

**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

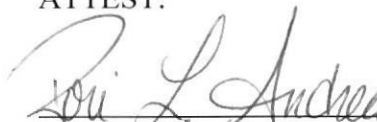
WHEREAS, the pre-approval letter will serve only as approval of The Court Partners' Initiative application. The letter will not provide a guarantee or commitment to lend, loan, or provide money for the project; and

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.

ATTEST:


Rori L. Andreason, MMC
City Recorder



By: 
Marcus Stevenson, Chief Administrative Officer

Voting by the RDA Board

Dustin Gettel

"Aye"

☒

"Nay"

☐

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

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 a 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 a incentive under the Initiative.

We encourage you and your project partners to contact the RDA at 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,

A handwritten signature in black ink, appearing to read "Matt Dahl", with a stylized flourish at the end.

Matt Dahl
Executive Director
The Redevelopment Agency of Midvale City