

RESOLUTION NO. 2022-14RDA

A RESOLUTION AUTHORIZING THE ART HOUSE PROGRAM AND APPROVAL OF THE ARTIST LEASE AGREEMENT TERM SHEET.

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

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 intends to support the development of public art within the Main Street CDA and promote its development as an arts and culture district; and

WHEREAS, the Agency owns the Art House located at 7697 S Main Street Midvale, Utah, referred to in this Resolution as the “Art House”; and

WHEREAS, Midvale City (City) has completed the necessary building renovations to house artists who will utilize the studio space to create, display and sell their art; and

WHEREAS, the Agency desires to create a program for the purpose of facilitating the revitalization of Main Street; and

WHEREAS, staff has prepared a term sheet for the lease of a studio space within the Art House between the Agency and the future artists.

This Resolution shall become effective immediately upon passage thereof.

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 implement the Art House program and approves the Artist Lease Agreement Term Sheet and authorize the Chief Administrative Officer and Executive Director to execute a Lease Agreement subject to the Term Sheet and such other terms and conditions as recommended by Agency’s legal counsel.

PASSED AND ADOPTED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY BOARD OF DIRECTORS, this 18th day of October, 2022.


Marcus Stevenson
Chief Administrative Officer

Matt Dahl

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason

Rori L. Andreason, MMC
Secretary



Voting by the Board of "Aye"

"Nay"

Directors:

Bryant Brown

Paul Glover

Quinn Sperry

Heidi Robinson

Dustin Gettel

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Main Street Art House Program

Overview

The Art House (Art House) is looking for 8-10 community-oriented artists who desire to bring arts and creative experiences to the Midvale residents and visitors to Main Street. Interested artists will be able to rent studio space and have access to a collaborative work environment and a spot in a shared public art gallery and art shop. This space will be ideal for artists who are looking to be a part of an engaging and cooperative environment where their creativity can flourish, and ideas can become a reality.

Details

The Art house is located on Midvale's Main Street, a burgeoning hub for arts, culture, and dining along the Wasatch Front. This is a space where the public is welcome and engagement with the creative process is highly encouraged. The building features approximately 4,791 sq. ft of open space in which each artist can make their dedicated 8'X8' area their own. Security, electricity, and Internet along with onsite restrooms and cleaning facilities are included. In addition, studio tenants will have unlimited, access to the space, 7 days a week during the hours of 7:00 am to 11:00 pm. Rent for studio space is set at \$200 per month, with a minimum of a 6-month commitment. 2 of the studio spaces will be reserved for artists who demonstrate low income at an even more subsidized rate of \$115. These rates are set to ensure that the operating costs which can be found in the operating budget. In addition, the artists who occupy this space must enjoy interacting and engaging with the public and will therefore agree to spend no less than 20 hours a week in the studio during the Art House open hours which is described in further detail below. These hours include a requirement to be onsite one weekend day per month for 4 hours as well as a commitment by each artist to engage with the community by participating in 3 community-oriented events per term (6 months).

Benefits

Artist will be highlighted and promoted on RDA marketing materials and will have opportunities to participate in community event including monthly open studio night, Trick or Treat on Main and Light Up Main Street which are hosted by the RDA. In addition, there will be opportunities to host lectures, workshops, live discussions, and art shows within the space with the possibility of receiving funding to help make these events a reality. Last but definitely not least Artists will also be provided a huge opportunity to make a positive impact on the community as their active participation will play a vital role in insuring and helping propel an equitable and inclusive revitalization of Midvale's Main Street.

Proposed Art House Open Hours:

Monday: 12:00 pm- 7:00 pm

Tuesday: 12:00 pm- 7:00 pm

Wednesday: 12:00 pm- 7:00 pm

Thursday: 12:00 pm- 7:00 pm

Friday: 12:00 pm – 9:00 pm

Saturday: 10:00 am- 9:00 pm

Sunday: 10:00 am- 5:00 pm

Art House Selection Committee

The Art house selection committee is responsible for developing and adopting the governing documents include the policies and procedures which will regulate the Art House. The committee will be responsible for reviewing and selecting all Artist who will occupy the space. In addition, the committee will work closely with the artists housed in the Art House to put develop a schedule to ensure that there are always 2 or more artists in the space during open public hours. In doing so the Art House selection committee will have the ability to modify the open hours to ensure that they are conducive to the schedules of the artists and for public visitation. Last but not least the Selection Committee will also be responsible for selecting art which will be displayed in the community

