

RESOLUTION NO. 2021-19RDA

A RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSAL FOR THE SALE OF PROPERTY AT 7555 SOUTH MAIN STREET

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

WHEREAS, the Agency and Midvale City (“City”) are public agencies and therefore are authorized under the Utah Interlocal Cooperation Act, Section 11-13-101, et seq. U.C.A. 1953, as amended, to enter into agreements with each other which enable them to make the most efficient use of their powers; and

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

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

WHEREAS, the Agency owns property located at 7555 South Main Street (“Property”); and

WHEREAS, the Agency believes the redevelopment of the Property will contribute to the revitalization of the Midvale Main Street CDA Project Area; and

WHEREAS, the Community Reinvestment Agencies Act allows for public entities to sell, grant, or convey property to redevelopment agencies; and

WHEREAS, the Agency desires to sell the Property for the purpose of facilitating its redevelopment.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT

AGENCY OF MIDVALE CITY, that the Board of Directors does hereby authorize the Chief Administrative Officer and Executive Director to prepare and issue a Request for Proposals for the sale of the Property and execute any other necessary documents as part of the marketing of the Property by the Agency. The Request for Proposals and other necessary documents shall be subject to the 5th Avenue Development Request for Proposals Term Sheet and such other terms and conditions as recommended by the Agency’s legal counsel.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY, STATE OF UTAH, this 21st day of September 2021.



Robert Hale
Chief Administrative Officer



Matt Dahl
Executive Director

ATTEST:



Ron L. Andreason, MMC
Secretary



Voting by the Board:	"Aye"	"Nay"
Dustin Gettel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paul Glover	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Quinn Sperry	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heidi Robinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bryant Brown	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5th Avenue Development
Request for Proposals Term Sheet

Property Description:	<p>Property Address: 695 West Fifth Avenue 7555 South Main Street</p> <p>Parcel: 21-25-307-001 21-25-307-002</p> <p>Property Size: 0.32 Acres (13,939.2 square feet)</p> <p>Current Condition: The assemblage is currently vacant.</p>
Purchase Price:	<p>The Purchase Price shall be \$280,000. During exclusive negotiations the RDA will consider reducing the purchase price, based on demonstrated funding gaps directly related to fulfilling the RDA's Scope of Development.</p>
Scope of Development:	<p>It is the RDA's intent that the Property be used to support the establishment of Main Street as significant retail and cultural activity center within Salt Lake County, with an emphasis on creating more pedestrian activity on Main Street. The selected development will need to have a high-quality design that complements the neighborhood and demonstrates the developer understands the neighborhoods assets and character. In accomplishing the RDA's intent for the development of the Property, the following should be incorporated into all proposals:</p> <ol style="list-style-type: none"> 1. All offered property shall be utilized in the development. 2. Designs shall incorporate high quality façade materials and be in keeping with the character of historic Main Street (e.g., brick, wood, metal, masonry). Stucco is not an acceptable façade treatment on the 5th Avenue and Main Street frontages. 3. The development shall be designed using green building techniques such as: <ul style="list-style-type: none"> • Efficient use of energy, water, and other resources • Use of non-toxic, ethical and sustainable materials • Pollution and waste reduction measures, and the enabling of re-use and recycling • Use of renewable energy, such as wind energy, solar energy • Good indoor environmental air quality 4. No onsite surface parking shall front Main Street. 5. The site shall be designed to primarily address Main Street with a secondary frontage allowed on Fifth Avenue. 6. The project design shall incorporate all zoning code requirements. 7. The project shall include an element of public art (the, "Art"). The Art shall be visible to the public and contribute to an