

**SMITHFIELD CITY REDEVELOPMENT AGENCY**

**AUGUST 22, 2018**

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, August 22, 2018. 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 and Secretary Justin Lewis were also in attendance.

The meeting opened at 8:01 P.M.

**APPROVAL OF THE RDA MEETING MINUTES FROM MAY 23, 2018**

\*\*\*A motion to approve the May 23, 2018 RDA meeting minutes was made by Jamie, seconded by Wade and the vote was unanimous.\*\*\*

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

No Vote: None

**PUBLIC HEARING, NO SOONER THAN 7:35 P.M., FOR THE PURPOSE OF DISCUSSING THE FINANCIAL ASSISTANCE APPLICATION BY GAIL WINN FOR A PROJECT LOCATED AT 64 SOUTH MAIN. PARCEL NUMBER 08-071-0005.**

Gail Winn informed the board she was one of the three owners of the Ye Olde Winn Mill building. Lance Parker, a realtor, has been trying to sell the building for about a year. Buyers tour the building and see how much cement there is and figure out quickly it is cost prohibitive to purchase the building and then raze it. The parcel is a good location on the highway (Main Street) but the building needs to be knocked down so the building lot can be sold.

Gail mentioned Justin recently received two updated bids for the project. The project would be to raze the building as well as remove all of the concrete behind the building on the entire parcel.

Justin informed the board the bid from Facer Excavation, Inc. is in the amount of \$95,000. The bid from Staker Parson Companies is in the amount of \$94,900.

Gail informed the board that Ted Diamant from Diamant Environmental tested the building for asbestos and the tests came back clean showing no asbestos in the building.

Chairman Barnes asked if the bidders were aware there is not any asbestos? Justin replied he contacted both companies and asked for updated bids once the asbestos test results were submitted. Both companies are aware.

Gail mentioned the intent would be to clean off the parcel and then sell the vacant lot for future development.

*\*\*\*The public hearing opened at 8:06 P.M.\*\*\**

LANCE PARKER: I am the listing agent on the parcel. I have had it listed for ten months. There have been several interested parties. They see the sale price and think it is a bargain. They then look at the building and see it is in disrepair and not feasible to renovate. There is no way for the existing building to meet building code. Every interested party has walked away from the project. I have had a few calls asking about purchasing the parcel if it is just a vacant lot. I show the lot is worth \$209,000 if it is vacant. The cost to raze the building is almost \$100,000. I think if you are trying to develop the downtown area this would be a good project. Get rid of the old building and get a nice new building in its place.

*\*\*\*The public hearing closed at 8:08 P.M.\*\*\**

**PUBLIC HEARING, NO SOONER THAN 7:45 P.M., FOR THE PURPOSE OF DISCUSSING THE FINANCIAL ASSISTANCE APPLICATION BY MARTY SPICER, AGENT FOR UPTOWN CENTER, FOR A PROJECT LOCATED FROM 100 NORTH MAIN TO 171 NORTH MAIN.**

Marty reminded the board they had seen his original proposal at the start of the year.

Marty is now working with Beth Larchar, Trent Cragun and Lifestyle Homes on the project. Lifestyle Homes would consider adding some residential living opportunities to the project. Currently the residential design is being worked on.

Marty explained he is still working on the banquet rooms and specialized retail stores. Multiple businesses will operate in the buildings.

Marty stated his current request is for \$199,000.

Marty mentioned Chinese food from Feng Shui is currently being served out of the Jim's Grill restaurant. The head chef for Feng Shui accepted employment with Halliburton and is no longer working for Marty so at this time Feng Shui has been incorporated into Jim's Grill.

Marty mentioned the RDA board had previously approved \$60,000 for projects. At that time additional funding was not available so now Marty is coming back with additional projects for consideration.

Marty informed the board the building inspector had notified him of extensive upgrades which will be needed for fire code requirements. The plans are currently being revised to include this change. A fire barrier is required to be added. An alarm system to notify the local fire department of a fire will also be required.