Community Engaged Artist Term Sheet

Parties	<p>[Artist Name]</p> <p>And</p> <p>Redevelopment Agency of Midvale City (Agency)</p>
Property	7697 S. Main Street.
Studio	Artists are granted the right to use a studio space of approximately 8ft X8ft. Artists will be encouraged to use the space collaboratively with both other artists and the public.
Lease Rate	<ol style="list-style-type: none"> 1. \$200 per month for studio space. 2. 2 of the 8 studio spaces may be reserved for artist who qualify for a subsidized rate based on income level and qualified applicants.
Security Deposit	A security deposit shall be made in the amount equal to one month of the lease rate. The security deposit will be returned to the tenant at the end of the agreement, less any damages or deductions.
Term	Six (6) months. the term can be renewed for an additional six (6) month term as determined by the Art House committee. The maximum term is five (5) years. Either party must give the other party written notice of non-renewal at least thirty (30) days prior to the end of the then-current term.
Background Check	The final execution of this agreement shall be made conditional on the satisfactory results of a completed criminal background check.
Maintenance	All Artists are responsible for keeping a safe and clean workspace. Janitorial Services are not provided. All Artists will be provided with key card access and agree to sign and comply with all rules and regulations outlined by the Key Card User Agreement. Artists also agree to ensure that the Art House is locked and secured prior to leaving the building at the end of the day.
Insurance	Artists acknowledge that neither Midvale City nor the Redevelopment Agency of Midvale City maintains any insurance covering Artists' artwork or other property. The Redevelopment Agency strongly encourages Artists to obtain insurance to protect Artists' artwork and other property.
Damages	Artists shall be liable for any damage to the Art House Premises or the Building, or any property located on the Art House Premises or the Building, which is caused by Artists, any guest of Artists, or other person Artists allow to enter the Premises. Artists are liable for any damage that is caused due to any negligent act committed by the Artists or their guests.
Use	<ol style="list-style-type: none"> 1. The space shall be used for the creation of original art. 2. Artists will have open access to the building 7 days a week between the hours of 7:00 am and 11:00 pm. 3. Artists are required to be present in the building for a minimum of 20 hrs. a week with a schedule that is conducive to public visitation as determined by the art house committee. As a part of this requirement: <ul style="list-style-type: none"> • Artists shall agree to be onsite one weekend day (4 hrs.), per month. • Artists will be required to engage with the community by participating in 3 community-oriented events per term (6 months) These events include but are not limited to participating in monthly open studio nights, hosting classes, and taking part in or organizing art talks.

	<ul style="list-style-type: none"> • Artists agree to be available to staff the Art House Gallery for a minimum number of hours per month as determined by the Art House Selection Committee and adopted in the Art House Policies and Procedures. The Art House Selection committee may also decide that a reduction in rent may be given to artists who staff the gallery above and beyond the minimum requirement. <ol style="list-style-type: none"> 4. Artists agree to allow access by City and Agency staff to the leased space at all times. 5. The art house may be used by the City and Agency for one-time events which may require the tenants to temporarily move or store equipment and artwork.
Open Hours	<ol style="list-style-type: none"> 1. There shall always be two or more artists in the space during open hours. A work schedule will be determined by the Art house Committee based on the Artists' availability. 2. All Artists agree to leave the doors of the center unlocked and open to the public during open hours. 3. The Proposed open Hours of the Art House include Monday: 12:00 pm- 7:00 pm Tuesday: 12:00 pm- 7:00 pm Wednesday: 12:00 pm- 7:00 pm Thursday: 12:00 pm- 7:00 pm Friday: 12:00 pm – 9:00 pm Saturday: 10:00 am- 9:00 pm Sunday: 10:00 am- 5:00 pm <ul style="list-style-type: none"> • The Art House Committee may elect to change these hours if the availability of Artists are not conducive to the proposed open hours.
Licenses	Artists are required to obtain a business license from Midvale City.
Code of Conduct, Rules and Policies	Artist agrees to at all times comply with the Arthouse Code of Conduct (the "Code of Conduct") and any other rules or policies established by the Arthouse selection committee during the term of this Agreement. The Arthouse selection committee has the right to revise the Code of Conduct and to establish such other rules and policies for the Arthouse studio spaces. Artists will be provided with written notice of any revisions to the Code of Conduct or new rules or policies. Artist agrees to comply with all applicable federal, state and local laws, regulations and ordinances.
Commission	Artists agree to provide the RDA with 5% of their commission made on all art sold in the Art House. These funds will be used solely to provide supplies, workshop materials and marketing services which will benefit the Artists and the events which will take place in the center.
Limited Right to Use Images of Artist and Artwork	Artist grants Midvale City and the Agency the right to photograph and use images of the Artist, the Artist's artwork and the Studio for public relations, marketing, and archival purposes.

ANNUAL EXPENDITURES

Annual Expenditures	Amount
Water/Sewer	\$ 840.00
Gas	\$ 2,500.00
Electricity	\$ 1,600.00
Phone	\$ 454.32
Internet	\$ 2,400.00
Security	\$ 1,570.78
Supplies	\$ 1,200.00
Misc.	\$ 500.00
Total	\$ 11,065.10