

**SMITHFIELD CITY REDEVELOPMENT AGENCY**

**SEPTEMBER 26, 2018**

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, September 26, 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 8:53 P.M.

**APPROVAL OF THE RDA MEETING MINUTES FROM AUGUST 22, 2018**

\*\*\*A motion to approve the August 22, 2018 RDA meeting minutes was made by Bart, seconded by Wade and the vote was unanimous.\*\*\*

Yes Vote: Hunsaker, Caley, Campbell, Wall

No Vote: None

Absent: Anderson

**CONTINUED DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY BRUCE LEISHMAN. PARCEL NUMBER 08-071-0003 LOCATED AT 84 SOUTH MAIN.**

Chairman Barnes asked for clarification on the amount Bruce was asking for. Justin replied Bruce originally applied for and received a grant in the amount of \$39,000 from the board for sewer and water service line work. The bid has lapsed as it is a couple of years old and the new bid is \$56,400 for the same project so Bruce is requesting an additional \$17,400.

Wade mentioned the board has \$125,000 available to allocate to all projects.

Justin mentioned this is the third request for the same project from Bruce.

Wade replied the original request and approval was three years ago.

Bart felt Bruce should have had someone in attendance at the meeting to represent his request.

Curtis mentioned Dan Hoggan attended the last board meeting with him and both were aware of this meeting. Justin mentioned he personally talked to Bruce on Monday, September 24<sup>th</sup> about the meeting and Bruce is well aware the meeting is being held.

Bart asked if a completion date could be added to the previous approvals? Craig replied the board can include a completion date and has done so on all recent approvals. Wade replied the completion date needs to be later than June 30, 2019 since the RDA closes at that time.

Chairman Barnes mentioned it would be tough to complete the project by October 15, 2018. Craig replied that UDOT (Utah Department of Transportation) has a deadline of October 15<sup>th</sup> but will consider extending the deadline based on the weather.

Curtis asked what happens if the deadline passes and the project is not completed. Craig replied the funds encumbered for that project are then made available for other RDA projects.

Curtis suggested putting a deadline on the previous two project approvals, totaling \$58,680, of June 30, 2019.

\*\*\*A motion to deny the current financial assistance application request in the amount of \$17,400 and to implement a completion date of May 30, 2019 on the two projects previously approved for Bruce Leishman in the amounts of \$39,000 and \$19,680 for projects located at 84 South Main with any unused funds for either project being forfeited for either project on of June 1, 2019 was made by Wade, seconded by Curtis and the vote was unanimous.\*\*\*

Yes Vote: Hunsaker, Caley, Campbell, Wall

No Vote: None

Absent: Anderson

Chairman Barnes asked Justin to send Bruce a letter stating what the board had approved and denied.

**CONTINUED DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION FOR UPTOWN CENTER. THE PROJECT IS LOCATED FROM 100 NORTH MAIN TO 171 NORTH MAIN.**

Marty Spicer informed the board he is currently working on renovations to Jim’s Grill and the intent is to reopen the restaurant on October 31, 2018.

Marty reviewed current RDA Application Number 2 with the board and it is as follows:

119 North Main	ADA Bathrooms	\$18,000
127 North Main	ADA Bathrooms	\$14,000
127 North Main	Excavate and install new exterior concrete stairs for access to the basement for ingress/egress to meet fire code	\$8,200
Total Request		\$40,200

Bart mentioned the previous RDA project approval had been stopped because of additional requirements by the building inspection department. Will the proposed projects pass building code? Marty replied the local fire department reviewed the plans and came back with changes which will be required. The plans have been submitted to the Cache County Building Inspection Department for review.

Marty mentioned the basement stairs project is for fire code purposes and the reason the project is being requested.

Wade asked Marty if he is ready to start the projects immediately? Marty replied he is ready to start the projects now. The removal of the storage units might not happen until spring because of the weather but all interior building projects can be worked on now. Once the storage units are removed drainage issues can be resolved and the parking lot can be redone and new asphalt put down.

Marty reviewed RDA Application Number 1 with the board and it is as follows:

100 North Inner Block	Raze storage unit buildings	\$10,937
100 North Inner Block	Relocate electrical wiring to underground	\$13,050
101 – 171 North Main with an entrance/exit at 159 North Main Street	Parking lot resurfacing from 101 North through the inner block	\$75,184.80
101 – 171 North Main	Curb, gutter and sidewalk	\$18,500
Total Cost		\$117,671.80

Curtis asked if more than one bid was obtained on each project?

