



7505 South Holden Street  
Midvale, UT 84047  
(801) 567-7200  
[www.midvalecity.org](http://www.midvalecity.org)

---

**REDEVELOPMENT AGENCY OF MIDVALE CITY  
MEETING AGENDA  
JUNE 06, 2023**

**PUBLIC NOTICE IS HEREBY GIVEN** that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **6<sup>th</sup> day of June, 2023** as follows:

**Electronic & In-Person City Council Meeting**

This meeting will be held electronically and in-person. **Public comments may be submitted electronically to the Board consideration at [www.Midvalecity.org/government/contact-us](http://www.Midvalecity.org/government/contact-us) by 5:00pm on June 5<sup>th</sup> and will be included in the meeting record.**

The meeting will be broadcast on the following: You Tube: [www.MidvaleCity.org/YouTube](http://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. 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. PUBLIC HEARINGS**

- A. Receive Public Comments regarding the Final Fiscal Year 2024 Budget for the Redevelopment Agency of Midvale City beginning July 1, 2023 and ending June 30, 2024 **[Mariah Hill, Administrative Services Director]**

**IV. CONSENT AGENDA**

- A. Consider Minutes of May 2, 2023 **[Rori Andreason, HR Director/City Recorder]**

**V. ACTION ITEM**

- A. Consider **Resolution No. 2023-07RDA** Approving the Initial Terms for an Affordable Housing Incentive through the Main Street Upper Floor Housing Initiative for The Court Partners Development located at 7555 South Main Street **[Meggie Troili, RDA Project Manager]**

June 06, 2023

**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 days' 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](http://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: JUNE 1, 2023**

**RORI L. ANDREASON, MMC**



## REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

Meeting Date: June 6, 2023

---

**ITEM TYPE:** Public Hearing

**SUBJECT:** Receive Public Comments regarding the Fiscal Year 2024 Tentative Budget for the Redevelopment Agency of Midvale City beginning July 1, 2023 and ending June 30, 2024

**SUBMITTED BY:** Mariah Hill, Administrative Services Director

**CITIZEN'S AGENDA:** The RDA Board will hear public comments regarding the RDA Budget for July 1, 2023 to June 30, 2024.

---

### **SUMMARY:**

The process of adopting the Fiscal Year 2024 budget requires several steps that you, as Board Members, are required to take.

UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City, including Special Revenue Funds. The tentative budget was adopted by the RDA Board on May 2, 2023. UCA 10-6-114 requires a public hearing on the tentatively adopted budget prior to the adoption of the final budget. Staff will update the Board on the revenue estimates and provide a brief overview of the expenditures and highlights or program changes at the meeting.

**PLAN COMPLIANCE:** N/A

### **FISCAL IMPACT:**

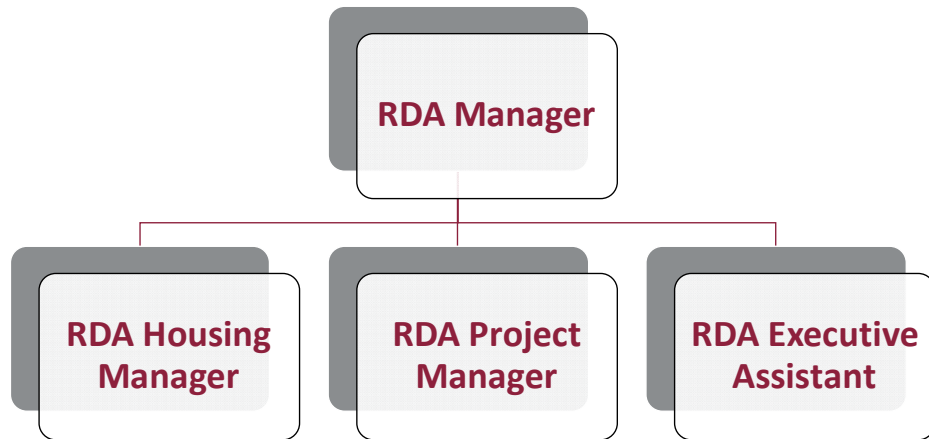
The tentative budget provides a starting point to discuss the operating budget for Fiscal Year 2024 prior to final approval.

---

### **Attachments:**

FY2024 RDA Tentative Budget

# Redevelopment Agency—Operations



## BUDGET

| Redevelopment Agency - Operations               |                   |                   |                   |                     |                   |                   |
|-------------------------------------------------|-------------------|-------------------|-------------------|---------------------|-------------------|-------------------|
|                                                 | Actual<br>FY2021  | Actual<br>FY2022  | Amended<br>FY2023 | Tentative<br>FY2024 | Difference        | Percent<br>Change |
| <b>Revenues:</b>                                |                   |                   |                   |                     |                   |                   |
| Interest Earnings                               | 3,524             | (1,814)           | 2,000             | 2,000               | -                 | 0.0%              |
| Miscellaneous revenue                           | 200               | 200               | -                 | -                   | -                 | 0.0%              |
| Transfer from other RDA accts                   | 718,749           | 790,264           | 735,752           | 729,103             | (6,649)           | -0.9%             |
| Contribution from Fund Balance                  | -                 | -                 | 1,438             | 114,153             | 112,715           | 7838.3%           |
| <b>TOTAL REVENUES</b>                           | <b>\$ 722,473</b> | <b>\$ 788,650</b> | <b>\$ 739,190</b> | <b>\$ 845,256</b>   | <b>\$ 106,066</b> | <b>14.3%</b>      |
| <b>Expenditures:</b>                            |                   |                   |                   |                     |                   |                   |
| <b>Personnel</b>                                |                   |                   |                   |                     |                   |                   |
| Salaries                                        | 239,540           | 189,489           | 272,646           | 297,991             | 25,345            | 9.3%              |
| Benefits                                        | 149,206           | 98,152            | 146,513           | 155,483             | 8,970             | 6.1%              |
| <b>Total Personnel</b>                          | <b>388,746</b>    | <b>287,641</b>    | <b>419,159</b>    | <b>453,474</b>      | <b>34,315</b>     | <b>8.2%</b>       |
| <b>Operating</b>                                |                   |                   |                   |                     |                   |                   |
| Subscriptions and Memberships                   | 310               | 920               | 1,680             | 1,200               | (480)             | -28.6%            |
| Education and Travel                            | 95                | 977               | 15,000            | 15,000              | -                 | 0.0%              |
| Equipment, Supplies, and Maintenance            | 537               | 3,161             | 5,000             | 3,000               | (2,000)           | -40.0%            |
| Information Technology Equipment<br>(Interfund) | 3,612             | 8,977             | 5,960             | 5,928               | (32)              | -0.5%             |
| Communications and Telephone                    | 1,232             | 1,093             | 800               | 1,267               | 467               | 58.4%             |
| Professional Services                           | 42,453            | 58,002            | 50,000            | 72,600              | 22,600            | 45.2%             |
| Administrative Fee (Interfund)                  | 262,988           | 233,158           | 241,591           | 292,787             | 51,196            | 21.2%             |
| <b>Total Operating</b>                          | <b>311,227</b>    | <b>306,288</b>    | <b>320,031</b>    | <b>391,782</b>      | <b>71,751</b>     | <b>22.4%</b>      |
| <b>TOTAL EXPENDITURES</b>                       | <b>\$ 699,973</b> | <b>\$ 593,929</b> | <b>\$ 739,190</b> | <b>\$ 845,256</b>   | <b>\$ 106,066</b> | <b>14.3%</b>      |
| <b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>   |                   |                   |                   |                     |                   |                   |
|                                                 | <b>\$ 22,500</b>  | <b>\$ 194,721</b> | <b>\$ -</b>       | <b>\$ (0)</b>       | <b>\$ (0)</b>     |                   |

### At a Glance:

**Total Budget: \$845,256 | Full-Time Equivalent Employees: 3.4**

# Redevelopment Agency—Operations

## BUDGET CONTINUED

1 FY2024 Market, COLA, & Merit Salary Adjustments

2 FY2024 Increase in benefit cost

## STAFFING

| Position                        | FY2021      | FY2022      | FY2023      | Tentative<br>FY2024 |
|---------------------------------|-------------|-------------|-------------|---------------------|
| RDA Manager                     | 1.00        | 1.00        | 1.00        | 1.00                |
| RDA Housing Project Manager     | 1.00        | 0.40        | 0.40        | 0.40                |
| RDA Project Manager             | 1.00        | 0.50        | 1.00        | 1.00                |
| Executive Assistant             | 1.00        | 0.50        | 0.50        | 0.50                |
| CD Executive Assistant          | 0.00        | 0.50        | 0.50        | 0.50                |
| <b>TOTAL BUSINESS LICENSING</b> | <b>4.00</b> | <b>2.90</b> | <b>3.40</b> | <b>3.40</b>         |

# Redevelopment Agency—Bingham Junction

## FUND DESCRIPTION

The Bingham Junction Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 390 acres in the northwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Bingham Junction Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

