

SMITHFIELD CITY REDEVELOPMENT AGENCY

MARCH 13, 2019

The Smithfield City Redevelopment Agency Board met for a regularly scheduled board meeting at 96 South Main, Smithfield, Utah on Wednesday, March 13, 2019. Chairman Jeffrey H. Barnes was in the chair.

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

Executive Director Craig Giles was excused.

Secretary Justin Lewis was in attendance.

The meeting opened at 8:00 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM JANUARY 23, 2019

A motion to approve the January 23, 2019 RDA meeting minutes was made by Wade, seconded by Curtis and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY BRUCE LEISHMAN, AGENT FOR OLD GRIST MILL SMITHFIELD, LLC TO EXTEND THE PURCHASE DEADLINE ON HIS FINANCIAL GRANT APPLICATION REQUEST FROM MARCH 31, 2019 TO JANUARY 31, 2020.

Justin informed the board he, Chairman Barnes and Craig met with Curtis Hebdon and Bruce Leishman about their grant request.

Bruce had not been able to get in contact with a representative of 7-Eleven regarding terminating the lease on the parcel which expires on November 30, 2019.

Rather than come before the board each month asking for an extension of time it was suggested an extension be considered until January 31, 2019 in case the lease cannot be terminated before it ends.

Curtis and Bruce will continue to work with the property owner and 7-Eleven as they want to finalize the project as soon as possible. The extension would keep Bruce and Curtis from having to attend the board meeting each month asking for an extension.

Bruce mentioned since meeting with Justin, Craig and Chairman Barnes he spoke with a representative of 7-Eleven about the lease on the building. The person Bruce spoke with is working on lease terminations for 66 other 7-Eleven locations as well. A timeline was not

provided by the representative of 7-Eleven of when he may or may not work on terminating the lease for this parcel.

Bruce informed the board he will not finalize the purchase agreement for the parcel until he knows if the board is going to approve his grant application request.

A motion to approve the purchase deadline extension requested by Old Grist Mill Smithfield, LLC from March 31, 2019 to January 31, 2020 was made by Jamie, seconded by Wade and the vote was unanimous.

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

No Vote: None

Chairman Barnes mentioned he hoped the lease would be terminated soon as this would be a good business in the city.

Curtis was happy to hear contact had finally been made with someone from 7-Eleven.

Bruce mentioned he talked to the representative of 7-Eleven on the phone as well as via email. There are so many leases the representative working on it said it will take time before he gets to this one.

Jamie asked if anyone heard of any interest in the Ye Olde Winn Mill property. Justin replied the parcel is listed for sale by Lance Parker of Parker Real Estate Services. People have been touring the property even as recently as last week. The main discussion point is several potential buyers feel the parcel has narrow frontage and they would like to find a way to combine that parcel with the 84 South Main parcel which is located to the south of this parcel and is also for sale. If both parcels were combined it would have a nice amount of frontage as well as ample parking in the back of the building lot.

Bart mentioned he would talk to Lance to see if there was any interest in the two parcel owners working together to sell the parcels as one lot.

Chairman Barnes asked if there were any other inquiries about new business opportunities. Justin replied the city staff is contacted almost on a daily basis by businesses looking for space to put their employees. They do not have time to wait for a building to be built. They need a place to move their employees into now. There are very few places in the valley right now to accommodate new businesses.

Curtis mentioned representatives of the Box Elder Credit Union have looked at opening a new branch in the building currently occupied by Wells Fargo Bank. Wells Fargo Bank is closing this location on May 15th.

D.L. Evans Bank is another bank looking at opening new branches in Utah as well. They currently have 30 branches in Idaho and are looking to expand into Utah.

Jamie was hopeful the 7-Eleven building would be occupied soon as well as the Wells Fargo Bank building as it looks really bad having vacant buildings in town and even worse if they are on Main Street.

Chairman Barnes asked if the Box Elder Credit Union would be renamed locally? Curtis replied that is correct. They would not use the Box Elder name in Cache Valley.

****A motion to adjourn at 8:13 P.M. was made by Jamie.****

**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 scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, **March 13, 2019**. The meeting will begin no sooner than 7:00 P.M.

1. Approval of the RDA meeting minutes from January 23, 2019.
2. Discussion and possible vote on the request by Bruce Leishman, agent for Old Grist Mill Smithfield, LLC to extend the purchase deadline on his financial grant application request from March 31, 2019 to January 31, 2020.

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.