

**SMITHFIELD CITY REDEVELOPMENT AGENCY**

**MAY 23, 2018**

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, May 23, 2018. Chairman Jeffrey H. Barnes was in the chair.

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

Jamie Anderson was excused.

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

The meeting opened at 7:43 P.M.

**APPROVAL OF THE RDA MEETING MINUTES FROM JANUARY 10, 2018**

Deon asked why Bart was not included in the meeting minutes? Justin replied Bart had not been appointed by the council to fill the open council seat at that time.

\*\*\*A motion to approve the January 10, 2018 RDA meeting minutes was made by Wade, seconded by Deon and the vote was unanimous.\*\*\*

Yes Vote: Hunsaker, Caley, Campbell, Wall

No Vote: None

Absent: Anderson

**PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ADJUSTMENTS TO THE FISCAL YEAR 2018 BUDGET AND THE NEW BUDGET FOR FISCAL YEAR 2019.**

\*\*\**The public hearing opened at 7:44 P.M.*\*\*\*

There were not any comments or questions.

\*\*\**The public hearing closed at 7:45 P.M.*\*\*\*

**DISCUSSION AND POSSIBLE VOTE ON RDA RESOLUTION 18-01, A RESOLUTION ADJUSTING THE FISCAL YEAR 2018 BUDGET.**

Craig informed the board the property tax increment is increasing \$34,727. The use of the prior fund balance is increasing \$138,815 to pay for board approved projects which are now complete or should be completed by the end of June.

Expenses are increasing \$2,000 for attorney fees.

The Leishman project at 84 South Main was removed and included in the new budget.

Jaci Bennett's second project at 72 North Main is included and the project has been finished.

The civic center parking lot project was decreased \$35,000 as the project came in under budget.

The sidewalk project on Main Street at approximately 400 to 500 South Main was decreased by \$18,000 as UDOT (Utah Department of Transportation) paid for a portion of the project.

The project approved for Smithfield Implement has been added at a cost of \$17,995. The project has been completed.

A portion of the project for SCBL Holdings at 532 South Main has been added in the amount of \$142,000. This is a project on the property formerly owned by Cantwell Lumber. The remainder of the project will be completed in the new budget year.

Uptown Center, a project of Marty Spicer's, was included for \$60,000. If the project is not completed in the current fiscal year it will be added to a future fiscal year.

Chairman Barnes asked what the project on the Cantwell property was for? Craig replied infrastructure improvements. Curtis stated for water and sewer service lines to be run off of 600 South rather than from the highway.

\*\*\*A motion to adopt Resolution RDA 18-01, a Resolution amending the Fiscal Year 2018 budget was made by Curtis, seconded by Bart and the vote was unanimous.\*\*\*

Yes Vote: Hunsaker, Caley, Campbell, Wall

No Vote: None

Absent: Anderson

<b>DISCUSSION AND POSSIBLE VOTE ON RDA RESOLUTION 18-02, A RESOLUTION ADOPTING THE NEW BUDGET FOR FISCAL YEAR 2019.</b>
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Craig reviewed the proposed budget for fiscal year 2019.

Revenue:

Property Tax Increment	\$200,000
Interest Earned	\$5,264
Principal from Loans	\$14,757
Use of Prior Balance	\$288,491
Total	\$508,512

Expense:

Professional Services	\$28,000
SCBL Holdings, 532 S Main	\$30,000
Leishman, 84 S Main	\$58,680

Brown Monument	\$195,916
Ironwood Development	\$195,916
Total	\$508,512

Craig replied there had been a question if Brown Monument still intended to build their building as they had recently relocated to a different house in Logan from the house they were in. Jeff Jackson, contractor, told the city staff within the last week the project is being finalized and both the Brown Monument project and Ironwood Development project will start in either July or August. Both buildings will be built at the same time.

Curtis asked if Brown Monument was planning to have two facilities? Craig replied his understanding is the current location is temporary. Curtis replied they are now located by Abbey Carpet in Logan.

Craig informed the board the bank loaning the funds to Brown Monument contacted the staff asking for a letter clarifying what the RDA is paying for on the project so the loan could be completed between the Brown family and the bank.

Chairman Barnes asked why the Brown's had to recently move? Curtis mentioned the area where they used to be located is a new development zone in Logan City. Deon mentioned he was told all of the buildings in that area are owned by the same people or group.

Chairman Barnes asked if all of the buildings in that area would be demolished? Curtis replied that was his understanding. The Brown Monument building, a house previously burned down in a fire and several other structures would be removed as part of the project to redevelop the area.

Curtis asked for an update on the Bruce Leishman project which had previously been approved by the board. Craig replied Bruce intends to ask the board for more funding at the July board meeting and his project has never started. Chairman Barnes mentioned this request needs to be scrutinized closely as multiple approvals had been approved in the past and the project has never started.

Chairman Barnes asked Craig if legal counsel had a recommendation of how to deal with approved projects that are never completed. Craig replied legal counsel stated the board needs to have the applicant come back before the board to discuss the project and be informed of any changes to project approval as well as project deadlines. All new projects which have been recently approved were approved with a 365 day deadline.

