

SMITHFIELD CITY REDEVELOPMENT AGENCY

JANUARY 10, 2018

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, January 10, 2018. Chairman Jeffrey H. Barnes was in the chair.

The following board members were in attendance: Deon Hunsaker, Jamie Anderson, Wade Campbell and Curtis Wall.

Executive Director Craig Giles and Secretary Justin Lewis were also in attendance.

The meeting opened at 8:31 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM DECEMBER 13, 2017

A motion to approve the December 13, 2017 RDA meeting minutes was made by Curtis, seconded by Wade and the vote was unanimous.

Yes Vote: Hunsaker, Anderson, Campbell, Wall

No Vote: None

PUBLIC HEARING ON THE FINANCIAL ASSISTANCE APPLICATION BY MARTY SPICER, AGENT FOR UPTOWN BUSINESS CENTER LOCATED FROM 119 NORTH MAIN TO 171 NORTH MAIN.

Marty Spicer reviewed a PowerPoint presentation on his proposed project. Some of the highlights of the PowerPoint are as follows:

Three chefs were introduced: Jose Coronel, Oscar Silva and Jorge Batres

The plan for the entire property and associated buildings is to be developed over the next ten years. The long term intent is when Marty retires the chefs and others will take over and continue operating each of the businesses.

The Uptown Business Center consists of the following:

- 01 Bridgerland Construction
- 02 Jim's Grill
- 03 Jim's Grill Catering
- 04 Main Event Center
- 05 Smithfield Shoppes Uptown
- 06 Feng Shui Chinese Cuisine

Feng Shui Chinese operated in the city for five years starting in 2000. The business was relocated to Logan City where it did not succeed. The intent is to reopen Feng Shui Chinese Cuisine in the city.

Marty mentioned several local projects he donated to since starting to purchase the buildings located at 100 North Main in 1994.

The historical look of the existing buildings has been left intact.

Jim's Grill now offers catering services to the community.

Eight building units are owned by Marty and part of his project is to revitalize the downtown area.

One major project is to install an interior walkway for Building Units 1 through 7. Once a building is entered a customer will be able to walk from unit to unit without having to go outside.

Marty has purchased several properties for the project including a home located at 170 North 100 West. Access to the buildings, long term, will be available on the highway, 100 South and 100 West.

A concept plan was provided showing commercial businesses with apartments located above them in the middle of the project area at approximately 50 West from 100 North to 150 North.

A new parking area would be created and an entrance/exit onto the highway would be created between Building Units 7 and 8 and located on the south side of the building at 159 North Main.

Feng Shui Chinese Cuisine would be located in a separate building located just to the west of the existing Jim's Grill building. The building would be remodeled and a drive up window and ADA access added. The building is located at 25 West 100 North. Jorge Batres would be the Executive Chef.

In the center of the project are some pine trees. The intent is to leave the pine trees in place and add a gazebo and walking/open space area to the project in this area.

The following projects were introduced as needing repair for the project to succeed:

141 North Main:

New HVAC units (\$12,500), installation of an exterior ADA ramp (\$18,500) and installation of an interior ADA ramp (\$8,800)

131 – 133 North Main:

New HVAC units (\$12,500), 3,000 gallon grease trap (\$12,900), ADA railing on ramp (\$2,800)

127 North Main:

New HVAC unit (\$9,850), (2) new ADA compliant bathrooms (\$18,000), ADA entrance ramp (\$6,200)

The total cost of all the above listed projects is \$62,750

Marty mentioned he hopes long term to purchase the home located at 149 North Main from the Garcia family. At this time they do not have an interest in selling.

The long term plan is to incorporate mixed-use into the downtown area.

Jim's Grill opened in 2013 under the name of Trader Jim's and was later renamed.

Chairman Barnes asked if any of the existing buildings would be removed long term? Marty replied the existing storage unit area would be removed long term as the parking lot is expanded and the mixed-use area created.

****The public hearing opened at 9:12 P.M.****

There were not any comments or questions.

****The public hearing closed at 9:13 P.M.****

DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY UPTOWN BUSINESS CENTER.
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Chairman Barnes mentioned the board is able to allocate up to \$60,000 in funds at this time but no more as that is the remaining balance of unencumbered funds.

Jamie replied this project should be approved as it will improve the tax base of the city.

Curtis asked Marty when he hoped to open the Feng Shui restaurant? Marty replied he already has the equipment purchased and the renovation of the building can start at any time. The grease trap is a big concern and an issue which must be resolved.

Curtis asked Marty if he obtained bids for the cost estimates of the projects he submitted? Marty replied he owns a construction company and the bids are based off of prices he is seeing from subcontractors he uses for projects he is working on.

Curtis asked Marty if his construction company would do the work on the buildings? Marty replied no he would not use his construction company. Marty would hire a licensed contractor. D&T Electrical had been contacted for a bid on the electrical work for the project.

Curtis asked if \$60,000 would cover the cost of the projects being considered for approval? Marty replied he would pay any overage on top of the \$60,000 to ensure the projects are completed.

Curtis mentioned he did review the bid from Robertson Manufacturing for the grease trap.

Curtis asked the next time the RDA would receive a tax increment? Craig replied the last increment will be received in the Fiscal Year 2019 budget which is next year.

Chairman Barnes asked if the increment would be around \$200,000? Craig replied that is correct.

