

**SMITHFIELD CITY REDEVELOPMENT AGENCY**

**FEBRUARY 12, 2020**

The Smithfield City Redevelopment Agency Board met for a regularly scheduled board meeting at 96 South Main, Smithfield, Utah on Wednesday, February 12, 2020. Chairman Jeffrey H. Barnes was in the chair.

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

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

Visitors: Kevin King, Juli Weber, Jeff Jackson

The meeting opened at 7:16 P.M.

**APPROVAL OF THE RDA MEETING MINUTES FROM DECEMBER 11, 2019**

\*\*\*A motion to approve the December 11, 2019 RDA meeting minutes was made by Wade, seconded by Curtis and the vote was unanimous.\*\*\*

Yes Vote: Wall, Anderson, Hunsaker, Wells, Campbell

No Vote: None

**CONTINUED DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY TOUT PROPERTIES FOR PROJECTS LOCATED AT APPROXIMATELY 900 SOUTH MAIN STREET. PARCEL NUMBERS 08-117-0035, 08-117-0036 AND 08-117-0037.**

Jamie asked if the request for a second bid made at the last RDA meeting had been fulfilled? Justin replied it had as a bid was submitted from Facer Excavation.

Mayor Barnes mentioned Staker Parson Companies was the lower of the two bids at \$82,841.

Curtis asked for an update on what is available to allocate and what funding will be received in the future. Craig replied a tax increment of approximately \$200,000 will be received sometime around April. Right now the amount of available funding is \$101,000.

Curtis asked what happens after the last tax increment is received in April? Craig replied the only revenue received after that point would be from loans. The RDA currently has one outstanding loan.

Chairman Barnes asked how much the loan payment is? Justin replied approximately \$1,100 per month.

Wade asked who the loan is with? Craig replied Rigo Chaparro.

Curtis mentioned his only concern is the application is for work already completed.

Deon said he had a concern. Not all of the property in the south parcel is in the city. There is about 20 to 30 linear feet of property not in the city.

Deon mentioned part of the deceleration lane is not in the city because all of the parcel is not in the city. RDA funds cannot be used to pay for projects located in the county.

Juli Weber stated the bids are for the portion of the project only in the city. The entire project included an area not in the city and was significantly more in cost.

Deon mentioned part of the land dedicated for a future road is not in the city.

Jon mentioned all of the land across (east) from 1000 South Main is not in the city. Chairman Barnes mentioned as the city expands to the south the land will be included.

Kevin King mentioned he was not aware all of the parcel not being in the city but could check into it if needed.

Chairman Barnes asked Justin what needed to be done about this issue? Justin replied the city cannot do anything as the city cannot request a parcel be annexed into the city. The King's do not even own the parcel on the highway as they sold it to someone who wants to build a Green Gorilla Car Wash on the parcel. The King's own a parcel further to the east.

Jamie asked why there is a concern when the bid is only for the area located in the city? Chairman Barnes replied there is not a problem.

\*\*\*A motion to approve the financial assistance application from Tout Properties in the amount of \$82,000 for projects located at approximately 900 South Main, Parcel Numbers 08-117-0035, 08-117-0036 and 08-117-0037 was made by Wade, seconded by Jamie and the vote was unanimous.\*\*\*

Yes Vote: Wall, Anderson, Hunsaker, Wells, Campbell

No Vote: None

**PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING THE FINANCIAL ASSISTANCE APPLICATION BY IRONWOOD CONSTRUCTION FOR A PROJECT LOCATED AT APPROXIMATELY 750 SOUTH 100 WEST. PARCEL NUMBERS 08-202-0005, 08-202-0006 AND 08-202-0007.**

\*\*\**The public hearing opened at 7:31 P.M.*\*\*\*

There were not any comments or questions.

\*\*\**The public hearing closed at 7:32 P.M.*\*\*\*

**DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY IRONWOOD CONSTRUCTION.**

Jeff Jackson mentioned this area, 800 South 100 West, started to develop about four to five years ago. All of the buildings in the area are full at this time. Two buildings were built by Jeff's company in 2019.

Jeff informed the board most of the calls he receives are people needing some space but not an entire building or they have financial problems and cannot build their own building.

Jeff mentioned he would like to build a 27,000 square foot spec building. Each unit would be 3,000 square feet and there would be nine total units. The look of the building would be similar to the Brown Monument building across the road to the west. Golden Spike Electric purchased the other building south of Brown Monument.

The intent would be to install the entire foundation, parking lot and landscaping at the beginning of the project.

The building would be built in 9,000 square foot sections.

The building would be built starting south and going north.

The total cost of the project will be approximately \$3,000,000.

The financial assistance application is for assistance with infrastructure, the parking lot and landscaping.

Chairman Barnes asked where the building would be built? Jeff replied west of Prestige Solutions. There are three vacant building lots and the building would be built on those lots.

Jeff asked if the rumor is true a signal light is going to be installed at 800 South Main? Chairman Barnes replied when a new signal light is installed it will be at 1000 South Main.

Curtis mentioned the city is considering extending 100 West south to 1000 South.