## BUDGET

| Redevelopment Agency - Bingham Junction Project Area |                      |                     |                     |                     |                   |                   |
|------------------------------------------------------|----------------------|---------------------|---------------------|---------------------|-------------------|-------------------|
|                                                      | Actual<br>FY2021     | Actual<br>FY2022    | Amended<br>FY2023   | Tentative<br>FY2024 | Difference        | Percent<br>Change |
| <b>Revenues:</b>                                     |                      |                     |                     |                     |                   |                   |
| Tax Increment Revenue                                | 677,947              | 586,421             | 592,800             | 618,516             | 25,716            | 4.3%              |
| Contributions From Other Governments (Tax Increment) | 7,115,557            | 6,893,701           | 7,007,200           | 7,311,175           | 303,975           | 4.3%              |
| Interest Earnings                                    | 82,312               | 12,818              | 40,000              | 80,000              | 40,000            | 100.0%            |
| Bond Interest Revenue                                | 6,408                | -                   | -                   | -                   | -                 | 0.0%              |
| Transfer from other RDA accts                        | -                    | 50,207              | -                   | -                   | -                 | 0.0%              |
| Sundry Revenues                                      | 29,200               | -                   | -                   | -                   | -                 | 0.0%              |
| Contribution from Fund Balance                       | -                    | -                   | 987,494             | 880,407             | (107,087)         | -10.8%            |
| <b>TOTAL REVENUES</b>                                | <b>\$ 7,911,424</b>  | <b>\$ 7,543,147</b> | <b>\$ 8,627,494</b> | <b>\$ 8,890,098</b> | <b>\$ 262,604</b> | <b>3.0%</b>       |
| <b>Expenditures:</b>                                 |                      |                     |                     |                     |                   |                   |
| Professional Services                                | 9,828                | 1,000               | -                   | -                   | -                 | 0.0%              |
| Developer reimbursement                              | 1,366,573            | 1,586,103           | 1,242,000           | 800,000             | (442,000)         | -35.6%            |
| Public Art - P/Y                                     | -                    | -                   | 90,000              | 170,000             | 80,000            | 88.9%             |
| Infrastructure imprvmnts - C/Y                       | 6,938                | 4,694               | -                   | -                   | -                 | 0.0%              |
| City Hall Plaza Project                              | -                    | -                   | -                   | 1,475,000           | 1,475,000         | 0.0%              |
| Public Improvements                                  | -                    | -                   | 1,625,000           | 75,000              | (1,550,000)       | -95.4%            |
| Debt service principal                               | 1,960,000            | 2,039,000           | 2,120,000           | 2,207,000           | 87,000            | 4.1%              |
| Interest on bonds                                    | 1,514,685            | 1,439,715           | 1,359,992           | 1,275,772           | (84,220)          | -6.2%             |
| Transfer to Administration                           | 685,267              | 571,123             | 620,502             | 604,903             | (15,599)          | -2.5%             |
| Transfer to Citywide Housing                         | 500,000              | 1,952,000           | 1,520,000           | 1,982,423           | 462,423           | 30.4%             |
| Transfer to Jordan Bluffs Proj                       | 93,333               | -                   | -                   | -                   | -                 | 0.0%              |
| Transfer to Main St Proj                             | 286,750              | 1,631,730           | 50,000              | 300,000             | 250,000           | 500.0%            |
| Transfer to BJ Bond Proj Fund                        | 4,577,601            | -                   | -                   | -                   | -                 | 0.0%              |
| <b>TOTAL EXPENDITURES</b>                            | <b>\$ 11,000,975</b> | <b>\$ 9,225,365</b> | <b>\$ 8,627,494</b> | <b>\$ 8,890,098</b> | <b>\$ 262,604</b> | <b>3.0%</b>       |
| <b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>        | <b>(3,089,551)</b>   | <b>(1,682,218)</b>  | <b>(987,494)</b>    | <b>(880,407)</b>    | <b>-</b>          |                   |

### At a Glance:

**Total Budget: \$8,890,098 | Full-Time Equivalent Employees: 0**

# Redevelopment Agency—Jordan Bluffs

## FUND DESCRIPTION

The Jordan Bluffs Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 268 acres in the southwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Jordan Bluffs Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

## BUDGET

| Redevelopment Agency - Jordan Bluffs Project Area |                   |                     |                     |                     |                   |                   |
|---------------------------------------------------|-------------------|---------------------|---------------------|---------------------|-------------------|-------------------|
|                                                   | Actual<br>FY2021  | Actual<br>FY2022    | Amended<br>FY2023   | Tentative<br>FY2024 | Difference        | Percent<br>Change |
| <b>Revenues:</b>                                  |                   |                     |                     |                     |                   |                   |
| Contributions from Other Governments              | 771,394           | 1,237,271           | 2,120,600           | 2,290,248           | 169,648           | 8.0%              |
| Property Tax Revenue                              | 65,650            | 105,142             | 179,400             | 193,752             | 14,352            | 8.0%              |
| Interest revenue                                  | 2,953             | (2,810)             | 5,000               | 20,000              | 15,000            | 300.0%            |
| Transfer from other RDA funds                     | 93,333            | -                   | -                   | -                   | -                 | 0.0%              |
| Contribution from Fund Balance                    | -                 | -                   | -                   | 224,932             | 224,932           | 0.0%              |
| <b>TOTAL REVENUES</b>                             | <b>\$ 933,330</b> | <b>\$ 1,339,603</b> | <b>\$ 2,305,000</b> | <b>\$ 2,728,932</b> | <b>\$ 423,932</b> | <b>18.4%</b>      |
| <b>Expenditures:</b>                              |                   |                     |                     |                     |                   |                   |
| Infrastructure                                    | -                 | 71,676              | -                   | -                   | -                 | 0.0%              |
| Professional Services                             | 127,474           | 121,775             | 112,000             | 112,000             | -                 | 0.0%              |
| Developer Reimbursement                           | -                 | -                   | 650,000             | 950,000             | 300,000           | 46.2%             |
| Taxing Entity Tax Payments                        | 167,409           | 268,493             | 460,000             | 496,800             | 36,800            | 8.0%              |
| Public Art                                        | -                 | -                   | -                   | 50,000              | 50,000            | 0.0%              |
| Public Improvements                               | -                 | -                   | -                   | 50,000              | 50,000            | 0.0%              |
| Transfer to Administration                        | 33,482            | 43,603              | 115,250             | 124,200             | 8,950             | 7.8%              |
| Transfer to Citywide Housing                      | 133,927           | 174,413             | 368,000             | 496,800             | 128,800           | 35.0%             |
| Transfer to Debt Service Fund                     | -                 | -                   | 449,132             | 449,132             | -                 | 0.0%              |
| Contribution to Fund Balance                      | -                 | -                   | 150,618             | -                   | (150,618)         | -100.0%           |
| <b>TOTAL EXPENDITURES</b>                         | <b>\$ 462,292</b> | <b>\$ 679,960</b>   | <b>\$ 2,305,000</b> | <b>\$ 2,728,932</b> | <b>\$ 423,932</b> | <b>18.4%</b>      |
| <b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>     | <b>471,038</b>    | <b>659,643</b>      | <b>150,618</b>      | <b>(224,932)</b>    | <b>-</b>          |                   |

### At a Glance:

**Total Budget: \$2,728,932 | Full-Time Equivalent Employees: 0**

# Redevelopment Agency—Main Street

## FUND DESCRIPTION

The Main Street Community Development Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on November 17, 2015. In 2021, the taxing entities entered into Interlocal Cooperation Agreements with the Agency whereby they participate 60 percent of their tax increment for 20 years. The Area was triggered to begin collecting tax increment and will receive its first distribution of tax increment from TY2024 payments.

The Redevelopment Agency's goal in this project is to create an arts and culture district. This will be accomplished by stabilizing the housing stock, upgrading infrastructure, improving parking, and adding new commercial uses through rehabilitation of existing buildings and new development. The Agency also has a sharp focus on community engagement, outreach, events, and supporting public art initiatives.

## BUDGET

| Redevelopment Agency - Main Street Project Area |                   |                     |                     |                     |                     |                   |
|-------------------------------------------------|-------------------|---------------------|---------------------|---------------------|---------------------|-------------------|
|                                                 | Actual<br>FY2021  | Actual<br>FY2022    | Amended<br>FY2023   | Tentative<br>FY2024 | Difference          | Percent<br>Change |
| <b>Revenues:</b>                                |                   |                     |                     |                     |                     |                   |
| Rent and Concessions                            | -                 | 2,600               | -                   | -                   | -                   | 0.0%              |
| Revolving Loan Program                          | -                 | -                   | -                   | 77,968              | 77,968              | 0.0%              |
| Interest Revenue                                | 325               | (4,413)             | -                   | 30,000              | 30,000              | 0.0%              |
| Sale of Properties Held for Resale              | -                 | -                   | -                   | 288,000             | 288,000             | 0.0%              |
| Transfer from other RDA A/C                     | 286,750           | 1,631,730           | 50,000              | 300,000             | 250,000             | 500.0%            |
| Contribution from Fund Balance                  | -                 | -                   | 1,377,600           | 160,032             | (1,217,568)         | -88.4%            |
| Transfer from General Fund                      | 6,000             | -                   | -                   | -                   | -                   | 0.0%              |
| <b>TOTAL REVENUES</b>                           | <b>\$ 293,075</b> | <b>\$ 1,629,917</b> | <b>\$ 1,427,600</b> | <b>\$ 856,000</b>   | <b>\$ (571,600)</b> | <b>0.0%</b>       |
| <b>Expenditures:</b>                            |                   |                     |                     |                     |                     |                   |
| Project Area improvements                       | 168               | 177                 | 10,000              | 189,000             | 179,000             | 1790.0%           |
| Professional Services                           | 29,121            | 34,765              | 65,000              | 20,000              | (45,000)            | -69.2%            |
| Miscellaneous Supplies                          | -                 | 1,536               | 2,000               | 2,000               | -                   | 0.0%              |
| Revolving Loan Program                          | -                 | 20                  | 1,250,000           | 500,000             | (750,000)           | -60.0%            |
| Property Acquisition                            | 248,469           | 148                 | -                   | -                   | -                   | 0.0%              |
| Public Art                                      | -                 | 147,130             | 70,600              | 115,000             | 44,400              | 62.9%             |
| Events and Promotion                            | -                 | 6,894               | 30,000              | 30,000              | -                   | 0.0%              |
| <b>TOTAL EXPENDITURES</b>                       | <b>\$ 277,758</b> | <b>\$ 190,670</b>   | <b>\$ 1,427,600</b> | <b>\$ 856,000</b>   | <b>\$ (571,600)</b> | <b>0.0%</b>       |
| <b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>   | <b>15,317</b>     | <b>1,439,247</b>    | <b>-</b>            | <b>-</b>            | <b>-</b>            |                   |

### At a Glance:

**Total Budget: \$856,000 | Full-Time Equivalent Employees: 0**

# Redevelopment Agency—City-Wide Housing

## FUND DESCRIPTION

The Redevelopment Agency of Midvale City is charged with leading the City's housing-related efforts through the establishment of policies and the administration of programs, including the preparation and implementation of the Midvale City Housing Plan and the Neighborhood Housing Improvement Program. The Agency has assumed the lead role in housing policy and development, because it is the primary funding source for moderate to low-income housing in Midvale. These housing funds are primarily generated by a required 20 percent housing set-aside in the Bingham Junction Project Area and Jordan Bluffs Project Area.