Chairman Barnes asked if the multi-colored storage units would be removed as part of this project? Marty replied that is correct. The middle of the block will be opened up when those units are removed.

Beth Larchar informed the board she works for Lifestyle Homes. If the development is done right it will set the standard for the valley and other areas of the state for mixed-use. There are lots of memories in the old buildings so the intent is not to demolish the old buildings but to revitalize them. The economy of the area will grow when a walkable modern downtown is created.

*\*\*\*The public hearing opened at 8:18 P.M.\*\*\**

There were not any comments or questions.

*\*\*\*The public hearing closed at 8:19 P.M.\*\*\**

Marty mentioned Project 4 would not be included in his request before the board as those items were included in the original \$60,000 approval from the board.

Chairman Barnes asked if the grease trap project had been completed? Marty replied that project has not yet been completed.

**PUBLIC HEARING, NO SOONER THAN 7:40 P.M., FOR THE PURPOSE OF DISCUSSING THE FINANCIAL ASSISTANCE APPLICATION BY BRUCE LEISHMAN FOR A PROJECT LOCATED AT 84 SOUTH MAIN. PARCEL NUMBER 08-071-0003.**

Bruce mentioned the original request had been approved a couple of years ago but UDOT (Utah Department of Transportation) had put a moratorium on cutting into the highway for two years. The work cannot be done between October 15<sup>th</sup> and April 15<sup>th</sup> of each year per UDOT rules.

New bids were received for the job and they are higher than the previous bid. The previous bid is two years old.

*\*\*\*The public hearing opened at 8:22 P.M.\*\*\**

There were not any comments or questions.

*\*\*\*The public hearing closed at 8:23 P.M.\*\*\**

Marty Spicer suggested if the Ye Olde Winn Mill building is razed that a second sewer connection be run in conjunction with Bruce Leishman's project which would make the vacant lot (Ye Olde Winn Mill building lot) more valuable as sewer would already be in place.

**DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY GAIL WINN.**

Curtis asked the total amount which can be allocated? Justin replied no more than \$220,000.

Chairman Barnes mentioned the board had time to review all of the submitted items on all three applications.

Curtis stated the request from the Winns is for \$94,900.

Curtis asked for clarification on Marty's request. Curtis understood the request to be the original \$199,000 request less the original allocation of \$60,000 less Project 4 which was \$26,000 leaving a request for \$113,000.

Jamie expressed concern that some of the items Marty is requesting in the second approval are already part of the first approval.

Justin read the following from the January 10, 2018 RDA meeting minutes:

Projects approved are:

141 North Main Building – (2) new HVAC units and an ADA interior ramp

131-133 North Main – new HVAC units and a 3,000 gallon grease trap

127 North Main – new HVAC unit and a new ADA entrance ramp on the west side of the building

Jamie mentioned some of the approved projects are listed again in the new request. Jamie asked Marty to clarify what his new request is for.

Marty mentioned after the January RDA board meeting the building inspector reviewed the plans and determined more building code items are needed.

Marty informed the board his first choice project is as follows:

100 North inner block	demo storage and resurface asphalt	\$23,800
101-171 North Main	resurface parking lot from 101 N Main inner block with entrance/exit at 159 North Main	\$30,000
	Total Project	\$53,800

Bart asked if any of the projects from the original approval have been completed? Marty replied no as the building inspector has added more requirements to the original proposal.

Justin stated the projects originally approved by the board exceeded \$60,000 and Marty agreed to pay any cost above \$60,000 to make sure the projects were completed.

Jamie asked how much of the original allocation had been spent? Justin replied one contractor had been paid approximately \$2,500.

Marty stated he had not started any of the projects until he found out if the RDA board was going to allocate additional funds to his projects then he would know which projects he could afford to do.

