

**SMITHFIELD CITY REDEVELOPMENT AGENCY**

**MAY 13, 2020**

The Smithfield City Redevelopment Agency Board met for a regularly scheduled board meeting at 96 South Main, Smithfield, Utah on Wednesday, May 13, 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, Fire Chief Jay Downs, Police Chief Travis Allen and Secretary Justin Lewis were also in attendance.

Visitors: Jeff Jackson, Kerry Watts, Jennifer Watts

The meeting opened at 7:32 P.M.

**APPROVAL OF THE RDA MEETING MINUTES FROM FEBRUARY 12, 2020**

\*\*\*A motion to approve the February 12, 2020 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

**PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING THE FINANCIAL ASSISTANCE APPLICATION BY PRESTON WATTS COLLISION AND GLASS FOR PROJECTS LOCATED AT 108 SOUTH MAIN. PARCEL NUMBER 08-074-0025.**

\*\*\**The public hearing was opened at 7:34 P.M.*\*\*\*

There were not any comments or questions.

\*\*\**The public hearing was closed at 7:34 P.M.*\*\*\*

Kerry Watts mentioned the goal behind this project is to improve his business and the surrounding area. The building remodel on the highway will cost approximately \$100,000. The parking lot was partially redone last year. New paint booths were installed last year at a cost of \$150,000. New paint booths will be added in the future. The intent is to replace the fence along the highway as well as along the south side of the property. The current fence along the highway keeps rusting even though it is regularly painted. The existing fence is over 20 years old. The new fence will look similar to the fencing installed by Moonlight Diesel in Hyde Park. The fence has a stone texture look.

Preston Watts Collision and Glass employs 18 employees and is locally involved with city functions as well as supports local schools.

Preston Watts Collision and Glass is a member of the Smithfield Chamber of Commerce and always participates in the annual Night of Giving.

Curtis mentioned the bids on the project include sales tax. The city does not pay sales tax so if the projects are approved the sales tax will not need to be paid.

Chairman Barnes asked how much the bids total? Kerry replied approximately \$98,000 after the sales tax is deducted.

Chairman Barnes asked for clarification on the work being done by Mark Bergeson Construction. Kerry replied that is a project he is paying for and not part of the RDA application.

Kerry included the Mark Bergeson Construction bid in the application so the board could see how much is being spent on the building remodel.

Craig mentioned the lower of the two fence bids is Custom Fence.

Craig mentioned the bid on the sign without sales tax is \$52,105.

Jamie mentioned it is hard to understand the fence bid and if it includes sales tax or not. Curtis replied neither fence bid shows sales tax as a separate line item. Jon mentioned sales tax would be included in fence bids as the project is not a tax exempt project if Kerry pays for it. Kerry mentioned the bid from Custom Fence is \$48,415 so if sales tax of 7.00% is removed the bid would be around \$45,000.

Curtis mentioned the fence and sign bids would total about \$100,000 without sales tax. Kerry concurred as the fence bid would be about \$45,000 and the sign bid would be \$52,000.

**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 was opened at 7:46 P.M.\*\*\**

There were not any comments or questions.

*\*\*\*The public hearing was closed at 7:46 P.M.\*\*\**

Chairman Barnes asked if this is a continuation of the previous project which was partially funded? Jeff Jackson replied that is correct. The board approved \$19,000 on this project at the February 12, 2020 RDA board meeting.

The application has been resubmitted asking for additional funding now more funds are available in the RDA.

The building will be similar to the buildings built for Brown Monument, Golden Spike Electric and Canyon Plumbing in the same area.

There are still five building lots available in this commercial subdivision. The idea is to use three continuous building lots to build on. The utilities are being setup for as many as nine new businesses but there will only be three buildings built.

The building is being built as a speculative building.

Chairman Barnes asked how much the application was for? Jeff replied \$498,721 less the previously approved \$19,000.

Curtis reminded the board the \$19,000 which was approved was all the funds the RDA had on hand at that time.

Craig mentioned there is about \$300,000 in the RDA right now. Funds will need to be kept in order to close the RDA as it has come to the end of its lifespan. The recommendation of the staff is to keep \$80,000 to be used towards finalizing and closing the RDA. If the board agrees with that there would be \$220,000 to allocate to projects.