Mayor Barnes asked for all future approvals to include a project deadline.

Curtis felt the request by Bruce Leishman should be shorter than a year. Chairman Barnes agreed as the initial Leishman approval was over three years ago.

Craig informed the board several requests would be made at the July board meeting when additional funding is available. Justin replied at this time there are three scheduled requests.

Chairman Barnes mentioned a significant amount of funding has been approved for Brown Monument and Ironwood Development. Craig replied Brown Monument will generate significant sales tax revenue for the city.

Chairman Barnes mentioned the cemetery grounds are in excellent condition as he tours the area daily. Craig replied the city staff will still receive several complaints from people regarding the condition of the grounds on Memorial Day weekend.

Chairman Barnes mentioned he informed Hayden Downs and the other staff members he appreciates how much time they spend on the cemetery grounds.

Curtis asked if people are going to be notified about the clean off process on the grounds after Memorial Day weekend? Chairman Barnes mentioned there will be signs at the grounds. Justin informed the board a message will be posted on Facebook and sent out through Parlant on Thursday, May 31<sup>st</sup>.

Chairman Barnes mentioned he will be helping with the clean off process so he can instruct the young adults and children who are helping with the process of what they can and cannot remove.

Chairman Barnes asked how much funding the board will be able to allocate in July? Craig replied the next increment will be approximately \$200,000. Chairman Barnes mentioned this will be the last increment received by the RDA.

Craig informed the board all projects will have to be completed within seven years after the RDA is closed. The RDA is open for 25 years and then allows for an additional seven years for projects to be completed.

Chairman Barnes asked if there is only one loan owed to the RDA? Craig replied that is correct.

Craig replied the staff will have a better idea at the July board meeting how much can be allocated as the fiscal year will have just been completed and funds disbursed on current projects.

Chairman Barnes asked if Marty Spicer is coming back with his second request? Justin replied he is one of the three applications which will be considered in July. Curtis mentioned Marty initially requested \$120,000 but the board only had \$60,000 to allocate and that is what was approved.

Chairman Barnes asked what Marty is doing on the currently approved project? Justin replied right now he is working on getting the Feng Shui building renovated and business opened.

Chairman Barnes asked why the project on the Cantwell property is included in the current budget as well as the new budget? Craig replied all of the work will not be completed before June 30<sup>th</sup>. The portion of the project completed this fiscal year will be paid in this fiscal year and the remaining balance will be paid in the new fiscal year when the project is completed.

\*\*\*A motion to adopt Resolution RDA 18-02, a Resolution adopting the Fiscal Year 2019 budget was made by Bart, seconded by Wade and the vote was unanimous.\*\*\*

Yes Vote: Hunsaker, Caley, Campbell, Wall

No Vote: None

Absent: Anderson

## **BOARD MEMBER REPORTS**

Curtis asked if a fence would be installed between the new restroom facility at Central Park and the Smithfield Implement buildings? Craig replied a chain link privacy fence is going to be installed. The fence should be installed by the end of June.

Curtis asked if it would be possible to host a Movies in the Park night at the splash pad? Craig replied parking lot lighting and lights from vehicles would be an issue. Bart mentioned new projectors are made to deal with blocking outside light sources. Craig replied the main issue is the cost as the rights have to be purchased to show a movie. It is not as simple as just renting a movie and playing it.

Chairman Barnes mentioned they are not well attended. Craig replied so many communities have them now they are not well attended as they are so common.

Curtis mentioned Mack Park has been a good venue for this event.

Bart mentioned by having the event less frequently it might be better attended. Craig agreed and felt one or two a year might be a good option.

Chairman Barnes asked what the cost is for the movie rights? Craig replied in the past it was budgeted for three movies at a cost of \$2,500. This line item was not funded in the current budget or the new budget.

Deon mentioned he was approached by a realtor regarding the Ye Olde Winn Mill building. The property is for sale. All three properties in the area are for sale but not listed with a realtor. Offers are being taken but for sale signs have not been put out.

Chairman Barnes asked if the house north of the Ye Olde Winn Mill building was for sale as well? Deon replied all three parcels are owned by different people but they are all for sale.

Chairman Barnes mentioned the biggest obstacle at the Ye Olde Winn Mill building is the amount of concrete which would have to be removed before a new building could be built on the location.

\*\*\*A motion to adjourn at 8:12 P.M. was made by Curtis.\*\*\*

**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, **May 23, 2018**. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from January 10, 2018.
2. Public Hearing for the purpose of discussing adjustments to the Fiscal Year 2018 budget and the new budget for Fiscal Year 2019.
3. Discussion and possible vote on RDA Resolution 18-01, a Resolution adjusting the Fiscal Year 2018 Budget.
4. Discussion and possible vote on RDA Resolution 18-02, a Resolution adopting the new budget for Fiscal Year 2019.
5. 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.