

SMITHFIELD CITY REDEVELOPMENT AGENCY

JUNE 12, 2019

The Smithfield City Redevelopment Agency Board met for a regularly scheduled board meeting at 96 South Main, Smithfield, Utah on Wednesday, June 12, 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.

Secretary Justin Lewis was in attendance.

The meeting opened at 9:08 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM MARCH 13, 2019

A motion to approve the March 13, 2019 RDA meeting minutes was made by Curtis, seconded by Wade and the vote was unanimous.

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

No Vote: None

CONTINUED DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY OLD GRIST MILL SMITHFIELD, LLC.

Curtis Heaton informed the board the purchase of the 7-Eleven building has been completed. The title is now in his possession.

The interior of the building has severe water damage and has to be completely gutted and renovated.

Curtis Heaton is currently in the process of doing what needs to be done to obtain a building permit.

Significant work needs to be done on the parking lot as well.

Chairman Barnes mentioned the three lowest bids were from LeGrand Johnson Construction, Mark Bergeson Construction and Allied Electric Sign.

Justin reminded the board they previously allocated \$58,680.00 in funds for this project and the current request is for \$101,673.50. The board tabled the request at a previous board meeting until the building could be purchased and the transaction completed.

Bart requested a second bid be obtained on the sign portion of the project. There were two bids received for parking lot removal and replacement as well as building renovations.

Bart asked Curtis Heaton if the project is approved when will it start? Curtis Heaton replied as soon as possible.

Wade mentioned the building is already being cleaned out so the new construction work can begin.

Bart asked what a reasonable timeframe is to complete the project? Curtis Heaton replied he felt by December at the latest. Jamie stated he was comfortable with an end of year deadline.

A motion to approve the financial assistance application by Old Grist Mill Smithfield, LLC in an amount not to exceed \$101,673.50 with the condition a second sign bid be submitted and the RDA would pay the lower of the two sign bids including a project completion date of no later than December 31, 2019 or the funds would be forfeited, was made by Bart, seconded by Wade and the vote was unanimous.

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

No Vote: None

Justin informed Curtis Heaton the RDA board pays the contractors directly.

<p>PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ADJUSTMENTS TO THE FISCAL YEAR 2019 BUDGET (JULY 1, 2018 – JUNE 30, 2019) AND THE NEW BUDGET FOR FISCAL YEAR 2020 (JULY 1, 2019 – JUNE 30, 2020).</p>
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The public hearing was opened at 9:20 P.M.

Justin mentioned the current budget, where it is quite small, is usually only adjusted once per fiscal year.

Proposed revenue increases are for the annual property tax increment, interest earned and use of the prior balance.

Expense increases are for the following projects which were approved and completed:

Alpine Cleaning & Restoration	\$43,917
Ye Olde Winn Mill	\$94,900
Central Park Redevelopment	\$19,595
Uptown Center	\$37,338

An allocation of \$167,462 has been included for SCBL, LLC which is the parcel formally occupied by Cantwell Lumber. The contractor is getting ready to start the project and could start this month or next month. If the project is not completed this fiscal year the budget will be adjusted next year to account for this project approval.

The new budget consists of revenue from the annual property tax increment, interest on a loan and principal received on the loan.

Expenses in the new budget are for professional fees and then a transfer to the fund balance until projects are reviewed and approved by the board.

The proposed budget did not include the Old Grist Mill request since it was not yet approved when the proposed budget was created. Now the project has been approved it could be included in the new budget.

Chairman Barnes asked if the contractor will have to dig in the highway as part of the SCBL project? Justin replied the utilities from the project come from 600 South, not the highway.

Marty Spicer asked who owns the building lot north of the city office building? Bart replied it is owned by Bruce Leishman.

Marty Spicer asked if the building lot was given to Bruce by the RDA so the Old Grist Mill could build on the parcel? Mayor Barnes mentioned the building lot was purchased from the RDA by Bruce. Justin mentioned he would have to double check but he thought the sale price was \$37,000.

Bart mentioned the parcel can be built on or sold by Bruce.

Marty mentioned the parcel should be included with the Ye Olde Winn Mill property to the north as it would create a more desirable and valuable building lot.

Bart mentioned he talked to Bruce and Lance Parker, who is the realtor for the Winn family, about teaming up to sale the two parcels to one buyer.

Marty thanked the board for clarifying the misinformation from last year the RDA is closing.

Marty was happy to hear the RDA will exist for one more year.

Marty intends to submit future applications to the RDA board for consideration.

The public hearing closed at 9:28 P.M.

DISCUSSION AND POSSIBLE VOTE ON RDA RESOLUTION 19-01, A RESOLUTION ADJUSTING THE FISCAL YEAR 2019 BUDGET.
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Jamie asked what is included in the professional services line item? Justin replied it is to help pay some of the wages of the city staff who help oversee the RDA as well as some rent for the use of the city office building. Legal notices and attorney fees are also included.

A motion to approve RDA Resolution 19-01, a Resolution amending the Fiscal Year 2019 budget was made by Jamie, seconded by Wade and the vote was unanimous.

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

DISCUSSION AND POSSIBLE VOTE ON RDA RESOLUTION 19-02, A RESOLUTION ADOPTING THE NEW BUDGET FOR FISCAL YEAR 2020.

A motion to approve RDA Resolution 19-02, a Resolution adopting the Fiscal Year 2020 budget amending expenses to include \$101,673.50 for the Old Grist Mill Smithfield, LLC and reducing the Transfer to the Fund Balance line item by \$101,673.50 was made by Jamie, seconded by Curtis and the vote was unanimous.

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

No Vote: None

A motion to adjourn at 9:32 P.M. was made by Bart.

**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, **June 12, 2019**. The meeting will begin no sooner than 8:00 P.M.

1. Approval of the RDA meeting minutes from March 13, 2019.
2. Continued discussion and possible vote on the financial assistance application by Old Grist Mill Smithfield LLC.
3. Public Hearing for the purpose of discussing adjustments to the Fiscal Year 2019 budget (July 1, 2018 – June 30, 2019) and the new budget for Fiscal Year 2020 (July 1, 2019 – June 30, 2020).
4. Discussion and possible vote on RDA Resolution 19-01, a Resolution adjusting the Fiscal Year 2019 Budget.
5. Discussion and possible vote on RDA Resolution 19-02, a Resolution adopting the new budget for Fiscal Year 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.