



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

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
NOVEMBER 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 November, 2022** as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. **Public comments may be submitted electronically for Board consideration at www.Midvalecity.org/government/contact-us by 5:00pm on November 14, 2022. Electronically submitted public comments will be included in the meeting record.**

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 Redevelopment Agency of Midvale City Board.** 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 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 October 18, 2022 ***[Rori Andreason, HR Director/City Recorder]***

IV. DISCUSSION ITEMS

- A. Discuss Establishing a Time and Place for Holding Redevelopment Agency Meetings for the 2023 Calendar Year ***[Rori Andreason, H.R. Director/City Recorder]***
- B. Discussion Regarding the Release of an RFP to Contract with a Local Organization to Assist the RDA in Finalizing and Administering two new

Housing Programs: Down Payment Assistance (DPA) and a Home Repair Loan Program (HRLP) **[Meggie Troili, Redevelopment Agency Housing Manager]**

- C. Discussion regarding Proposed Main Street Façade Improvement Program **[Kate Andrus, Redevelopment Agency Program 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.

DATE POSTED: NOVEMBER 10, 2022

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



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday November 15, 2022

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Marcus Stevenson

BOARD MEMBERS: Board Member Heidi Robinson
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, HR Director/City Recorder; Lisa Garner, City Attorney; Garrett Wilcox, Deputy City Attorney; Jerimie Thorne, Deputy Public Works Director; Adam Olsen, Planning Director; Wendelin Knobloch, Senior Planner; Cody Hill, Redevelopment Agency Manager; Laura Magness, Communications Director; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; and Juan Rosario, Systems Administrator.

Chair Stevenson called the meeting to order at 7:24 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 NOVEMBER 1, 2022

MOTION: Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Heidi Robinson. 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.

IV. DISCUSSION ITEMS

A. DISCUSS ESTABLISHING A TIME AND PLACE FOR HOLDING REDEVELOPMENT AGENCY MEETINGS FOR THE 2023 CALENDAR YEAR

Rori Andreason said Section 2.12.060 of the Midvale Municipal Code designates the City Council to act as the Redevelopment Agency Board. The Redevelopment Agency meetings are scheduled on an as needed basis to be held in conjunction with regularly scheduled City Council meetings.

A Draft Resolution is attached outlining the proposed Redevelopment Agency meeting schedule for the 2023 calendar year.

The Board agreed to place this item on the next consent agenda for approval.

B. CONSIDER APPROVING THE RELEASE OF AN RFP TO CONTRACT A LOCAL ORGANIZATION TO ASSIST THE RDA IN FINALIZING AND ADMINISTERING TWO NEW HOUSING PROGRAMS: DOWN PAYMENT ASSISTANCE (DPA) AND A HOME REPAIR LOAN PROGRAM (HRLP)

Meggie Troili said the Redevelopment Agency of Midvale City is requesting written proposals from qualified bidders to assist the RDA in finalizing its Down Payment Assistance (DPA) Program, its Home Repair Loan/Grant Program (HRLP), and then administering the programs. The current draft outlines of these programs are attached as Exhibits A and B, respectively. Both programs are part of the RDA's Moderate Income Housing plan and Moderate-Income Housing element, as required by state law. Upon finalizing the DPA Program and the HRLP with the RDA, the selected contractor would administer the two programs for the RDA. The DPA and HRLP programs are focused on households who fall on or below 80% AMI. All funds are available on a first-come, first-served basis. These programs will be supported by tax increment dollars as part of the City-Wide Housing fund, these funds are restricted for affordable housing. Furthermore, the RDA will apply for Community Development Block Grants (CDBG) to further support these programs. This item will return for RDA Board approval on December 6th.

DPA - The Down Payment Assistance Program (DPA) provides forgivable loans for low- to moderate-income first-time home buyers in Midvale City. The program seeks to provide equitable access to home buying, provide homeowner education to Midvale residents on home ownership, and increase home ownership in Midvale City.

HRLP - The Home Repair Loan/Grant Program (HRLP) provides income assistance for low- to moderate-income homeowners for improvements to address emergency repairs, eliminate blight, conserve energy, and preserve the housing community within the city limits of Midvale City.