Jamie asked Marty if he was applying for \$199,300 more on top of the \$60,000 which was already approved? Marty replied his new request is for \$199,300 less \$26,400. Jamie replied the current request is for \$172,900.

Craig mentioned the money allocated by the RDA is for specific projects. If the applicant wants to change projects he would need to reapply and ask the board to allocate the funds differently.

Curtis asked if the grease trap and heating units are not at the top of the list does Marty need to reapply? Craig replied that is correct. Chairman Barnes mentioned Marty can still use the approved funds for those specific projects approved in the first request.

Marty mentioned the board did not have additional funds available in January to allocate. Now funds are available the board can choose which projects they want to fund.

Curtis expressed concern he did not understand Marty's current request as the presentation is not organized.

Curtis asked to move forward on the discussion and possible vote on the Gail Winn application.

Bart asked Marty for a detailed list of projects with exact costs for the current request as he did not understand either as they were not specifically listed in the presentation.

Craig asked Marty if any of his projects were for the residential units being considered on the property? Marty replied all of his projects are commercial projects. None of the projects are for the residential portion of the project.

Chairman Barnes mentioned the lower of the two bids on the Winn application is Staker Parson Companies for \$94,900.

Bart mentioned he reviewed the asbestos report and it said all areas were not tested. Bart asked Gail if she intended to move forward with the project if asbestos is found in some of the untested areas? Gail Winn replied none of the samples showed any signs of asbestos and she would be surprised if any is found.

Bart asked Gail if she understood that if asbestos is found and there is an additional cost to mitigate the problem she would be responsible for the cost not the RDA? Gail responded she understood.

Jeanne Layne stated the building is full of yellow insulation but she was not aware of any asbestos concerns.

Bart wanted to make it clear if there are additional costs the Winns will be responsible.

Jeanne informed the council she had been operating her business out of the building for over 30 years. The building is not sellable and a business cannot move into the building. The intent is to raze the building so a new building can be built to honor the family.

Curtis asked Gail if she is ready to move forward with the project? Gail replied she is and asked what the deadline for completion would be.

Bart said he had one concern for the project. There will be significant dust and debris in the air from the demolition of the building. Bart asked Gail to make sure the debris is watered down so it will not float through the air to the surrounding parcels such as the city office building and parking lot.

Craig mentioned with the RDA coming to a close all projects need to be completed before June 30, 2019.

\*\*\*A motion to approve the grant application by Gail Winn to have the building razed and concrete removed at 64 South Main, Parcel Number 08-071-0005, with the contract being awarded to Staker Parson Companies in the amount of \$94,900.00 was made by Curtis, seconded by Bart and the motion passed by a vote of 4-1.\*\*\*

Yes Vote: Anderson, Caley, Campbell, Wall

No Vote: Hunsaker

Deon replied he could not support the full amount of \$94,900 as he felt it was appropriate for the Winn family to have to pay some of the cost of the project.

Deon supported the project but not the entire application amount.

<b>DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY BRUCE LEISHMAN.</b>
--

Chairman Barnes asked how much funding has already been allocated for Bruce's two previously approved projects? Justin replied \$58,680.

Wade asked when the project must be completed in order for UDOT to allow the road to be cut into? Bruce replied no later than October 15<sup>th</sup>.

Justin informed the board Bruce is asking for an additional allocation of \$17,400 as the bid for the project has increased since the last time Bruce had put the project out for bid.

Jamie asked Bruce if the project had not been completed because of UDOT? Bruce replied that is correct as they had a moratorium on cutting into the road.

Jamie asked when the moratorium expired? Bruce replied UDOT will currently allow the road to be cut except from October 15<sup>th</sup> to April 15<sup>th</sup>.

Jamie asked Bruce why the project had not been completed immediately after the moratorium expired? Bruce replied because he could not find a contractor to complete the project before October 15<sup>th</sup>.