Chairman Barnes mentioned 800 South Main will become a super street when the new signal light is installed. A super street will not allow for vehicles to turn left coming from the east or west onto the highway at 800 South Main.

Jeff mentioned once this project is completed the only vacant lots in the subdivision will be one lot north of Prestige Solutions. A lot by the Doodlebug Academy and two lots owned by Bob Saxton.

Chairman Barnes asked how much funding is available in the RDA at this time? Justin replied \$19,000.

Jamie asked if two bids had been submitted with this application? Jeff replied there are bids from Ironwood Construction and Cameron's Excavating.

Chairman Barnes asked what part of the project would be completed first? Jeff replied the footings and foundation. The storm water system would then be installed. After installation of the storm water system the parking lot would be completed.

Chairman Barnes asked if the project would start soon? Jeff replied he would like to start the project now.

Jeff asked if funds, which will be received in April, can be approved now as part of this application? Craig replied the RDA cannot encumber funds until they are received.

Chairman Barnes replied the board cannot approve additional funding until at least April when the next tax increment is received. Right now only \$19,000 can be allocated to any project.

Jon asked if the concrete work in the bids is for site work only? Jeff replied that is correct.

Jon asked what happens if the \$19,000 is approved now and Ironwood Construction wants to seek more funding when it becomes available? Craig replied they would submit a new application.

Curtis asked if a timeline for completion should be included in the motion? Craig replied all recent approvals have come with a timeline included.

\*\*\*A motion to approve the financial assistance application from Ironwood Construction in the amount of \$19,000 for projects located at 750 South 100 West, Parcel Numbers 08-202-0005, 08-202-0006 and 08-202-0007 with a completion deadline of no later than August 12, 2020 was made by Wade, seconded by Jamie and the vote was unanimous.\*\*\*

Yes Vote: Wall, Anderson, Hunsaker, Wells, Campbell  
No Vote: None

## **BOARD MEMBER REPORTS**

Jamie mentioned he did not like work being already completed before an application is submitted.

Jamie stated he would not vote in favor of a project in the future if the work has already been completed. Curtis concurred.

Curtis asked for an update on the RDA where it is closing. Craig replied the sunset date to collect funding is ending. After that point there is seven years to have all projects completed. Once the RDA expires no new property tax increment is received. The only funding received would be from one existing loan.

Curtis mentioned the city should consider doing the RDA again as it has been good for the city. Craig replied about half of the last property tax increment will need to be allocated to a study for a new RDA.

Craig mentioned the Cache County School District is not in support of new RDA's being formed. Wade concurred.

Chairman Barnes asked where there are other RDA's locally? Craig replied in North Logan and Logan. Logan City works with the Logan City School District not the Cache County School District.

Justin mentioned the rules governing RDA's today is much different than when this RDA was created in 1993.

Curtis asked if the first step in the process is getting a consultant to do a study? Craig replied that is correct.

Curtis mentioned the board needs to look into a new RDA for the city as it would be good to keep it going. Craig mentioned the process will need to start soon if that is what the board wants to do.

Craig mentioned the city would need to come up with a plan and then approach the school district about it. Last time the city met with the school district about the RDA they stated they had no interest in being part of a new RDA.

Curtis asked why the school district does not want to be part of a new RDA? Craig replied they do not think it is beneficial to them.

Chairman Barnes mentioned the city needs to show the school district they are receiving funds from the projects which have been approved.

Curtis mentioned it is hard to pay \$100,000 to a consultant if the school district is going to say no.

Jamie mentioned the school district raises the property tax rate when they need additional funds and all residents pay it. The RDA has been a nice avenue for the city to have for new businesses.

Wade asked if Hyde Park has an RDA? Craig replied he was not sure.

Wade mentioned he was told the school district does not like some of the city projects the RDA has paid for such as the library and splash pad. Jon replied he knows the school district had an issue with funding being used on the library renovation project. Craig replied the rules of the RDA specifically allow for the library project. The school district did not support the project or like the idea of RDA funds being used on the project. Chairman Barnes mentioned he found it interesting the school district would have an issue with the funds being used for an allowed use.

*\*\*\*A motion to adjourn at 7:50 P.M. was made by Jon.\*\*\**

**SMITHFIELD CITY CENTRAL BUSINESS  
DISTRICT REDEVELOPMENT AGENCY**

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Jeffrey H. Barnes, Chairman

**ATTEST:**

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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 scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, **February 12, 2019**. The meeting will begin no sooner than 7:00 P.M.

1. Approval of the RDA meeting minutes from December 11, 2019.
2. Continued Discussion and possible vote on the financial assistance application by Tout Properties for projects located at approximately 900 South Main Street. Parcel Number 08-117-0035, 08-117-0036 and 08-117-0037.
3. Public Hearing for the purpose of discussing the financial assistance application by Ironwood Construction for a project located at approximately 750 South 100 West. Parcel Numbers 08-202-0005, 08-202-0006 and 08-202-0007.
4. Discussion and possible vote on the financial assistance application by Ironwood Construction.

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.