtain insurance to protect Artists' artwork and other property.
Damages	Artists shall be liable for any damage to the Art House Premises or the Building, or any property located on the Art House Premises or the Building, which is caused by Artists, any guest of Artists, or other person Artists allow to enter the Premises. Artists are liable for any damage that is caused due to any negligent act committed by the Artists or their guests.
Use	1. The space shall be used for the creation of original art. 2. Artists will have open access to the building 7 days a week between the hours of 7:00 am and 11:00 pm. 3. Artists are required to be present in the building for a minimum of 20 hrs. a week with a schedule that is conducive to public visitation as determined by the art house committee. As a part of this requirement: • Artists shall agree to be onsite one weekend day (4 hrs.), per month. • Artists will be required to engage with the community by participating in 3 community-oriented events per term (6 months) These events include but are not limited to participating in monthly open studio nights, hosting classes, and taking part in or organizing art talks.

	- Artists agree to be available to staff the Art House Gallery for a minimum number of hours per month as determined by the Art House Selection Committee and adopted in the Art House Policies and Procedures. The Art House Selection committee may also decide that a reduction in rent may be given to artists who staff the gallery above and beyond the minimum requirement. - Artists agree to allow access by City and Agency staff to the leased space at all times. - The art house may be used by the City and Agency for one-time events which may require the tenants to temporarily move or store equipment and artwork.
Open Hours	- There shall always be two or more artists in the space during open hours. A work schedule will be determined by the Art house Committee based on the Artists' availability. - All Artists agree to leave the doors of the center unlocked and open to the public during open hours. - The Proposed open Hours of the Art House include Monday: 12:00 pm- 7:00 pm Tuesday: 12:00 pm- 7:00 pm Wednesday: 12:00 pm- 7:00 pm Thursday: 12:00 pm- 7:00 pm Friday: 12:00 pm – 9:00 pm Saturday: 10:00 am- 9:00 pm Sunday: 10:00 am- 5:00 pm - The Art House Committee may elect to change these hours if the availability of Artists are not conducive to the proposed open hours.
Licenses	Artists are required to obtain a business license from Midvale City.
Code of Conduct, Rules and Policies	Artist agrees to at all times comply with the Arthouse Code of Conduct (the "Code of Conduct") and any other rules or policies established by the Arthouse selection committee during the term of this Agreement. The Arthouse selection committee has the right to revise the Code of Conduct and to establish such other rules and policies for the Arthouse studio spaces. Artists will be provided with written notice of any revisions to the Code of Conduct or new rules or policies. Artist agrees to comply with all applicable federal, state and local laws, regulations and ordinances.
Commission	Artists agree to provide the RDA with 5% of their commission made on all art sold in the Art House. These funds will be used solely to provide supplies, workshop materials and marketing services which will benefit the Artists and the events which will take place in the center.
Limited Right to Use Images of Artist and Artwork	Artist grants Midvale City and the Agency the right to photograph and use images of the Artist, the Artist's artwork and the Studio for public relations, marketing, and archival purposes.

ANNUAL EXPENDITURES

Annual Expenditures	Amount
Water/Sewer	\$ 840.00
Gas	\$ 2,500.00
Electricity	\$ 1,600.00
Phone	\$ 454.32
Internet	\$ 2,400.00
Security	\$ 1,570.78
Supplies	\$ 1,200.00
Misc.	\$ 500.00
Total	\$ 11,065.10