Bart asked why the project cannot be completed now? Bruce replied he cannot get a contractor to do the work before October 15<sup>th</sup>. Chuck Earl supplied the bid for the project and is working in the Jackson Hole, Wyoming area and will not be back and able to do the work before October 15<sup>th</sup>. Bruce mentioned his friend Dan Hoggan could possibly do the job.

Jamie asked if there will be additional funds available in the future for projects outside of the \$220,000 allocation? Craig replied after the audit is complete for the last fiscal year a final yearend update can be provided.

Curtis informed Bruce he would not allocate additional funds to the project and the project needs to be completed now. Bruce replied the project not being completed in the past is not his fault. Curtis replied construction work is being completed and the project can be done. Curtis mentioned Bruce has asked for more funds three different times and this time he will not allocate additional funds to the project.

Bart asked Bruce if he wanted to delay his request for additional funds until he determined if in fact he could find a contractor to complete the project by October 15<sup>th</sup>? Bruce replied he did not know why he would delay the request as the new bid had been obtained.

Dan Hoggan mentioned Logan City is doing many excavation type projects that will use local contractors for the next four years. There are not enough local contractors to do all of the work. Right now most contractors are booking six months or more in advance.

Dan asked the board to give Bruce additional time to get the project completed.

Chairman Barnes mentioned there is a deadline of June 30, 2019 no matter whether additional funds are approved or not.

Bart mentioned if Bruce cannot find a contractor to do the work before October 15<sup>th</sup> then he cannot start the project until April 15<sup>th</sup> at the soonest. Bruce concurred.

Bart expressed concern the project would not be completed before June 30, 2019 since the soonest it could start is April 15<sup>th</sup> and that would be approximately 75 days until June 30<sup>th</sup>.

Craig reminded the board they wanted to put deadlines on all future projects including previously approved projects.

Bruce mentioned he was told the water and sewer would not have been an issue if the city office building had been plumbed differently.

Bart asked Bruce how serious he is about trying to complete the project before October 15<sup>th</sup>? Bruce replied if additional funding is not approved he would not consider doing anything with the project until spring since he does not have the extra funds to pay for the project.

Chairman Barnes mentioned there is approximately \$125,000 that can be allocated but all projects must be completed before June 30, 2019. Marty replied he understood the project deadlines.

<p><b>DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY UPTOWN CENTER.</b></p>
--

Bart asked for a revised application to be submitted with exact project costs and a specific description of each project.

Marty replied he would like the board to consider approval for the following:

**Project 1**

100 North inner block	demo storage and resurface asphalt	\$23,800
101-171 North Main	resurface parking lot from 101 N Main inner block with entrance/exit at 159 North Main	\$30,000
	<b>Total Project</b>	<b>\$53,800</b>

**Project 2**

119 North Main	fire code updates, west stairs	\$6,900
	new doors	\$2,500
127 North Main	(2) ADA bathrooms	\$14,000
	west stairs, basement storage	\$8,200
	fire code updates, new doors	\$8,500
	<b>Total Project</b>	<b>\$40,100</b>

**Project 5**

141 North Main	HVAC unit	\$6,000
	New façade, entrance, marquee	\$20,500
	ADA entrance ramp and bathroom	\$6,500

**Total Project                    \$33,000**

Justin stated the three projects total \$126,900. Jamie replied at this time the board only has the ability to allocate up to \$125,100. Chairman Barnes reminded the board Bruce Leishman is requesting \$17,400 as well.

Curtis expressed concern that both Marty and Bruce's presentations were unorganized and not clear. Curtis suggested both projects be redone in a more concise and clear manner and brought back to the board for consideration at a future meeting. The presentations need to specifically list costs, projects and include bids from the contractor doing the work.

Jamie asked when the funds need to be allocated by? Craig replied no later than June 30, 2019.

Jamie asked if the projects need to be completed by June 30, 2019? Craig replied that is correct.

Chairman Barnes mentioned he wants all projects done and paid for no later than June 30, 2019.