## BUDGET

| Redevelopment Agency - City-Wide Housing            |                   |                     |                     |                     |                   |                   |
|-----------------------------------------------------|-------------------|---------------------|---------------------|---------------------|-------------------|-------------------|
|                                                     | Actual<br>FY2021  | Actual<br>FY2022    | Amended<br>FY2023   | Tentative<br>FY2024 | Difference        | Percent<br>Change |
| <b>Revenues:</b>                                    |                   |                     |                     |                     |                   |                   |
| Interest revenue                                    | 16,190            | (17,488)            | 8,000               | 40,000              | 32,000            | 400.0%            |
| Lease revenue - Applewood                           | -                 | 17,897              | 14,055              | 14,055              | -                 | 0.0%              |
| Transfer from other RDA account                     | 633,927           | 2,325,097           | 1,888,000           | 2,479,223           | 591,223           | 31.3%             |
| Grants Slco Affordable Housing                      | -                 | -                   | -                   | 100,000             | 100,000           | 0.0%              |
| Contribution from Fund Balance                      | -                 | -                   | 681,402             | 717,915             | 36,513            | 5.4%              |
| <b>TOTAL REVENUES</b>                               | <b>\$ 650,117</b> | <b>\$ 2,325,506</b> | <b>\$ 2,591,457</b> | <b>\$ 3,351,193</b> | <b>\$ 759,736</b> | <b>29.3%</b>      |
| <b>Expenditures:</b>                                |                   |                     |                     |                     |                   |                   |
| Salaries                                            | -                 | 37,326              | 45,816              | 48,345              | 2,529             | 5.5%              |
| Benefits                                            | -                 | 17,669              | 17,399              | 19,606              | 2,207             | 12.7%             |
| Equipment, Supplies, and Maint                      | -                 | 1,800               | 2,000               | 2,000               | -                 | 0.0%              |
| Communications/Telephone                            | -                 | 159                 | 242                 | 242                 | -                 | 0.0%              |
| Housing Programs Administrative Services (contract) | -                 | -                   | -                   | 35,000              | 35,000            | 0.0%              |
| Affordable Housing Incentives                       | 83,037            | 135,527             | 2,000,000           | 2,600,000           | 600,000           | 30.0%             |
| Housing Programs                                    | -                 | -                   | 275,000             | 285,000             | 10,000            | 3.6%              |
| Recreation Amenity Program                          | -                 | -                   | 100,000             | 100,000             | -                 | 0.0%              |
| Homeownership/Landlord Education                    | -                 | -                   | 1,000               | 1,000               | -                 | 0.0%              |
| Home Repair Loan Program                            | -                 | -                   | 150,000             | 260,000             | 110,000           | 73.3%             |
| <b>TOTAL EXPENDITURES</b>                           | <b>\$ 83,037</b>  | <b>\$ 192,481</b>   | <b>\$ 2,591,457</b> | <b>\$ 3,351,193</b> | <b>\$ 759,736</b> | <b>29.3%</b>      |
| <b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>       | <b>567,080</b>    | <b>2,133,025</b>    | <b>(681,402)</b>    | <b>(717,915)</b>    | <b>(36,513)</b>   |                   |

## STAFFING

| Position                        | FY2021   | FY2022      | FY2023      | Tentative<br>FY2024 |
|---------------------------------|----------|-------------|-------------|---------------------|
| RDA Housing Project Manager     | 0.00     | 0.60        | 0.60        | 0.60                |
| <b>TOTAL BUSINESS LICENSING</b> | <b>-</b> | <b>0.60</b> | <b>0.60</b> | <b>0.60</b>         |

### At a Glance:

**Total Budget: \$3,351,193 | Full-Time Equivalent Employees: .60**



## REDEVELOPMENT AGENCY MEETING

### *Minutes*

Tuesday May 2, 2023

Council Chambers  
7505 South Holden Street  
Midvale, Utah 84047

---

**CHAIR:** Marcus Stevenson

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

**STAFF:** Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Cody Hill, RDA Manager; Kate Andrus, RDA Program Manager; Chief Randy Thomas, UPD; and Josh Short, IT Technician.

Chair Stevenson called the meeting to order at 8:32 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 excused.

**II. PUBLIC COMMENTS**

There was no one who desired to speak.

**III. CONSENT AGENDA**

**A. CONSIDER MINUTES OF APRIL 18, 2023**

**MOTION:** Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Dustin Gettel. 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. CONSIDER RESOLUTION NO. 2023-05RDA ADOPTING THE REDEVELOPMENT AGENCY OF MIDVALE CITY FISCAL YEAR 2024 TENTATIVE BUDGET BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024**

Cody Hill said the process of adopting the Fiscal Year 2024 budget requires several steps that you, as Board Members, are required to take.

UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City, including Special Revenue Funds. The budgets must be submitted no later than the first regularly scheduled meeting in May. Staff will update the Board on the revenue estimates and provide a brief overview of the expenditures and highlights or program changes at the meeting.

Staff recommended adopting the Tentative Budget for the Redevelopment Agency of Midvale City for Fiscal Year 2024.

**FISCAL IMPACT:**

The tentative budget provides a starting point to discuss the operating budget for Fiscal Year 2024 prior to final approval.

Mr. Hill reviewed the following:

**Redevelopment Agency of Midvale City FY2024 Draft Budget**

**RDA Mission, Vision, & Values**

Vision – Enhance Midvale City’s unique culture, identity, and community spirit.

Mission – Improve Midvale City through strengthening housing, shaping economic growth, and implementing Midvale City’s General Plan.

**RDA Mission, Vision, & Values**

Values

- Transparent and Engaged: We take pride in our all of our decisions, actions, work products, and results. We provide residents and shareholders adequate information that is clear, concise, and accessible.
- Integrity: We make principled decisions in the best interests of all community stakeholders. We follow through with our commitments.
- Community Collaboration: We aim to work with the community to create a shared vision of excellence for Midvale City's future. To accomplish this we make open houses, public meetings, citizen surveys, and one on one communication vital components to our crucial projects.

## RDA Mission, Vision, & Values

### Values

Commitment to City Goals of Housing, Beautification, Historical Preservation: We are committed to providing quality housing at an affordable rate to meet the current and future needs of Midvale residents. This provides an opportunity for success in educational, employment and health pursuits. Our commitment to preserving and beautifying the character of where we live reflects on the contributions of the past to the success of the future. This commitment ensures that we preserve the historical character of Midvale.

Commitment to Responsible Growth: We are committed to responsible growth which balances the needs of local businesses, enhances the resident community quality of life, and encourages well-planned economic

## Overview

### Redevelopment Agency - Overview

|                                             | Actual<br>FY2021      | Actual<br>FY2022     | Budget<br>FY2023      | Budget FY2024         | Difference        | Percent<br>Change |
|---------------------------------------------|-----------------------|----------------------|-----------------------|-----------------------|-------------------|-------------------|
| <b>Revenues:</b>                            |                       |                      |                       |                       |                   |                   |
| RDA Operations                              | 722,473               | 788,650              | 737,752               | 845,256               | 107,504           | -6.5%             |
| Bingham Junction RDA                        | 7,911,424             | 9,225,365            | 8,627,494             | 8,890,098             | 262,604           | -6.5%             |
| Jordan Bluffs RDA                           | 933,330               | 1,339,603            | 2,305,000             | 2,728,931             | 423,931           | 72.1%             |
| Main Street CDA                             | 293,075               | 1,629,917            | 1,427,600             | 856,000               | (571,600)         | -12.4%            |
| City-wide Housing                           | 650,117               | 2,325,506            | 2,591,457             | 3,351,193             | 759,736           | 11.4%             |
| <b>TOTAL REVENUES</b>                       | <b>\$ 10,510,419</b>  | <b>\$ 15,309,041</b> | <b>\$15,689,303</b>   | <b>\$ 16,671,478</b>  | <b>\$ 982,175</b> | <b>2.5%</b>       |
| <b>Expenditures:</b>                        |                       |                      |                       |                       |                   |                   |
| RDA Operations                              | 699,974               | 788,650              | 737,752               | 845,257               | 107,505           | -6.5%             |
| Bingham Junction RDA                        | 11,000,976            | 9,225,365            | 8,627,494             | 8,890,098             | 262,604           | -6.5%             |
| Jordan Bluffs RDA                           | 462,292               | 1,339,603            | 2,305,000             | 2,728,931             | 423,931           | 72.1%             |
| Main Street CDA                             | 277,757               | 190,670              | 1,427,600             | 856,000               | (571,600)         | 648.7%            |
| City-wide Housing                           | 83,037                | 2,325,506            | 2,591,457             | 3,351,193             | 759,736           | 11.4%             |
| <b>TOTAL EXPENDITURES</b>                   | <b>\$ 12,524,035</b>  | <b>\$ 13,869,794</b> | <b>\$15,689,303</b>   | <b>\$ 16,671,478</b>  | <b>\$ 982,175</b> | <b>13.1%</b>      |
|                                             |                       |                      |                       | \$                    | -                 |                   |
| <b>NET REVENUES OVER/(UNDER)</b>            |                       |                      |                       |                       |                   |                   |
| <b>EXPENDITURES</b>                         | <b>(2,013,616)</b>    | <b>1,890,054</b>     | <b>(2,895,878)</b>    | <b>(1)</b>            | <b>2,895,877</b>  | <b>-253.2%</b>    |
| <b>Fund Balance (All Funds) - Beginning</b> |                       |                      |                       |                       |                   |                   |
|                                             | \$ 12,048,842         | \$ 10,035,226        | \$12,779,644          | \$ 9,883,766          |                   |                   |
| <b>Use of/Contribution to Fund Balance</b>  | <b>\$ (2,013,616)</b> | <b>\$ 2,744,418</b>  | <b>\$ (2,895,878)</b> | <b>\$ (3,315,006)</b> |                   |                   |
| <b>Fund Balance - Ending</b>                | <b>\$ 10,035,226</b>  | <b>\$ 12,779,644</b> | <b>\$ 9,883,766</b>   | <b>\$ 6,568,760</b>   |                   |                   |

