

SMITHFIELD CITY REDEVELOPMENT AGENCY

JULY 31, 2019

The Smithfield City Redevelopment Agency Board met for a regularly scheduled board meeting at 96 South Main, Smithfield, Utah on Wednesday, July 31, 2019. Chairman Jeffrey H. Barnes was in the chair.

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

Bart Caley was excused.

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

The meeting opened at 7:57 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM JUNE 12, 2019

A motion to approve the June 12, 2019 RDA meeting minutes was made by Wade, seconded by Curtis and the vote was unanimous.

Yes Vote: Hunsaker, Anderson, Campbell, Wall

No Vote: None

Absent: Caley

PUBLIC HEARING, NO SOONER THAN 7:35 P.M., FOR THE PURPOSE OF DISCUSSING THE FINANCIAL ASSISTANCE APPLICATION BY DISCOUNT TIRE & AUTOMOTIVE FOR PROJECTS LOCATED AT 728 SOUTH MAIN. PARCEL NUMBER 08-118-0036.

The public hearing opened at 7:58 P.M.

Christie Stock introduced the store manager for the Smithfield store; Shawn Didericksen.

Discount Tire has been open since 1976.

Christie's mom and dad opened the first Discount Tire in Logan.

The store in Logan was the first store. There are now nine stores in Wyoming. In Cache Valley there are stores in Logan, Providence and Smithfield. There is also a store in Pocatello, Idaho which opened last year.

Christie explained Discount Tire has wanted to have a store in Smithfield for 17 years and this building finally came open to be purchased.

The store cost approximately \$1,200,000 and another \$300,000 has been spent on improvements and equipment for the store.

Improvements are needed to the exterior of the building and parcel so an application was filed with the RDA.

Representatives of Discount Tire have taught a class at Sky View High School for about five years. The class discusses basic driving as well as car maintenance.

Discount Tire wants to be involved in Health Days as well as with the Blue Sox.

Sales tax is collected on all sales from the store.

There are currently seven employees at the Smithfield store.

The store has been open for ten days.

A grand opening will be held in September and the city council and mayor are invited to attend.

Due to the amount of work at the store an additional three employees will be added soon.

Curtis suggested to Christie that Discount Tire consider joining the Smithfield Chamber of Commerce if they want to be involved locally.

Christie mentioned the grand opening is not being held until September so representatives of the products and tires they sell can be in attendance. There will be prizes and giveaways during the grand opening.

Curtis informed Christie the Smithfield Chamber of Commerce meets on a monthly basis as a lunch group. Typically there are 22 to 25 in attendance. The chamber also puts together a newsletter which is mailed by the city with the monthly utility bill. Deon mentioned the next meeting is in September at the Lion's Lodge.

Curtis mentioned Nicole Zollinger is the president of the chamber this year.

Christie mentioned the store has been upgraded in and out and includes internet docking stations for customers to use while they wait. Delivery and pickup is also offered.

The public hearing closed at 8:07 P.M.

<p>DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY DISCOUNT TIRE & AUTOMOTIVE.</p>

Jamie mentioned he was happy to have Discount Tire in town as it fills up an empty building as well as brings a good business to the city. Wade concurred.

Deon mentioned sales tax should be deducted from any of the bids on the project; if they are approved.

Chairman Barnes asked if the painting bid was just for the exterior of the building? Christie replied that is correct.

Jamie asked Christie if she had an estimate of when the paving work could be completed? Christie replied she did not.

Jamie asked if the signs had been installed? Christie replied they had not been installed.

Jamie mentioned all RDA project approvals include a deadline for completion.

Curtis mentioned asphalt work will not be completed after October or when the weather turns cold. Christie mentioned she would schedule the asphalt work immediately if the project is approved.

Jamie felt a project completion deadline of December 31st would be appropriate.

Deon stated he would vote against the application.

Deon mentioned the purpose of the RDA is to increase the tax base of the city and this business only replaces a previous business and is not a new business to the city. Additional sales tax and property tax is not being collected since one tire store is being replaced by another one.

Chairman Barnes mentioned he was happy to have Discount Tire in the city as they are a benefit to the city and the community.

Christie stated she was willing to come back before the board in a year to show how much sales tax had been collected by the local store.

Deon stated RDA funds should be used on other projects to expand the tax base of the city.

Jamie mentioned how impressed he was in the short amount of time it took to get the business up and running since the building was vacant and in disrepair.

Chairman Barnes stated there will be a substantial increase in sales tax as the building has been vacant so no sales tax was being collected.

A motion to approve the financial assistance application for Discount Tire & Automotive Inc. for projects located at 728 South Main in the amount of \$64,931.99 less an applicable sales tax with a project completion deadline of no later than December 31, 2019 was made by Wade, seconded by Jamie and the motion passed by a vote of 3-1.

Yes Vote: Anderson, Campbell, Wall

No Vote: Hunsaker

Absent: Caley

A motion to adjourn at 8:14 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, **July 31, 2019**. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from June 12, 2019.
2. Public Hearing, no sooner than 7:35 P.M., for the purpose of discussing the financial assistance application by Discount Tire & Automotive for projects located at 728 South Main. Parcel Number 08-118-0036.
3. Discussion and possible vote on the financial assistance application by Discount Tire & Automotive.

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.