Chairman Barnes asked what the funds will be used for to close the RDA? Craig replied it is unknown what is involved in closing the RDA. It is anticipated there will be legal fees and other fees which must be paid. The staff would recommend having more funds on hand then being short at the end.

Jon asked where this project could be similar to condominiums would the intent be to split the three building lots into more lots long term? Jeff mentioned there are currently three lots.

Jon asked how many lots there will be long term? Jeff replied there could be as many as nine long term. Nine sewer and water connections are being run. The building area could be as small as 3,000 square feet per business or as much as 27,000 square feet if one business took all of the space. The intent is to build three 9,000 square foot buildings which can be segmented off internally.

Jon mentioned the plat will need to be amended. Jeff replied that is correct if there are more than three lots.

Jamie asked if there is any chance the project will not start based on current economic factors? Jeff replied the first 9,000 square foot building will be built now. As it is filled up the next building will be built and eventually the third building will be built. All three buildings will not be built at the same time.

Jeff asked the board if they approve additional funding, at this time, if they would consider changing the timeline on the first project approval to coincide with this approval. The first approval was given six months from February 12<sup>th</sup>.

Jamie mentioned the board wants all approved projects to start when approved. Jeff replied getting the approved portion of the project completed within six months is not a problem if he can start the timeline of the six months now.

Craig asked if the project would start before July 1<sup>st</sup> as he needs to know for budgeting purposes where the RDA budget is on a fiscal year basis? Jeff replied the building plans still need to be finalized and approved so it will probably be about two months before the project starts.

Jeff mentioned the parking lot and utility portion of the project will be completed at the start of the project.

Chairman Barnes asked Kerry Watts when his projects would start? Kerry replied he is ready to start now.

Chairman Barnes asked Kerry if both of his projects can be completed within six months? Kerry replied they would be completed within six months.

Chairman Barnes mentioned there is \$220,000 to allocate to projects. The request by Preston Watts Collision is for \$100,000 and the request by Ironwood Construction is for \$498,000 less \$19,000 previously approved.

Wade asked where there is some confusion on the sales tax on the fence bid how could the board approve the project now? Justin replied it could be approved with a specific amount not to exceed. Craig replied if the sales tax is removed \$98,000 would cover both projects.

Jamie stated he felt both projects were good for the city and he would fund both if there was enough funds available.

Wade mentioned he liked the Preston Watts Collision project as it is on the highway and highly visible. The Ironwood Construction project is somewhat speculative and uncertain but still a good project.

<p><b>DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY PRESTON WATTS COLLISION AND GLASS.</b></p>
--

\*\*\*A motion to approve the financial assistance application by Preston Watts Collision and Glass in an amount not to exceed \$98,000 with the projects being completed no later than December 31, 2020 was made by Wade, seconded by Jamie and the vote was unanimous.\*\*\*

Yes Vote: Wall, Anderson, Hunsaker, Wells, Campbell  
No

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

\*\*\*A motion to approve the financial assistance application by Ironwood Construction in the amount of \$122,000 with the condition the projects be completed no later than December 31, 2020 was made by Wade, seconded by Curtis and the vote was unanimous.\*\*\*

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

No Vote: None

Jeff Jackson asked if the deadline for the project approved on February 12<sup>th</sup> could be extended from August 12<sup>th</sup> to December 31<sup>st</sup> so it had the same deadline as the project approved during this meeting.

The consensus of the board was to change the project completion date for the \$19,000 financial assistance grant application from August 12, 2020 to December 31, 2020.

\*\*\*A motion to adjourn at 8:03 P.M. was made by Wade.\*\*\*

**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, **May 13, 2020**. The meeting will begin no sooner than 7:00 P.M.

1. Approval of the RDA meeting minutes from February 12, 2020.
2. Public Hearing for the purpose of discussing the financial assistance application by Preston Watts Collision and Glass for projects located at 108 South Main. Parcel Number 08-074-0025.
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 Preston Watts Collision and Glass.
5. 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.