## RDA Operations

### RDA Operations Fund - No significant deviations from FY2023 budget

RDA Operations Bingham Junction Jordan Bluffs Main Street City -Wide Housing

| Redevelopment Agency - Operations                                              |                   |                   |                   |                     |                   |                   |
|--------------------------------------------------------------------------------|-------------------|-------------------|-------------------|---------------------|-------------------|-------------------|
|                                                                                | Actual<br>FY2021  | Actual<br>FY2022  | Amended<br>FY2023 | Tentative<br>FY2024 | Difference        | Percent<br>Change |
| Revenues:                                                                      |                   |                   |                   |                     |                   |                   |
| Interest Earnings                                                              | 3,524             | (1,814)           | 2,000             | 2,000               | -                 | 0.0%              |
| Miscellaneous revenue                                                          | 200               | 200               | -                 | -                   | -                 | 0.0%              |
| Transfer from other RDA accts                                                  | 718,749           | 790,264           | 735,752           | 729,103             | (6,649)           | -0.9%             |
| Contribution from Fund Balance                                                 | -                 | -                 | 1,438             | 114,153             | 112,715           | 7838.3%           |
| <b>TOTAL REVENUES</b>                                                          | <b>\$ 722,473</b> | <b>\$ 788,650</b> | <b>\$ 739,190</b> | <b>\$ 845,256</b>   | <b>\$ 106,066</b> | <b>14.3%</b>      |
| Expenditures:                                                                  |                   |                   |                   |                     |                   |                   |
| Personnel                                                                      |                   |                   |                   |                     |                   |                   |
| Salaries                                                                       | 239,540           | 189,489           | 272,646           | 297,991             | 25,345            | 9.3%              |
| Benefits                                                                       | 149,206           | 98,152            | 146,513           | 155,483             | 8,970             | 6.1%              |
| <b>Total Personnel</b>                                                         | <b>388,746</b>    | <b>287,641</b>    | <b>419,159</b>    | <b>453,474</b>      | <b>34,315</b>     | <b>8.2%</b>       |
| Operating                                                                      |                   |                   |                   |                     |                   |                   |
| Subscriptions and Memberships                                                  | 310               | 920               | 1,680             | 1,200               | (480)             | -28.6%            |
| Education and Travel                                                           | 95                | 977               | 15,000            | 15,000              | -                 | 0.0%              |
| Equipment, Supplies, and Maintenance                                           | 537               | 3,161             | 5,000             | 3,000               | (2,000)           | -40.0%            |
| Information Technology Equipment<br>(Interfund)                                | 3,612             | 8,977             | 5,960             | 5,928               | (32)              | -0.5%             |
| Communications and Telephone                                                   | 1,232             | 1,093             | 800               | 1,267               | 467               | 58.4%             |
| Professional Services                                                          | 42,453            | 58,002            | 50,000            | 72,600              | 22,600            | 45.2%             |
| Administrative Fee (Interfund)                                                 | 262,988           | 233,158           | 241,591           | 292,787             | 51,196            | 21.2%             |
| <b>Total Operating</b>                                                         | <b>311,227</b>    | <b>306,288</b>    | <b>320,031</b>    | <b>391,782</b>      | <b>71,751</b>     | <b>22.4%</b>      |
| <b>TOTAL EXPENDITURES</b>                                                      | <b>\$ 699,973</b> | <b>\$ 593,929</b> | <b>\$ 739,190</b> | <b>\$ 845,256</b>   | <b>\$ 106,066</b> | <b>14.3%</b>      |
| NET REVENUES OVER/(UNDER) EXPENDITURES \$ 22,500 \$ 194,721 \$ - \$ (0) \$ (0) |                   |                   |                   |                     |                   |                   |

#### At a Glance:

**Total Budget: \$845,256 | Full-Time Equivalent Employees: 3.4**

## Bingham Junction Project Area

### Bingham Junction RDA Fund

- \$1.4M in Public Improvements – Money directed to improve the Main Street north entrance & City Hall north plaza
- \$300K transferred to Main Street CDA

RDA Operations   Bingham Junction   Jordan Bluffs Main Street City   -Wide Housing

| Redevelopment Agency - Bingham Junction Project Area |                      |                     |                     |                     |                   |                   |
|------------------------------------------------------|----------------------|---------------------|---------------------|---------------------|-------------------|-------------------|
|                                                      | Actual<br>FY2021     | Actual<br>FY2022    | Amended<br>FY2023   | Tentative<br>FY2024 | Difference        | Percent<br>Change |
| <b>Revenues:</b>                                     |                      |                     |                     |                     |                   |                   |
| Tax Increment Revenue                                | 677,947              | 586,421             | 592,800             | 618,516             | 25,716            | 4.3%              |
| Contributions From Other Governments (Tax Increment) | 7,115,557            | 6,893,701           | 7,007,200           | 7,311,175           | 303,975           | 4.3%              |
| Interest Earnings                                    | 82,312               | 12,818              | 40,000              | 80,000              | 40,000            | 100.0%            |
| Bond Interest Revenue                                | 6,408                | -                   | -                   | -                   | -                 | 0.0%              |
| Transfer from other RDA accts                        | -                    | 50,207              | -                   | -                   | -                 | 0.0%              |
| Sundry Revenues                                      | 29,200               | -                   | -                   | -                   | -                 | 0.0%              |
| Contribution from Fund Balance                       | -                    | -                   | 987,494             | 880,407             | (107,087)         | -10.8%            |
| <b>TOTAL REVENUES</b>                                | <b>\$ 7,911,424</b>  | <b>\$ 7,543,147</b> | <b>\$ 8,627,494</b> | <b>\$ 8,890,098</b> | <b>\$ 262,604</b> | <b>3.0%</b>       |
| <b>Expenditures:</b>                                 |                      |                     |                     |                     |                   |                   |
| Professional Services                                | 9,828                | 1,000               | -                   | -                   | -                 | 0.0%              |
| Developer reimbursement                              | 1,366,573            | 1,586,103           | 1,242,000           | 800,000             | (442,000)         | -35.6%            |
| Public Art - P/Y                                     | -                    | -                   | 90,000              | 170,000             | 80,000            | 88.9%             |
| Infrastructure imprvmnts - C/Y                       | 6,938                | 4,694               | -                   | -                   | -                 | 0.0%              |
| City Hall Plaza Project                              | -                    | -                   | -                   | 1,475,000           | 1,475,000         | 0.0%              |
| Public Improvements                                  | -                    | -                   | 1,625,000           | 75,000              | (1,550,000)       | -95.4%            |
| Debt service principal                               | 1,960,000            | 2,039,000           | 2,120,000           | 2,207,000           | 87,000            | 4.1%              |
| Interest on bonds                                    | 1,514,685            | 1,439,715           | 1,359,992           | 1,275,772           | (84,220)          | -6.2%             |
| Transfer to Administration                           | 685,267              | 571,123             | 620,502             | 604,903             | (15,599)          | -2.5%             |
| Transfer to Citywide Housing                         | 500,000              | 1,952,000           | 1,520,000           | 1,982,423           | 462,423           | 30.4%             |
| Transfer to Jordan Bluffs Proj                       | 93,333               | -                   | -                   | -                   | -                 | 0.0%              |
| Transfer to Main St Proj                             | 286,750              | 1,631,730           | 50,000              | 300,000             | 250,000           | 500.0%            |
| Transfer to BJ Bond Proj Fund                        | 4,577,601            | -                   | -                   | -                   | -                 | 0.0%              |
| <b>TOTAL EXPENDITURES</b>                            | <b>\$ 11,000,975</b> | <b>\$ 9,225,365</b> | <b>\$ 8,627,494</b> | <b>\$ 8,890,098</b> | <b>\$ 262,604</b> | <b>3.0%</b>       |
| <b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>        | <b>(3,089,551)</b>   | <b>(1,682,218)</b>  | <b>(987,494)</b>    | <b>(880,407)</b>    | <b>-</b>          |                   |

#### At a Glance:

**Total Budget: \$8,890,098 | Full-Time Equivalent Employees: 0**

## Jordan Bluffs Project Area

### Jordan Bluffs RDA Fund

- Expecting significant increase in Tax Increment Revenue from Zions' full value hitting tax rolls
- \$150K toward Fund Balance