FISCAL IMPACT: \$400,000 annually (cost of programs plus admin fee to contracted partner)

Board Member Dustin Gettel asked about the additional \$5000 for an employee and details on that. He said he was not sure if he agreed with employees getting additional money.

Matt Dahl said the plan was modified for incentives for employees living within Midvale. He said if the Board does not agree with the incentives, they do not need to be approved.

Board Member Dustin Gettel said the money should be an equal amount for any qualified low-income resident. He said it did not seem entirely proper to be giving employees that live in Midvale more money.

Meggie Troili said the new housing element that just passed a few weeks ago, included language to support any county, city, or any contracted services with the city that would include teachers, fire, police, librarians.

The Board discussed their desire to provide an additional \$5000 for a public sector employee who works in Midvale and lives in Midvale.

Board Member Dustin Gettel asked about the FICO score and if individuals will be denied a home repair loan based on their score.

Chair Stevenson said he would like the marketing materials to be in Spanish explaining how to proceed through this process.

Nate Rockwood said an RFP will work best because the city will get the best rates that way.

Matt Dahl said with a lot of these programs, the city ends up seeing it as competing with all of the other cities. What this program does is that the city will know there are funds in the program. The funding is coming from the Redevelopment Agency's Affordable Housing Fund. This program will ensure more of the residents will have access to these funds.

After in-depth discussion, the Board agreed to place item on December 6th agenda for final approval.

C. DISCUSSION REGARDING PROPOSED MAIN STREET FAÇADE IMPROVEMENT PROGRAM

Kate Andrus said the purpose of the Main Street Façade Improvement Program is to promote the revitalization of commercial properties along Midvale's Main Street by providing financial assistance to building owners and tenants for the improvement and maintenance of existing commercial buildings. Financial assistance is made available to preserve, honor, maintain, and improve the physical appearances of properties within the Main Street Area to encourage the enhancement of the historical and unique character which already exists.

Funding: Funding will be allocated through the RDA budget. All grants awarded will require a matching dollar for dollar expenditure by the owner or tenant. In addition, an easement on the façade shall be conveyed by the property owner to the Redevelopment Agency of Midvale City to be held in perpetuity.

Terms: Maximum grant award of \$35,000 is permitted per project.

The grant award amount shall not exceed 50% of the total cost of the improvements to the façade(s).

Grant Awards are provided as a reimbursement after all associated work listed on the approved scope of work had been completed.

Each grant recipient agrees to maintain and keep in good repair the façade or improvements.

The property owner must convey to the RDA a facade easement held in perpetuity.

The City of Midvale and RDA assume no liability for any work that is done pursuant to this program. The applicant agrees to hold both the City of Midvale and the RDA harmless from all liability claims.

Oversight: The program will be managed by the Redevelopment Agency of Midvale City with participation by the Main Street Façade Improvement Advisory Board.

Main Street Façade Improvement Advisory Board: The Advisory Board will consist of at least five members:

RDA representative
City Planner
Council Member
Community Development Representative
Main Street Business Alliance Representative

Eligible Activities

Repairs to building exterior facades (front, rear and side facades are eligible).

Masonry repair.

Cleaning of building exterior.

Exterior painting.

Repairing or replacing cornices, entrances, doors, windows, decorative detail, awnings.

Sign construction, repair, or replacement.

Other repairs or improvements that may enhance the aesthetic quality of the building.

Accentuating existing features of the building through painting, lighting, restoration, replacement, cleaning, or other treatment of exterior surfaces.

The addition of design elements which may have appeared on buildings built in the same period.

Ineligible Activities

Interior improvements (except window display areas).

Roofing.

Sidewalks.

Purchase of furnishings, equipment, or other personal property which does not become a part of the real estate.

Improvements completed or in progress prior to notification of approval.

Repair or creation of features not compatible with original architecture.

Process:

Fill out and submit a completed application which includes a written description of the proposed improvements, including all materials and color schemes. The application must be submitted with supporting documentation.

The submitted application will be reviewed by the Redevelopment Agency Program Manager and Planning staff for completeness and eligibility.

All eligible projects will be reviewed and scored by the Main Street Façade Improvement Advisory Board for a recommendation to the Agency's Board of Directors who will provide final approval for each project.

Once approved by the Board, the applicant must enter a Grant and Easement agreement with the RDA.

