

# **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 within 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.

- If the building is currently vacant, the applicant has 12 months from the date of project completion to arrange a tenant.

**Oversight:** The program will be managed by the Redevelopment Agency of Midvale City with participation by the Main Street Façade Improvement Advisory Board.

**Main Street Façade Improvement Advisory Board:** The Advisory board will consist of five members:

RDA representative  
City Planner  
RDA Board Member  
Community Development Representative  
Main Street Business Alliance Representative

Other members might be brought on to provide insight depending on the project: City Engineer, Public Works Director, historic representative, Planning Commission member, and those involved in design, construction, use and/or maintenance.

**Eligibility:**

- Applicants must be owners or tenants of real property located within the Main Street CDA. Tenants must provide written consent of the building owner.
- Property tax payments must be current.
- Business owners must hold a valid business license.
- The Applicant must possess and provide proof of ownership. If a tenant, proof of ownership must be verified by the building owner and a copy of the lease agreement provided to the RDA.
- All building materials used in the improvements to the facade must have a minimum certified life of 30 years.
- All buildings must have commercial activity as its primary purpose including, but not limited to, traditional retail, specialty shops, services, restaurants and bars, live entertainment, cultural venues, and galleries. Mixed Use buildings will be considered commercial buildings, provided the commercial use is located on the ground level.
- All improvements must comply with current City zoning and code.
- All Improvements, which contribute to the stimulation of activity, must achieve the following:
  - Provide a noticeable contribution to Main Street's revitalization efforts.
  - Should be consistent with the aspirational character of and vision for Main Street.
  - Should support and enhance pedestrian accessibility and be pedestrian oriented.

**Eligible Activities:**

- Repair to building exterior facades (front, rear and side facades are eligible).
- Masonry repair.
- Cleaning of building exterior.
- Exterior painting.
- Repairing or replacing cornices, entrances, doors, windows, decorative detail, awnings.
- Sign construction, repair, or replacement.

- Other repairs or improvements that may enhance the aesthetic quality of the building.
- Accentuating of existing features of the building through painting, lighting, restoration, replacement, cleaning, or other treatment of exterior surfaces.
- The addition of design elements which may have appeared on buildings built in the same period.

### **Ineligible Activities**

- Interior improvements (except window display areas).
- Roofing.
- Sidewalks.
- Purchase of furnishings, equipment, or other personal property which does not become a part of the real estate.
- Improvements completed or in progress prior to notification of approval.
- Repair or creation of features not compatible with original architecture.

### **Process:**

1. Fill out and submit a completed application which includes a written scope of work describing the proposed improvements, including all materials and color schemes. The application must be submitted with the following supporting documentation:
  - Current photograph of the property to be improved.
  - Schematics (drawings or renderings of proposed improvements.)
  - Two written cost estimates describing the cost of the scope of work by licensed construction contractors or contractors appropriate to work being performed.
  - Copy of recorded property deed.
  - Written Consent of property owner, if applicable.
2. The submitted application will be reviewed by the Redevelopment Agency Program Manager and Planning staff for completeness and eligibility.
3. All eligible projects will be reviewed and scored during a review meeting by the Main Street Façade Improvement Advisory Board to assess the project's overall contribution to the revitalization of the Main Street area. The applicant will be required to attend this meeting to answer any questions the advisory board feels is necessary to make a recommendation on the proposed project. The Advisory Board will provide said recommendation regarding the funding amount as well as the proposed terms of the easement to the Agency's Board of Directors, who will determine final approval.
4. Once approved by the RDA Board, the applicant must enter a Grant and Easement agreement with the RDA.
5. Construction on the project must begin within 90 days of final approval.

### **Selection Criteria:**

- The level of private investment utilized for the renovation.
  - Applicants providing more than a 50% match will receive higher priority.
- The potential impact the project will have on the surrounding area.
  - Visual prominence/significance.
- Whether the proposed improvements contribute to the overall revitalization of Main Street.
- The building's level of blight.

- Whether the building is abandoned.
- Whether the applicant has been awarded façade grants in the recent past.
- Whether the applicant can demonstrate a financial need.