RDA Operations Bingham Junction Jordan Bluffs Main Street City -Wide Housing

| Redevelopment Agency - Jordan Bluffs Project Area |                   |                     |                     |                     |                   |                   |
|---------------------------------------------------|-------------------|---------------------|---------------------|---------------------|-------------------|-------------------|
|                                                   | Actual<br>FY2021  | Actual<br>FY2022    | Amended<br>FY2023   | Tentative<br>FY2024 | Difference        | Percent<br>Change |
| <b>Revenues:</b>                                  |                   |                     |                     |                     |                   |                   |
| Contributions from Other Governments              | 771,394           | 1,237,271           | 2,120,600           | 2,290,248           | 169,648           | 8.0%              |
| Property Tax Revenue                              | 65,650            | 105,142             | 179,400             | 193,752             | 14,352            | 8.0%              |
| Interest revenue                                  | 2,953             | (2,810)             | 5,000               | 20,000              | 15,000            | 300.0%            |
| Transfer from other RDA funds                     | 93,333            | -                   | -                   | -                   | -                 | 0.0%              |
| Contribution from Fund Balance                    | -                 | -                   | -                   | 224,932             | 224,932           | 0.0%              |
| <b>TOTAL REVENUES</b>                             | <b>\$ 933,330</b> | <b>\$ 1,339,603</b> | <b>\$ 2,305,000</b> | <b>\$ 2,728,932</b> | <b>\$ 423,932</b> | <b>18.4%</b>      |
| <b>Expenditures:</b>                              |                   |                     |                     |                     |                   |                   |
| Infrastructure                                    | -                 | 71,676              | -                   | -                   | -                 | 0.0%              |
| Professional Services                             | 127,474           | 121,775             | 112,000             | 112,000             | -                 | 0.0%              |
| Developer Reimbursement                           | -                 | -                   | 650,000             | 950,000             | 300,000           | 46.2%             |
| Taxing Entity Tax Payments                        | 167,409           | 268,493             | 460,000             | 496,800             | 36,800            | 8.0%              |
| Public Art                                        | -                 | -                   | -                   | 50,000              | 50,000            | 0.0%              |
| Public Improvements                               | -                 | -                   | -                   | 50,000              | 50,000            | 0.0%              |
| Transfer to Administration                        | 33,482            | 43,603              | 115,250             | 124,200             | 8,950             | 7.8%              |
| Transfer to Citywide Housing                      | 133,927           | 174,413             | 368,000             | 496,800             | 128,800           | 35.0%             |
| Transfer to Debt Service Fund                     | -                 | -                   | 449,132             | 449,132             | -                 | 0.0%              |
| Contribution to Fund Balance                      | -                 | -                   | 150,618             | -                   | (150,618)         | -100.0%           |
| <b>TOTAL EXPENDITURES</b>                         | <b>\$ 462,292</b> | <b>\$ 679,960</b>   | <b>\$ 2,305,000</b> | <b>\$ 2,728,932</b> | <b>\$ 423,932</b> | <b>18.4%</b>      |
| <b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>     | <b>471,038</b>    | <b>659,643</b>      | <b>150,618</b>      | <b>(224,932)</b>    | <b>-</b>          |                   |

### At a Glance:

**Total Budget: \$2,728,932 | Full-Time Equivalent Employees: 0**

## Main Street Project Area

### Main Street Project Area Fund

- Just triggered to collect Tax Increment Revenue
- \$500K toward Revolving Loan Program
- \$115K toward Public Art

RDA Operations Bingham Junction Jordan Bluffs **Main Street** City-Wide Housing

### Redevelopment Agency - Main Street Project Area

|                                               | Actual<br>FY2021  | Actual<br>FY2022    | Amended<br>FY2023   | Tentative<br>FY2024 | Difference          | Percent<br>Change |
|-----------------------------------------------|-------------------|---------------------|---------------------|---------------------|---------------------|-------------------|
| <b>Revenues:</b>                              |                   |                     |                     |                     |                     |                   |
| Rent and Concessions                          | -                 | 2,600               | -                   | -                   | -                   | 0.0%              |
| Revolving Loan Program                        | -                 | -                   | -                   | 77,968              | 77,968              | 0.0%              |
| Interest Revenue                              | 325               | (4,413)             | -                   | 30,000              | 30,000              | 0.0%              |
| Sale of Properties Held for Resale            | -                 | -                   | -                   | 288,000             | 288,000             | 0.0%              |
| Transfer from other RDA A/C                   | 286,750           | 1,631,730           | 50,000              | 300,000             | 250,000             | 500.0%            |
| Contribution from Fund Balance                | -                 | -                   | 1,377,600           | 160,032             | (1,217,568)         | -88.4%            |
| Transfer from General Fund                    | 6,000             | -                   | -                   | -                   | -                   | 0.0%              |
| <b>TOTAL REVENUES</b>                         | <b>\$ 293,075</b> | <b>\$ 1,629,917</b> | <b>\$ 1,427,600</b> | <b>\$ 856,000</b>   | <b>\$ (571,600)</b> | <b>0.0%</b>       |
| <b>Expenditures:</b>                          |                   |                     |                     |                     |                     |                   |
| Project Area improvements                     | 168               | 177                 | 10,000              | 189,000             | 179,000             | 1790.0%           |
| Professional Services                         | 29,121            | 34,765              | 65,000              | 20,000              | (45,000)            | -69.2%            |
| Miscellaneous Supplies                        | -                 | 1,536               | 2,000               | 2,000               | -                   | 0.0%              |
| Revolving Loan Program                        | -                 | 20                  | 1,250,000           | 500,000             | (750,000)           | -60.0%            |
| Property Acquisition                          | 248,469           | 148                 | -                   | -                   | -                   | 0.0%              |
| Public Art                                    | -                 | 147,130             | 70,600              | 115,000             | 44,400              | 62.9%             |
| Events and Promotion                          | -                 | 6,894               | 30,000              | 30,000              | -                   | 0.0%              |
| <b>TOTAL EXPENDITURES</b>                     | <b>\$ 277,758</b> | <b>\$ 190,670</b>   | <b>\$ 1,427,600</b> | <b>\$ 856,000</b>   | <b>\$ (571,600)</b> | <b>0.0%</b>       |
| <b>NET REVENUES OVER/(UNDER) EXPENDITURES</b> | <b>15,317</b>     | <b>1,439,247</b>    | <b>-</b>            | <b>-</b>            | <b>-</b>            |                   |

### At a Glance:

**Total Budget: \$856,000 | Full-Time Equivalent Employees: 0**

## City-Wide Housing

### City-Wide Housing Fund

- \$2,600,000 in Affordable Housing Incentives
- \$285K for Housing Programs
- \$260K Home Repair Loan Program

RDA Operations Bingham Junction Jordan Bluffs Main Street

City-Wide Housing

| Redevelopment Agency - City-Wide Housing         |                   |                     |                     |                     |                   |                   |
|--------------------------------------------------|-------------------|---------------------|---------------------|---------------------|-------------------|-------------------|
|                                                  | Actual<br>FY2021  | Actual<br>FY2022    | Amended<br>FY2023   | Tentative<br>FY2024 | Difference        | Percent<br>Change |
| <b>Revenues:</b>                                 |                   |                     |                     |                     |                   |                   |
| Interest revenue                                 | 16,190            | (17,488)            | 8,000               | 40,000              | 32,000            | 400.0%            |
| Lease revenue - Applewood                        | -                 | 17,897              | 14,055              | 14,055              | -                 | 0.0%              |
| Transfer from other RDA account                  | 633,927           | 2,325,097           | 1,888,000           | 2,479,223           | 591,223           | 31.3%             |
| Grants Sico Affordable Housing                   | -                 | -                   | -                   | 100,000             | 100,000           | 0.0%              |
| Contribution from Fund Balance                   | -                 | -                   | 681,402             | 717,915             | 36,513            | 5.4%              |
| <b>TOTAL REVENUES</b>                            | <b>\$ 650,117</b> | <b>\$ 2,325,506</b> | <b>\$ 2,591,457</b> | <b>\$ 3,351,193</b> | <b>\$ 759,736</b> | <b>29.3%</b>      |
| <b>Expenditures:</b>                             |                   |                     |                     |                     |                   |                   |
| Salaries                                         | -                 | 37,326              | 45,816              | 48,345              | 2,529             | 5.5%              |
| Benefits                                         | -                 | 17,669              | 17,399              | 19,606              | 2,207             | 12.7%             |
| Equipment, Supplies, and Maint                   | -                 | 1,800               | 2,000               | 2,000               | -                 | 0.0%              |
| Communications/Telephone                         | -                 | 159                 | 242                 | 242                 | -                 | 0.0%              |
| Housing Programs Administrative Services (contr: | -                 | -                   | -                   | 35,000              | 35,000            | 0.0%              |
| Affordable Housing Incentives                    | 83,037            | 135,527             | 2,000,000           | 2,600,000           | 600,000           | 30.0%             |
| Housing Programs                                 | -                 | -                   | 275,000             | 285,000             | 10,000            | 3.6%              |
| Recreation Amenity Program                       | -                 | -                   | 100,000             | 100,000             | -                 | 0.0%              |
| Homeownership/Landlord Education                 | -                 | -                   | 1,000               | 1,000               | -                 | 0.0%              |
| Home Repair Loan Program                         | -                 | -                   | 150,000             | 260,000             | 110,000           | 73.3%             |
| <b>TOTAL EXPENDITURES</b>                        | <b>\$ 83,037</b>  | <b>\$ 192,481</b>   | <b>\$ 2,591,457</b> | <b>\$ 3,351,193</b> | <b>\$ 759,736</b> | <b>29.3%</b>      |
| <b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>    | <b>567,080</b>    | <b>2,133,025</b>    | <b>(681,402)</b>    | <b>(717,915)</b>    | <b>(36,513)</b>   |                   |

### At a Glance:

**Total Budget: \$3,351,193 | Full-Time Equivalent Employees: .60**

**MOTION:** Board Member Dustin Gettel MOVED to Adopt Resolution No. 2023-05RDA Adopting the Tentative Budget for the Redevelopment Agency of Midvale City for the Fiscal Year ending June 30, 2024 and set the public hearing for the budget for June 6, 2023 at 7:00 p.m. or immediately following city council 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 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.**

**B.    CONSIDER RESOLUTION NO. 2023-06RDA AUTHORIZING THE  
EXECUTION OF THE TRCC GRANT AGREEMENT BETWEEN THE  
REDEVELOPMENT AGENCY OF MIDVALE CITY AND SALT LAKE  
COUNTY REGARDING THE MAIN STREET FESTIVAL LIGHTING  
PROJECT**

Kate Andrus said In July 2022, the Redevelopment Agency of Midvale City ( the Agency) applied for funding of \$387,700 through the Salt Lake County Tourism, Recreation, Culture and Convention (TRCC) Support Program to install festival lighting along Midvale's Main Street. The Urban Streetscape and Lighting Design Study, to be completed in July, will guide the design and layout of the festival lighting installation.

Salt Lake County approved the Agency's grant request for the project in December 2022 and committed \$200,000 to it. To receive the grant funds, the Agency must enter into an interlocal agreement with Salt Lake County that specifies the terms and conditions for using the funds and the process for reporting expenses. The agreement has been reviewed by legal and requires the Agency's Chief Administrative Officer's signature upon approval by the Agency's Board. The Interlocal Agreement includes the following substantive terms:

- Grant Amount: \$200,000
- Redevelopment Agency of Midvale City Program Contribution: \$187,700
- Period of Performance: March 31, 2023 – March 31, 2024
- Scope of Project: Installation of festival lighting

Method of Disbursement: Lump sum reimbursement

**FISCAL IMPACT:**

The project's total estimated cost is \$387,700, and the Agency will contribute \$187,700 to cover the remaining costs. The Agency's contribution has been included in the Agency's draft Fiscal Year 2024 budget.