Craig reminded the board the RDA expires but there will be administrative costs to keep it open for any encumbered project which has not been completed by June 30, 2019.

Curtis asked Marty and Bruce to come to a future RDA meeting with a more clean and concise proposal. Chairman Barnes agreed and asked that each project list line by line what will be completed and what the cost of that specific line item will be. Bart concurred with Curtis and Chairman Barnes comments.

Justin mentioned the next city council and RDA board meeting will be on September 26<sup>th</sup>. There is not a meeting scheduled on September 12<sup>th</sup> because of the Utah League of Cities and Towns training meetings.

Marty asked the board to move forward on any project they felt is appropriate as he did not want to wait another month to start the projects if possible. Bart said he wanted a new proposal submitted for consideration as he was confused on some of the requests made by Marty.

Chairman Barnes asked Marty for an update on his current project approved in January 2018? Marty replied the building plans are at the county waiting for the building inspector to approve them or make changes.

Chairman Barnes asked if any of the previously approved items had been started or completed? Marty replied some have started and will be completed within 30 days.

Chairman Barnes asked Marty to come back with a more clear, concise and defined proposal on September 26<sup>th</sup>.

Bart asked Bruce if he wanted to come to the September 26<sup>th</sup> board meeting with a new proposal? Bruce replied he would if he did not have another option.

Bart asked Bruce to contact the contractor and come up with a firm date of when the work would be completed. Bruce replied the timeline between the September 26<sup>th</sup> board meeting and October 15<sup>th</sup> deadline is too short to get the work completed.

Bart asked Bruce to ask the contractor if he can start the project on April 15<sup>th</sup> or shortly after.

Bruce asked why the project could not be approved at this meeting? Bart replied because the board wants more details from the contractor of when the work will actually be done.

Curtis suggested to Bruce he find a contractor who is willing to commit to a deadline and project cost amount.

Wade suggested if the work cannot be completed this year that an agreement is reached to start the project as close to April 15<sup>th</sup> as possible.

Chairman Barnes asked if it is possible to have the project completed by October 15<sup>th</sup>? Bruce replied he was not sure as he did not have a firm commitment from the contractor.

Bart asked Bruce if he planned to attend the September 26<sup>th</sup> board meeting? Bruce replied he would be out of town but he would have someone attend in his behalf.

\*\*\*A motion to table consideration of the financial assistance application for Bruce Leishman for work to be completed at 84 South Main until the September 26, 2018 board meeting was made by Wade, seconded by Jamie and the vote was unanimous.\*\*\*

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

No Vote: None

\*\*\*A motion to table consideration of the financial assistance application for Uptown Center for projects located from 100 North Main to 171 North Main until the September 26, 2018 board meeting was made by Wade, seconded by Jamie and the vote was unanimous.\*\*\*

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

No Vote: None

Chairman Barnes asked Bruce and Marty to have their revised applications submitted no later than Thursday, September 20<sup>th</sup>.

## **BOARD MEMBER REPORTS**

There were not any additional items presented or discussed.

\*\*\*A motion to adjourn at 9:31 P.M. was made by Curtis.\*\*\*

**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, **August 22, 2018**. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from May 23, 2018.
2. Public Hearing, no sooner than 7:35 P.M., for the purpose of discussing the financial assistance application by Gail Winn for a project located at 64 South Main. Parcel Number 08-071-0005.
3. Public Hearing, no sooner than 7:40 P.M., for the purpose of discussing the financial assistance application by Bruce Leishman for a project located at 84 South Main. Parcel Number 08-071-0003.
4. Public Hearing, no sooner than 7:45 P.M., for the purpose of discussing the financial assistance application by Marty Spicer, agent for Uptown Center, for a project located from 100 North Main to 171 North Main.
5. Discussion and possible vote on the financial assistance application by Gail Winn.
6. Discussion and possible vote on the financial assistance application by Bruce Leishman.
7. Discussion and possible vote on the financial assistance application for Uptown Center.
8. 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.