Fiscal Impact:

Main Street CDA's will budget \$105,000 in funding for the Main Street Façade Improvement Program.

Facade Improvement Program

- Façade improvement programs are utilized by both city and state organizations to help promote the revitalization of blighted or unmaintained commercial properties within aging districts.
- Programs like this exist in Provo, Salt Lake City, Ogden, Logan, Vernal, Cedar City, Price, Brigham City, and Tooele.
- Staff found that while some of the bigger cities have more stringent requirements like that of being designated as a historical site, staff feels that these types of requirements limit the amount and type of updates property owners can do with the façade.
- Staff also found that many of these programs require the conveyance of an easement on the façade to the granting agency.

Program Terms

- Maximum grant award of \$35,000 is permitted per project.
- The grant award amount shall not exceed 50% of the total cost of the improvements to the façade(s).
- Grant awards are provided as a reimbursement.
- Documentation will need to show proof of prior payments, including the release of any liens held by contractors.
- Awardees agree to maintain and keep in good repair the façade or improvement.
- Conveyance of a façade easement to the RDA to be held in perpetuity is required.
- The City of Midvale and RDA assume no liability for any work that is done pursuant to this program.

Eligible Activities

- Repairs to building exterior facades (front, rear and side facades are eligible).
- Masonry repair.
- Cleaning of building exterior.
- Exterior painting.
- Repairing or replacing cornices, entrances, doors, windows, decorative detail, and awnings.
- Sign construction, repair, or replacement.
- Other repairs or improvements that may enhance the aesthetic quality of the building.
- Accentuating the existing features of the building through painting, lighting, restoration, replacement, cleaning, or other treatment of exterior surfaces.
- The addition of design elements which may have appeared on similar buildings built in the same period.

How it Works

- Applicants submit a completed application which includes a written description of the proposed improvements, including all materials and color schemes.
- If eligible, projects will be reviewed and scored by the Main Street Façade Improvement Advisory Board for a final recommendation to the Agency's Board of Directors.
- Agency's Board will provide final approval.
- Applicant must then enter a grant and easement agreement.
- The easement will be filed with the Recorder's office
- Upon completion of improvements, all work approved under the scope of work will be reimbursed up to the approved grant amount.

Selection Criteria

- The level of private investment utilized for the renovation.
- Applicants providing more than a 50% match will receive a higher priority.
- The potential impact the project will have on the surrounding area.
- Visual prominence/significance.

- Whether the proposed improvements restore and/or provide an enhanced historical or artistic character of the building's façade.
- The building's level of blight.
- Whether the building is abandoned.
- Whether the applicant has been awarded façade grants in the recent past.

Board Member Bryant Brown asked if the applicant needs to show any financial burden to be eligible.

Ms. Andrus said the applicant does not need to provide any financial burden to qualify.

Board Member Bryant Brown said he did not like this, and he felt it was insulting to Midvale residents. He said an applicant should need to provide a financial burden in order to qualify. He did not agree with giving wealthy developers money to help the build projects that will make them more money.

Matt Dahl said the City is not trying to insult its residents. The Board is trying to implement the requirements within the CRA.

Nate Rockwood said there is a committee that will determine and evaluate all the different components and if the grant is needed. This program is set up to revitalize Main Street that is not being revitalized right now. The tax increment was put in place to make the revitalization happen. He said this needs to be put into perspective and focus on the goals for Main Street. The goal for the Board is to incentivize and revitalize Main Street.

Board Member Paul Glover said without the incentives, they would not have the development that has been done.

Board Member Quinn Sperry agreed. This program is specifically to revitalize Main Street.

Board Member Bryant Brown asked how the lien worked?

Nate Rockwood said it is a lien on the façade not the materials. Basically, the City will have a perpetual agreement for how the building will look.

Matt Dahl reiterated that if there is not a need, the developer will have to secure a tenant within a reasonable time (12 months start from completion of project) or they have to repay the loan. The Board agreed.

Chair Stevenson thanked Nate Rockwood for advocating so strongly for this. He also thanked Board Member Bryant Brown for asking questions and for his comments.

VI. 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 8:40 p.m.


Rori L. Andreason, MMC
City Recorder



Approved this day 6th day of December, 2022.