The Board asked to include main street lighting.

Board Member Dustin Gettel asked about the lighting pollution to the surrounding homeowners.

Kate Andrus said that would be addressed in the design phase.

Nate Rockwood said the street lighting will stay on through the night and the festival lighting will come on at dusk and turn off when the businesses are closing.

**MOTION:** Board Member Quinn Sperry **MOVED** to Suspend the Rules and Adopt Resolution No. 2023-06RDA Authorizing the Execution of an Interlocal Cooperation Agreement between The Redevelopment Agency of Midvale City and Salt Lake County regarding the Main Street Festival Lighting Project. The motion was **SECONDED** by Board Member Dustin Gettel. 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.

**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 8:49 p.m.

---

**Rori L. Andreason, MMC**  
**City Recorder**

Approved this 6<sup>th</sup> day of June, 2023.



## REDEVELOPMENT AGENCY OF MIDVALE CITY

**Meeting Date: June 6, 2023**

---

**ITEM TYPE:** Action Item

**SUBJECT:** Consider **Resolution No. 2023-07RDA** Approving the Initial Terms for an Affordable Housing Incentive Through the Main Street Upper Floor Housing Initiative for The Court Partners Development Located at 7555 South Main Street, Midvale.

**SUBMITTED BY:** Meggie Troili, RDA Project Manager

**SUMMARY:**

The Court Partners, LLC. were selected through a request for proposals process to purchase and develop Redevelopment Agency-owned property located at 7555 South Main Street, Midvale. Final approval of their proposed mixed-use development and purchase of the property was approved by the RDA Board on July 19, 2022.

The Court Partners recently applied for an affordable housing incentive through the Main Street Upper Floor Housing Initiative. Their application has been reviewed and recommended for funding by a committee comprised of Redevelopment Agency and Community Development staff.

The Main Street Upper Floor Housing Initiative (the "Initiative") was approved by the RDA Board in 2019 and is supported by funding from the Agency's dedicated affordable housing funds. The Initiative aims to provide up to 50% of total rehabilitation and/or development costs of the residential component of a project to be used for moderate income housing. Units must be high-quality affordable housing for households who fall at or below 80% of the Area Median Income (AMI). To date, the Initiative has not been utilized to support the creation of affordable housing.

The Court Partners applied for an Initiative incentive, requesting \$2,400,000 to cover 50% of the development costs associated with the residential portion of the project. This included a mix of affordable units for households who fall on or below 80% AMI. After a thorough review by the committee, the Redevelopment Agency staff recommends a housing incentive that will ensure all units are available to households making 60% AMI or less. The proposed incentive of \$1,917,056 covers 40% of the development costs for the residential portion of the project. This funding will enable the creation of 16 affordable housing units (14 one-bedroom and 2 studio units). This is inclusive of all of the residential units for this project. The housing units will be available for the next 20 years only to households whose income falls at or below 60% of the Area Median Income as defined by Salt Lake County's annual AMI levels, in accordance with the guidelines set by the Department of Housing and Urban Development. To ensure long-term affordability, these units will be subject to deed restrictions, held by the RDA, to that effect as consideration for the funding provided. An option will be provided to allow a buyback of the deed restriction after 15 years. Such buyback will require The Court Partners to repay a pro-rated portion of the incentive to the RDA.

Documentation of pre-approval is needed for The Court Partners to secure financing for this

project at this time. Once the foundational terms are approved by the RDA Board, the Agency will release a pre-approval letter to The Court Partners. This letter will serve only as pre-approval of The Court Partners Initiative application. This letter is not a guarantee or commitment to lend, loan, or provide money for the project.

**FISCAL IMPACT:** \$1,917,056

---

**STAFF RECOMMENDATION:** The Agency staff recommends the passing of **Resolution No. 2023-07RDA** Approving the Initial Terms for an Affordable Housing Incentive Through the Main Street Upper Floor Housing Initiative for The Court Partners Development Located at 7555 South Main Street, Midvale.

**Recommended Motion:** “I make a motion that we suspend the rules and pass **Resolution No. 2023-07RDA** Approving the Initial Terms for an Affordable Housing Incentive Through the Main Street Upper Floor Housing Initiative for The Court Partners Development Located at 7555 South Main Street, Midvale.”

**Attachments:**

- Exhibit A- Resolution No. 2023-07RDA
- Exhibit B- Letter of Pre-Approval
- Exhibit C- Main Street Upper Floor Housing Initiative Program Packet

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH  
RESOLUTION NO. 2023-07RDA**

**A RESOLUTION APPROVING THE INITIAL TERMS FOR AN  
AFFORDABLE HOUSING INCENTIVE THROUGH THE MAIN STREET  
UPPER FLOOR HOUSING INITIATIVE FOR THE COURT PARTNERS  
DEVELOPMENT LOCATED AT 7555 SOUTH MAIN STREET, MIDVALE.**

**WHEREAS**, The Court Partners, LLC. (“The Court Partners”) was selected through a request for proposals process to purchase and develop Redevelopment Agency of Midvale City (the “Agency”) owned property located at 7555 South Main Street, Midvale; and

**WHEREAS**, final approval of The Court Partners’ proposed mixed-use development and purchase of the property was approved by the RDA Board on July 19, 2022; and

**WHEREAS**, The Court Partners applied for an affordable housing incentive for this project through the Agency’s Main Street Upper Floor Housing Initiative (the “Initiative”); and

**WHEREAS**, the application was reviewed by a committee comprised of Redevelopment Agency and Community Development staff; and

**WHEREAS**, Staff recommended that the Court Partners be pre-approved for an affordable housing incentive in the amount of \$1,917,056 to cover 40% of the development cost for the residential portion of the project; and

**WHEREAS**, this funding will ensure all 16 planned units are designated affordable housing (14 one-bedroom and 2 studio units); and

**WHEREAS**, the housing units will be available for the next 20 years only to households whose income falls at or below 60% of the Area Median Income as defined by Salt Lake County’s annual AMI levels, in accordance with the guidelines set by the Department of Housing and Urban Development (“HUD”); and

**WHEREAS**, qualifying households will be eligible to pay rental rates that are reduced to 60% of the market rate, as revised by HUD annually; and

**WHEREAS**, these units will be subject to deed restrictions, held by the Agency, to that effect as consideration for the funding provided; and

**WHEREAS**, an option will be provided to allow a buyback of the deed restriction after 15 years. Such buyback will require The Court Partners to repay a pro-rated portion of the incentive to the RDA; and

**WHEREAS**, once these foundational terms are approved by the RDA Board, the Agency will release a pre-approval letter to The Court Partners; and

**WHEREAS**, the pre-approval letter will serve only as approval of The Court Partners’ Initiative application. The letter will not provide a guarantee or commitment to lend, loan, or provide money for the project; and

**WHEREAS**, the final term and conditions of the incentive will need to be approved by the RDA Board.

**NOW THEREFORE BE IT RESOLVED**, that based on the foregoing, the Midvale City Redevelopment Agency Board approves this resolution and approves the initial terms for an affordable housing incentive through the Main Street Upper Floor Housing Initiative for The Court Partners development located at 7555 South Main Street, Midvale, and incorporates the same as provided in the recitals above.

**PASSED AND APPROVED** this 6th day of June, 2023.

By: \_\_\_\_\_  
Marcus Stevenson, Chief Administrative Officer

ATTEST:

\_\_\_\_\_  
Rori L. Andreason, MMC  
City Recorder

| Voting by the RDA Board | “Aye” | “Nay” |
|-------------------------|-------|-------|
| Dustin Gettel           | _____ | _____ |
| Paul Glover             | _____ | _____ |
| Quinn Sperry            | _____ | _____ |
| Heidi Robinson          | _____ | _____ |
| Bryant Brown            | _____ | _____ |



Redevelopment Agency of Midvale City  
7505 S Holden Street  
Midvale, UT 84047  
801-567-7200  
[www.MidvaleCity.org](http://www.MidvaleCity.org)

June 6, 2023

The Court Partners, LLC  
8769 Willow Green Drive  
Sandy, UT 84093

RE: Letter of Pre-Approval for up to a \$1,917,056 Incentive for 7555 S. Main St.,  
Midvale

The Court Partners,

We write this letter to affirm to you and to whom it may concern that you have applied with and have been pre-approved by the Redevelopment Agency of Midvale City (RDA) for funding through Midvale City's Upper Floor Housing Initiative (Initiative). The Initiative seeks to address the need for increased housing in strategic and underserved parts of the community by bringing life back to Midvale's historical core and heart—Main Street. The Initiative promotes affordable housing on Main Street by subsidizing up to 50% of the residential development costs within a mixed-use project and developing upper floors for residential purposes.

The RDA has reviewed your application and has determined that you qualify for an incentive of up to \$1,917,056 for your proposed project at 7555 S Main Street, Midvale. The proposed project includes 16 housing units (14 one-bedroom and 2 studio units) as part of a mixed-use development. The housing units will be available for the next 20 years only to households whose income falls at or below 60% of the Area Median Income as defined by Salt Lake County's annual AMI levels, in accordance with the guidelines set by the Department of Housing and Urban Development (HUD). People whose income meets the 60% threshold will be eligible to pay rental rates that are reduced to 60% of market rates. This data is revised annually by HUD, and thus the rental rates will be adjusted annually based on this data. These units will be subject to deed restrictions, held by the RDA, to that effect as consideration for the funding provided. An option will be provided to allow a buyback of the deed restriction after 15 years. Such buyback will require you to repay a pro-rated portion of the incentive to the RDA.

