

**THE REDEVELOPMENT AGENCY OF MIDVALE CITY**

**RESOLUTION NO. 2022-17RDA**

**A RESOLUTION APPROVING THE MAIN STREET  
FAÇADE IMPROVEMENT PROGRAM**

**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**, 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**, on October 6, 2020, the Agency adopted Resolution 2020-11RDA adopting the Main Street Community Development Area Budget; and

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

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

**WHEREAS**, the Agency seeks to incentivize the right improvements through façade improvement grants to activate and revitalize Midvale’s Main Street area; and

**WHEREAS**, funds available in the amount of \$105,000 will be allocated towards the Main Street Façade Improvement program to be utilized as reimbursable grants for the purposes of providing durable investments into the façades of buildings to improve the area’s aesthetic, attract private investment, increase property values, and increase economic activity; and

**WHEREAS**, to ensure that all funded improvements remain in good repair, an easement on the façade shall be conveyed by the property owner to the Redevelopment Agency of Midvale City to be held in perpetuity.

**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 Main Street façade improvement program to promote and incentivize the redevelopment of Midvale City Main Street.

**Passed and Adopted by the Board of Directors of the Redevelopment Agency of Midvale City, State of Utah, this 6<sup>th</sup> day of December, 2022.**

  
Marcus Stevenson,  
Chief Administrative Officer

*Matt Dahl*

Matt Dahl  
Executive Director

ATTEST:

*Rori L. Andreason*

Rori/L. Andreason, MMC  
Secretary



Voting by the Council:	"Aye"	"Nay"
Quinn Sperry	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paul Glover	<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"/>
Dustin Gettel	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## **Main Street Façade Improvement Program**

**Purpose:** The purpose of the Main Street Façade Improvement Program is to promote the revitalization of commercial properties along Midvale’s Main Street by providing financial assistance to building owners and tenants for the improvement and maintenance of existing commercial buildings. The program will provide durable investments into the façades of buildings within the CDA to improve the area’s aesthetic, attract private investment, increase property values, and increase economic activity.

**Goal:** The goal of the Main Street façade improvement program is to improve the exterior of buildings withing the Main Street area as a tool to attract new businesses, maintain existing businesses and make Main Street a desirable place to shop, conduct business and reside. As a result, this program will help fulfill the Main Street Community Development Area’s objectives of enhancing employment and income opportunities for community residents; increasing the diversity of the tax base, increasing the resources available for performing governmental services; and supporting and encouraging appropriate public and private development efforts in the community.

**Funding:** Funding will be allocated through the RDA budget. All grants awarded will require a matching dollar for dollar expenditure by the owner or tenant. In addition, an easement on the façade shall be conveyed by the property owner to the Redevelopment Agency of Midvale City to be held in perpetuity. Proposals will be considered on a case-by-case basis and evaluated based on the ability of the project to further the goals of the Main Street CDA.

### **Terms:**

- Maximum grant award of \$35,000 is permitted per project.
- The grant award amount shall not exceed 50% of the total cost of the improvements to the façade(s).
- Grant Awards are provided as a reimbursement after all associated work listed on the approved scope of work has been completed.
  - Staff will require releases of all contractor liens and other documentation that verifies completion of final payments prior to releasing the funds.
- Each grant recipient agrees to maintain and keep in good repair the façade or improvements.
- The property owner must convey to the RDA a facade easement held in perpetuity.
  - This will ensure that any improvements funded by the City will remain in good condition and repair regardless of change in ownership.
    - At the final discretion of the RDA Board, the terms of the easement may be decided on a case-by-case basis to protect the following improvements, which help achieve the goals of the Main Street CDA:
      - Historical preservation of landmarks (i.e. Vincent Drug sign.)
      - Improved appearance of the façade.
      - Any additions or modifications made to the exterior.
- The City of Midvale and RDA assume no liability for any work that is done pursuant to this program. The applicant agrees to hold both the City of Midvale and the RDA harmless from all liability claims.