Chairman Barnes asked how long the RDA has been in existence? Craig replied the RDA has a lifespan of 25 years.

Chairman Barnes asked if any other funding comes into the RDA? Craig replied there is a minimal loan payment which is made monthly.

Curtis mentioned the business plan for the area was sound.

Chairman Barnes mentioned if the storage units in the middle of the block were removed the entire area would look better. Marty replied it would take some time before any improvements were done to the middle of the block.

Curtis asked Marty if he had any issues with his current parking lot with people using the splash pad but parking in his parking lot? Marty replied there is ample parking at this time so it has not been a problem.

Curtis asked Marty if he foresaw a problem with parking when the skate park is opened next to the splash pad? Marty replied those utilizing the skate park and splash pad do not go to Jim's Grill when they are done recreating. They are tired and go home. The impact to parking has been minimal and the splash pad is good for the community.

Curtis mentioned he liked the mixed-use area of the project. Curtis asked Marty if the proposal was to have apartments on top of the commercial buildings which would be built in the middle of the block? Marty replied that is correct as a single apartment is allowed on top of each commercial unit. Right now the concept plan is very preliminary and nothing has been finalized.

Curtis mentioned if this project is funded there would not be any other funds available for RDA projects at this time. Craig replied right now the loan payment from Rigo Chaparro on his loan totaled \$19,586 for a year. There will not be any additional funds to allocate in the RDA until Fiscal Year 2019.

Chairman Barnes asked when the allocation is received by the city? Justin replied usually in the first quarter of each year.

Curtis asked if there was an update on funds which are encumbered for projects which have not been started. Craig replied there are two projects approved over a year ago which have not started. The staff is working with legal counsel to see if the approval of the project can be rescinded by the board and allocated to other projects. Legal counsel recommended all future projects be approved with a completion date of 12 months from the date of approval.

Chairman Barnes asked how the question on the encumbered funds is being resolved. Craig replied legal counsel is reviewing the rules of the RDA from when it was approved over two decades ago. They are having to gather historical data from when the RDA was formed. As soon as legal counsel issues an opinion on the matter the board will be notified.

Curtis asked Marty when he would like to start this project? Marty replied he is ready to start immediately.

Justin informed Marty if the project is approved the subcontractors doing the work are paid directly. Marty would not be paid and then pay the subcontractors.

A motion to approve the grant application by Uptown Center (Marty Spicer) in an amount not to exceed \$60,000 for infrastructure improvements (listed below) with a deadline of the work to be completed no later than January 10, 2019 was made by Curtis, seconded by Wade and the vote was unanimous.

Yes Vote: Hunsaker, Anderson, Campbell, Wall

No Vote: None

Projects Approved in the motion made above:

141 North Main Building – (2) new HVAC Units and an ADA interior ramp.

131-133 North Main – new HVAC units and a 3,000 gallon grease trap.

127 North Main – new HVAC unit and a new ADA entrance ramp on the west side of the building.

Chairman Barnes informed Marty the staff would contact him when funds are available for his application for the Feng Shui Chinese restaurant as it is the next project on the list to be considered.

Curtis mentioned the plan is good and he hopes it works out for Marty and the city.

Chairman Barnes mentioned the project will be good for the city when completed.

PUBLIC HEARING ON THE FINANCIAL ASSISTANCE APPLICATION BY MARTY SPICER, AGENT FOR FENG SHUI CHINESE LOCATED AT 25 WEST 100 NORTH.

This item was cancelled.

DISCUSSION AND POSSIBLE VOTE ON THE APPLICATION BY FENG SHUI CHINESE.

This item was cancelled.

BOARD MEMBER REPORTS

Justin reminded the board there will not be any future RDA board meetings until funds become available. With the current approval for Marty Spicer all of the funds in the RDA fund are encumbered at this time.

Curtis asked if anyone knew when Brown Monument would start their project? Craig replied he expected to see that project start in the spring when the ground thawed. Chairman Barnes mentioned the new Brown Monument building will be located west of the Doodlebug Academy on 800 South. Justin mentioned Brown Monument is a good sales tax business for the city as significant sales tax is collected on each headstone sold.

****A motion to adjourn at 9:29 P.M. was made by Curtis.****

**SMITHFIELD CITY CENTRAL BUSINESS
DISTRICT REDEVELOPMENT AGENCY**

Jeffrey H. Barnes, Chairman

ATTEST:

Justin B. Lewis, Secretary

SMITHFIELD CITY REDEVELOPMENT AGENCY
96 South Main
Smithfield, Utah 84335

AGENDA

Public Notice is given that the Smithfield City Redevelopment Agency Board will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, January 10, 2018. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from December 13, 2017.
2. Public Hearing on the financial assistance application by Marty Spicer, agent for Feng Shui Chinese located at 25 West 100 North.
3. Discussion and possible vote on the financial assistance application by Feng Shui Chinese.
4. Public Hearing on the financial assistance application by Marty Spicer, agent for Uptown Business Center located at from 119 North Main to 171 North Main.
5. Discussion and possible vote on the financial assistance application by Uptown Business Center.
6. Board Member reports.

Adjournment

Items on the agenda may be considered earlier than shown on the agenda.

In accordance with the Americans with Disabilities Act, individuals needed special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least (3) days before the date of this meeting.