This letter serves only as approval of your Initiative application. This letter is not a guarantee or commitment to lend, loan, or provide money for your project. This pre-approval is contingent upon your Initiative application not being modified. This pre-approval will remain active for 60 days in order for you and the RDA to work through the loan documents and conditions. This includes, but is not limited to, determining disbursement schedules, reporting requirements, adequate collateral and liens, deed restrictions, preclosing conditions, and a corresponding development agreement. The final incentive documents will need to be approved by the RDA Board. If the 60-day approval period expires, your Initiative application is modified, or you and the RDA are unable to agree on the incentive documents and conditions, this approval will be revoked, and you will be required to reapply for an incentive under the Initiative.

We encourage you and your project partners to contact the RDA at [rda@midvale.com](mailto:rda@midvale.com) to discuss any further details. The RDA looks forward to beginning the next steps of this process and commencing the development of these much-needed affordable housing units.

Sincerely,

Matt Dahl  
Executive Director  
The Redevelopment Agency of Midvale City



# MAIN STREET UPPER FLOOR HOUSING INITIATIVE



**Midvale City Redevelopment Agency**



---

# MAIN STREET HOUSING INITIATIVE

## *Introduction*

The Main Street Upper-Floor Affordable Housing Initiative (the “Initiative”) is intended to promote and incentivize the development of moderate-income housing along Midvale’s historic Main Street, and in the neighborhoods within the Main Street CDA (see attached map). The goal of the initiative is to encourage further residential growth in the Main Street area, especially in current commercial or retail properties along the Main Street that have vacant upper-floor space. The initiative also seeks to provide an incentive to develop upper floors for residential purposes on current single-story properties, as well as providing an incentive to develop currently vacant lots with a goal of increasing the number of residential units along the Main Street.

The initiative supports the following developments:

1. Existing structures with upper floors
2. Existing structures that are single story
3. Vacant lots

In each instance, the qualifications, process, scope, and terms of funding are outlined for each possible option that a property owner may wish to apply under.

**” Providing affordable housing is about ensuring that anyone who wants to call Midvale home, can do so. Midvale residents have a long track record of being a welcoming community to all backgrounds and walks of life. Affordable housing is a critical component in upholding the community values we hold dear.”**

**– Mayor Marcus Stevenson, 2022**

---

## *Overview*

The Main Street Upper-Floor Affordable Housing Initiative will assist and encourage property owners interested in mixed-use development on Main Street as specified in the Form-Based Code and Main Street Small Area Plan, with the redevelopment or addition of upper floor space as high-quality rental housing for 80% AMI or below. The building must have retail or commercial on the first floor and the residential units must be vacant or not up to the State of Utah Building Code. This program also allows for the construction of additional upper floors to an existing single-story property or new redevelopment property, with the intended use of the added floor being for affordable housing. Under this program, owners may obtain funds from the Redevelopment Agency of Midvale City (the “Agency”) for costs associated with the redevelopment or addition of the residential space.

## *Goals of the Initiative*

The Main Street Upper Floor Affordable Housing Initiative is supported by the Midvale City Housing Plan and Midvale Main Street Small Area Plan. Both Plans seek to address the need for increased housing in strategic and underserved parts of the community. The Main Street area is the historical core, and ultimately, it is the heart of Midvale. By bringing life back to the Main Street area, the rest of the city will benefit from a vibrant Main Street. The Initiative seeks to accomplish several goals as outlined below:

- Increase housing opportunities along the Midvale Main Street
- Assist developers in overcoming multi-story development & parking related costs
- Increase Moderate-Income housing opportunities in a central location
- Bring an influx of residents that will contribute to the vitality of the Main Street
- Encourage mixed-use of properties and promote a mixed-use lifestyle
- Create a unique sense of place
- Meet the goals of the Midvale City Housing Plan and Midvale Main Street Small Area Plan
- Decrease the crime rate through passive surveillance (more eyes on the street)
- Utilize affordable housing funds from Bingham Junction and Jordan Bluffs Project Areas (without requiring repayment of funds)

---

## *Location*

The property must be within the Main Street CDA (see attached map in Figure 1). Residential components of the project must be located on the upper floors of Main Street properties that have or will have a ground floor commercial or retail use. Properties seeking to utilize the funding for upper floor additions must currently have a ground floor commercial or retail use, or ability to utilize the space for such use. All new construction must comply with the Main Street Form-Based Code.

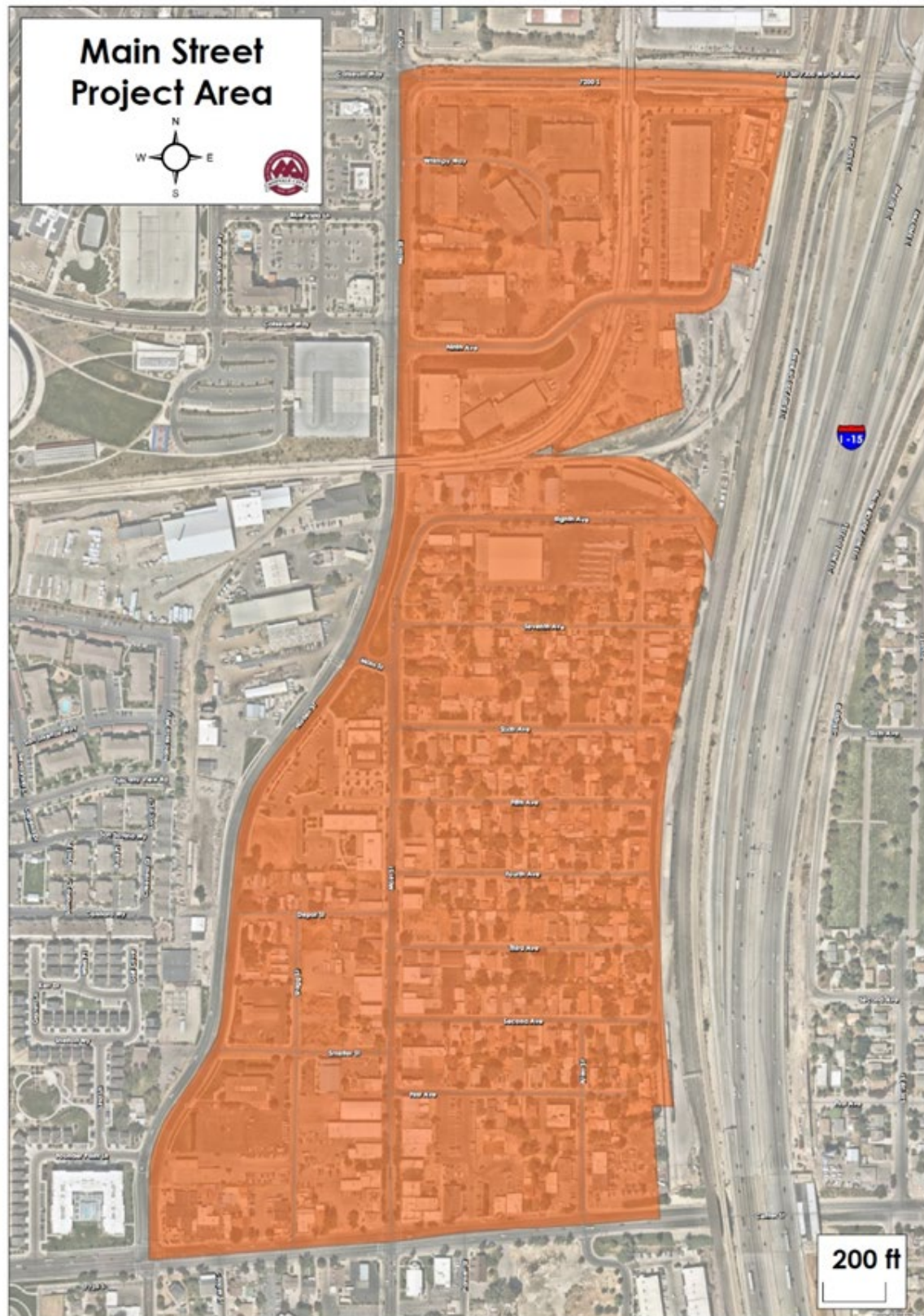


**Figure 1:** Main Street CDA (in orange)

---

### *Details of Program Funding:*

The funding amount per project will be determined based on available funding and how well the proposed project aligns with the Initiative's guidelines and standards as adopted by the Redevelopment Agency Board. Guidelines and standards include total unit count, in addition to the proposed AMI levels, and length of deed restriction. The Maximum Agency Assistance may be modified at the Agency's sole discretion and will be evaluated on a Project-by-Project basis.

- Maximum Agency Assistance
  - Up to 50% of total rehabilitation and development cost of the residential component of the project to be used for moderate income housing.
  - Up to \$100,000 for the addition of an upper floor to be used for moderate-income housing.
- Per Unit Limit – Assessed based on available funding and how well the proposed project aligns with the Initiative's guidelines and standards as adopted by the Redevelopment Agency Board. Factors that will impact the per unit limit include deed restriction length and AMI levels served.

### *Funding Terms/Scope of Work*

- Maximum total funding is determined based on available funding and how well the proposed project aligns with the Initiative's guidelines and standards as adopted by the Redevelopment Agency Board. Important factors include the overall proposed unit count, length of deed restriction, and AMI levels.
- All funding will be provided in accordance with the Agency's forgivable loan programs.
- Loans shall be evaluated based on:
  - Projects should have at least 1.2 projected debt coverage ratio at post completion after residency. The loan to value ratio should be no greater than 90%, which must be supported by an appraisal or current value prior to funding. If greater than 90% is proposed, outside collateral sufficient to provide 80% loan to value ratio may be required. Outside guarantees may suffice for additional collateral and will be evaluated at the Agency's sole discretion.

- 
- The development costs will be evaluated based on staff estimates and comparisons to development costs of similar properties, and in the Agency's sole discretion.
  - The development team must have the capacity to complete the project as demonstrated by past projects and will be assessed by the Agency in its sole discretion.
  - Agency funding will be secured by a deed restriction on the property. The loan will be forgiven in its entirety if the property remains in compliance as moderate-income housing at the agreed upon level(s) of AMI for the agreed upon period.
    - Reasons for non-compliance include but are not limited to failing to comply with property maintenance requirements and the State of Utah Building Code, failing to maintain good standing with the City and County regarding taxes and ordinances, failing to complete the project within the agreed upon timeline, and failing to rent the residential units at the approved AMI levels. This includes having additional fees beyond the established rental rate which would contribute to making the units unaffordable, for example, HOA fees, parking fees, mandatory utility requirements or utility fees above those established by utility providers, etc.

