



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

REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
MAY 2, 2023

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **2nd day of May, 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 by 5:00pm on May 1st and will be included in the meeting record.**

The meeting will be broadcast on the following: **You Tube:** www.MidvaleCity.org/YouTube

7:00 PM OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

I. GENERAL BUSINESS

A. WELCOME AND ROLL CALL

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the Redevelopment Agency of Midvale City Board at this point by stepping to the microphone and giving his or her name for the record. Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Redevelopment Agency of Midvale City Board. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing items. Items brought forward to the attention of the Redevelopment Agency of Midvale City will be turned over to staff to provide a response outside of the Redevelopment Agency meeting.

III. CONSENT AGENDA

A. Consider Minutes of April 18, 2023 [*Rori Andreason, HR Director/City Recorder*]

IV. ACTION ITEMS

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 [*Mariah Hill, Administrative Services Director*]

B. Consider **Resolution 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, Redevelopment Agency Program Manager*]

V. ADJOURN

Redevelopment Agency Board
Meeting May 02, 2023

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 and the State Public Notice Website at <http://pmn.utah.gov>. Board Members may participate in the meeting via electronic communications. Board Members' participation via electronic communication will be broadcast and amplified so other Board Members and all other persons present in the Council Chambers will be able to hear or see the communication.

DATE POSTED: APRIL 27, 2023

RORI L. ANDREASON, MMC



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 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 FY2021	Actual FY2022	Budget FY2023	Budget FY2024	Difference	Percent Change
Revenues:						
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%
TOTAL REVENUES	\$ 10,510,419	\$ 15,309,041	\$15,689,303	\$ 16,671,478	\$ 982,175	2.5%
Expenditures:						
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	83,087	2,325,506	2,591,457	3,351,193	759,736	11.4%
TOTAL EXPENDITURES	\$ 12,524,035	\$ 13,869,794	\$15,689,303	\$ 16,671,478	\$ 982,175	13.1%
					\$	-
NET REVENUES OVER/(UNDER)						
EXPENDITURES	(2,013,616)	1,890,054	(2,895,878)	(1)	2,895,877	-253.2%
Fund Balance (All Funds) - Beginning						
Use of/Contribution to Fund Balance	\$ 12,048,842	\$ 10,035,226	\$ 12,779,644	\$ 9,883,766		
Fund Balance - Ending	\$ (2,013,616)	\$ 2,744,418	\$ (2,895,878)	\$ (3,315,006)		
	\$ 10,035,226	\$ 12,779,644	\$ 9,883,766	\$ 6,568,760		

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 FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent 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%
TOTAL REVENUES	\$ 722,473	\$ 788,650	\$ 739,190	\$ 845,256	\$ 106,066	14.3%
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%
Total Personnel	388,746	287,641	419,159	453,474	34,315	8.2%
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 (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%
Total Operating	311,227	306,288	320,031	391,782	71,751	22.4%
TOTAL EXPENDITURES	\$ 699,973	\$ 593,929	\$ 739,190	\$ 845,256	\$ 106,066	14.3%
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 FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
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%
TOTAL REVENUES	\$ 7,911,424	\$ 7,543,147	\$ 8,627,494	\$ 8,890,098	\$ 262,604	3.0%
Expenditures:						
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 improvements - 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%
TOTAL EXPENDITURES	\$ 11,000,975	\$ 9,225,365	\$ 8,627,494	\$ 8,890,098	\$ 262,604	3.0%
NET REVENUES OVER/(UNDER) EXPENDITURES	(3,089,551)	(1,682,218)	(987,494)	(880,407)	-	-

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 FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
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%
TOTAL REVENUES	\$ 933,330	\$ 1,339,603	\$ 2,305,000	\$ 2,728,932	\$ 423,932	18.4%
Expenditures:						
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%
TOTAL EXPENDITURES	\$ 462,292	\$ 679,960	\$ 2,305,000	\$ 2,728,932	\$ 423,932	18.4%
NET REVENUES OVER/(UNDER) EXPENDITURES	471,038	659,643	150,618	(224,932)	-	-

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 FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
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%
TOTAL REVENUES	\$ 293,075	\$ 1,629,917	\$ 1,427,600	\$ 856,000	\$ (571,600)	0.0%
Expenditures:						
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%
TOTAL EXPENDITURES	\$ 277,758	\$ 190,670	\$ 1,427,600	\$ 856,000	\$ (571,600)	0.0%
NET REVENUES OVER/(UNDER) EXPENDITURES	15,317	1,439,247	-	-	-	-

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 FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
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%
TOTAL REVENUES	\$ 650,117	\$ 2,325,506	\$ 2,591,457	\$ 3,351,193	\$ 759,736	29.3%
Expenditures:						
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 (contri	-	-	-	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%
TOTAL EXPENDITURES	\$ 83,037	\$ 192,481	\$ 2,591,457	\$ 3,351,193	\$ 759,736	29.3%
NET REVENUES OVER/(UNDER) EXPENDITURES	567,080	2,133,025	(681,402)	(717,915)	(36,513)	

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 6th day of June, 2023.