The Agency, in accordance with the Initiative's policies and guidelines, will execute a development agreement with property owners that will outline the requirements and expectations of program performance, including timelines and scope of work.

The City will inspect the property and identify all code violations. All violations must be corrected. Rehab specs will be reviewed by the City. All work must be performed in accordance with Utah Building Code Standards.

### *Conflict of Interest*

- A conflict of interest exists if an applicant is an employee, agent, consultant, officer elected or appointed official to Midvale City or Midvale City Redevelopment Agency, and if the applicant:
  - Exercises or has exercised any functions or responsibilities with respect to funds of this program

- 
- Participates in the decision-making process related to funds for this program
    - Is in a position to gain inside information with regard to program activities
  - If a conflict of interest exists, the applicant may not obtain assistance under this program. If there is any doubt of the conflict of interest, a written waiver may be obtained from Midvale City.

### *Deed Restriction*

- The property shall be deed restricted for a period of 15 years at a level of 80% AMI and below, or another agreed upon timeframe, to be eligible for a loan. Alternative timeframes and AMI levels are available for discussion and will be approved on a Project-by-Project basis.

### *Property Qualifications (Existing structures with upper floors)*

- Eligible properties are mixed use properties that have upper floor residential units or existing upper floors with opportunity to build residential units. The residential units must have been vacant for a minimum period of 90 days prior to submitting application or be considered not in compliance with the State of Utah's Building Code.
- Buildings with residential units under construction at the time of application will not be eligible.
- Only owners of properties may apply for the program.
- The property must be located within the Main Street CDA project area.
- The program will be implemented in a way that is consistent with the City's commitment to moderate-income and affordable housing, as outlined in the Midvale City Housing Plan.
- Facades visible from the public right of way must be in good condition. Agency funding under this program may not be used to improve facades. Facades must be in a condition that does not detract from the architectural character of the building. When feasible, the original design should be restored so that it is contextually appropriate.

- 
- The property must meet all state and local codes at the completion of the rehabilitation. The City will inspect the property to ensure compliance in these standards. The Agency will evaluate on a case-by-case basis when owners propose rehabilitating or constructing only a portion of the building as part of the submitted project. The use of green construction methods and energy efficient design is encouraged in all development and is a factor for consideration in the scoring criteria.
  - The property must be in compliance with applicable zoning regulations and follow the Midvale Form Based Code. Legal nonconforming properties are exempt from this requirement.

### *Property Qualifications (Existing Single Story)*

- Eligible properties are existing single story commercial or retail units that have the ability to add upper floor residential space.
- Only owners of properties may apply for the program.
- The property must be located in the Main Street CDA project area.
- The program will be implemented in a way that is consistent with the City's commitment to moderate-income and affordable housing, as outlined in the Midvale City Housing Plan.
- Facades visible from the public right of way must be in good condition. Agency funding under this program may not be used to improve facades. Facades must be in a condition that does not detract from the architectural character of the building. When feasible, the original design should be restored so that it is contextually appropriate.
- The property must meet all state and local codes at the completion of the rehabilitation. The City will inspect the property to ensure compliance in these standards. The Agency will evaluate on a case-by-case basis when owners propose rehabilitating or constructing only a portion of the building as part of the submitted project. The use of green construction methods and energy efficient design is encouraged in all development and is a factor for consideration in the scoring criteria.
- The property must be in compliance with applicable zoning regulations and follow the Midvale Form Based Code.

---

## *Property Qualifications (Vacant Lot)*

- Vacant lots are eligible for funding under this initiative. To avail funding, developers must utilize the funding to provide moderate-income residential units on the upper floors of the proposed development.
- Only owners of properties may apply for the program.
- The property must be located in the Main Street CDA project area.
- The program will be implemented in a way that is consistent with the City's commitment to moderate-income and affordable housing, as outlined in the Midvale City Housing Plan.
- Facades visible from the public right of way must be in good condition. Agency funding under this program may not be used to improve facades. Facades must be in a condition that does not detract from the architectural character of the building. When feasible, the original design should be restored so that it is contextually appropriate.
- The property must meet all state and local codes at the completion of construction. The City will inspect the property to ensure compliance in these standards. The Agency will evaluate on a case-by-case basis when owners propose rehabilitating or constructing only a portion of the building as part of the submitted project. The use of green construction methods and energy efficient design is encouraged in all development and is a factor for consideration in the scoring criteria.
- The property must be in compliance with applicable zoning regulations and follow the Midvale Form Based Code.

## *Required Application Documents*

The following documents must be provided to the RDA and CD as part of the application process:

- Certified architectural drawings
- Energy efficiency report
- Lead and asbestos surveys
- The project must be completed by contractors, unless otherwise waived by the Redevelopment Agency. Contractors and subcontractors must be licensed by the

---

State of Utah and be in good standing with the City prior to the commencement of work.

- Other submittal requirements:
  - statement indicating how Crime Prevention Through Environmental Design (CPTED) principles are incorporated in the project.
  - Proposed lease agreements
  - Existing condition report from certified property inspector
  - Historic condition analysis
  - Maintenance schedule
  - The proposal must include either a public art installation
  - or-
  - A public streetscape improvement element.
  - The development proposal must include at minimum, 3 items from the Green Building Techniques list (next page).
  - Other requested items as the Agency shall determine is necessary

### *Application Process*

- Project applications must be submitted prior to construction.
- Projects must score a minimum of 8 out of 10 points from items 1-10 to be eligible for consideration, and select at a minimum, one option from either item 11 or 12 of the scoring criteria list (please see attached scoring criteria).
- Applications will be reviewed and evaluated based on the scoring criteria on a quarterly basis. If multiple projects have been submitted, projects will be ranked in scoring order from highest to lowest score. As determined by the Agency, in its sole discretion, projects that garner the most points will be approved for funding. Once the balance of the program is exhausted, funding will be unavailable unless more funds are approved for this program. If two applications are received in the same quarter that garner the same number of points and there is limited funding, funds will be awarded to the applicant that is first to complete the application and have it approved by the RDA Board.
- Approved projects must be completed within two years from the approval date unless an extension is approved. Extensions are approved at RDA's sole discretion.

**Submit Application and all paperwork to our office:**

---

Midvale City Hall  
Attn: RDA Housing Manager  
2nd Floor, Community Development  
Department 7505 S. Holden Street  
Midvale, Utah 84047

**Or electronically:**  
rda@midvale.com

### *Property Owner Qualifications*

Applicants and affiliated persons and/or entities for this program must not be delinquent in obligations to pay loans, fines, liens, or other obligations owed to Midvale City, or the Agency. All other properties owned by applicants in Midvale must be in good standing with Midvale City, including the condition of the units.

### *Program Management:*

The Main Street Upper Floor Affordable Housing Initiative will be run by Redevelopment Agency Project Managers. Additional support and expertise may be provided by Community Development and other city departments when necessary.

Applications will be screened and approved by the Agency's affordable housing team. Applicants will be notified at the end of each quarterly review period and will be informed if their submission has been approved or rejected.

Planning related matters, inspections and permitting will all be conducted by City staff in their respective departments. Enforcement related activities may be conducted by a designated member of the Unified Police Department on behalf of the City and/or Agency.

The foregoing description of the Main Street Upper Floor Affordable Housing Initiative is general in nature and prepared may be adjusted by the Agency at its sole discretion.

---

## Scoring Criteria

*(each item is scored as a single point. Applicants must score a minimum of 8 out of 10 points from items 1-10, and select at a minimum, 1 item from number 11 and 12)*

1. In general, the proportions of the building must reflect a historic storefront with 50% of the first-floor storefront being glass.
2. There must be no peeling paint on the front façade.
3. There must be no spalling bricks or major tuck-pointing work that needs to be performed.
4. All signs must be in compliance with the current Main Street Form-Based Code requirements.
5. Windows must not be boarded or bricked up. All windows should be free of cracks and ground floor windows should not be obstructed by paper, tint, blinds, or similar materials.
6. Cornice elements must be in good repair and are all in place. They must be free of rot or missing elements.
7. Any metal on the storefront must be free of rust, corroded parts or missing elements.
8. Doors must be historic in nature and must be appropriate to the architecture of the building. In general, storefront doors must be either half or full light. Doors to 2nd floor units can be solid but must be paneled (typically a 6-panel door). Doors must fill the entire original opening.
9. All upper story windows on the front façade must be in compliance with Main Street Form-Based Code requirements. They must be wood or aluminum clad wood windows that fill the entire original opening. If the windows were originally metal windows, they can be either metal or aluminum clad wood windows.
10. There must not be any vinyl, aluminum, cedar shake, or other artificial siding on a storefront façade.
11. The proposal must include either a public art installation or a public streetscape improvement element.
12. The development proposal must include, at minimum, 3 items from the Green Building Techniques list (next page).

---

## *Green Building Techniques*

1. Most units will be within ¼ mile of one or more stops for two or more public bus lines or light-railway stops, or provide a tenant incentive for public transportation use, i.e. a subsidized pass program for all tenants.
2. All adhesives, sealants and primers used on the interior of all buildings and applied on site will comply with *Rule R307-342*. Adhesives and Sealants
3. Fifty percent (50%) of wood-based materials and products that are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria for wood building components
4. Install LED light bulbs in the homes
5. Utilize rapidly renewable floor materials such as bamboo, linoleum, cork or eucalyptus to cover a minimum of 25% of the floor area of each unit
6. Provide covered and secured storage facilities for securing bicycles for fifteen percent (15%) or more of building occupants inside of the building
7. Install programmable thermostats in the homes
8. Develop and implement a construction waste management plan that recycles or salvages at least fifty percent (50%) of non-hazardous construction and demolition debris.