Curtis asked if there is a conflict of interest where Marty owns the construction company, Bridgerland Construction, and would be doing the work? Bart asked what the past history is on other projects? Craig replied a minimum of two bids have been required on all previous projects.

Curtis asked if two bids were obtained on the Brown Monument project? Justin replied both Ironwood Development and Cameron's Excavation submitted bids on that project.

Curtis stated he wanted to make sure the board was following the correct procedure. Chairman Barnes stated it is up to the board if they want to require additional bids on this project. Bart felt the board should require multiple bids on these projects just like all previously approved projects.

Marty stated his construction company would do the demolition and framing on the ADA bathrooms but a licensed plumber would do the plumbing work. The storage unit demolition and parking lot projects would all be completed by other contractors not associated with Bridgerland Construction.

Bart mentioned it is not hard to obtain a second bid on each project and he would prefer more bids are obtained.

Curtis asked the board if they would consider allowing Bridgerland Construction to do the work if the second bids are cheaper and Marty is willing to match those bids? Marty replied all he is trying to do with his company is cover material costs for the project.

Curtis mentioned he was concerned about the appearance of Marty's own construction company doing the work to his own buildings.

Bart stated rules and procedures should be followed and second bids should be obtained.

Chairman Barnes mentioned the board would meet again in two weeks on October 10<sup>th</sup> and Marty could present second bids at that meeting.

Curtis asked Marty if there are any projects that must be started within two weeks? Marty replied there are not.

Curtis stated he supports the projects but wants to make sure the correct process is followed and would request second bids be obtained for each project.

Chairman Barnes asked the board how they wanted to proceed? Curtis asked Marty to come to the RDA board meeting in two weeks with second bids on all projects. Once the bids are reviewed the board can vote on the approval of some of the projects since there is not enough funding for all of the projects.

Chairman Barnes asked Marty if two weeks is long enough to get second bids on each project? Marty replied he can get second bids within two weeks.

Marty stated he would like the board to consider approving the projects subject to certain guidelines or restrictions as he would like to start the projects now. Plumbing contractors have been hesitant to bid the projects until all of the old materials are removed so they know exactly what to bid for new items to install.

Marty said his goal was to have some of these projects done by November 1<sup>st</sup> when the restaurant reopens.

Deon asked Curtis what his specific concern is? Curtis replied that Marty is using his own company to do the work and profit off of the RDA for projects he will get a benefit from long term as well since he owns the buildings.

Deon asked Marty when the parking lot work would start? Marty replied he would like to start now so we can let the pit run settle over the winter and then finish up the drainage and asphalt in the spring.

Bart asked Marty to obtain second bids on each project.

Craig asked Marty if his building permits had been approved by the county? Marty replied he talked to the county building inspector but did not have official approval on the projects.

Marty explained he is going to get an individual building permit for each project rather than one building permit for the entire project.

Craig informed the board it is not realistic to obtain a building permit for this type of project within two weeks.

Curtis asked Marty to obtain second bids on each project and come back to the board at the October 10<sup>th</sup> board meeting. Marty replied he was not aware of the need for two bids on each project and that is why he had not obtained them before this meeting. Craig replied all city sponsored projects require a minimum of two bids. Bart mentioned the board must be fiscally responsible so two bids are needed to make sure the board is not overpaying on any project.

Marty said he would have to inform his investors of another delay in the vote on the applications. Bart replied he supported the project but the rules must be followed and two bids are required. Chairman Barnes told Marty to inform his investors the board supports the projects but must follow the guidelines. Wade and Deon concurred.

\*\*\*A motion to table the two financial assistance applications by Marty Spicer for Uptown Center until the Wednesday, October 10, 2018 board meeting was made by Curtis, seconded by Bart and the vote was unanimous.\*\*\*

Yes Vote: Hunsaker, Caley, Campbell, Wall

No Vote: None

Absent: Anderson

## **BOARD MEMBER REPORTS**

There were not any additional items presented or discussed.

\*\*\*A motion to adjourn at 9:37 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, September 26, 2018. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from August 22, 2018.
2. Continued discussion and possible vote on the financial assistance application by Bruce Leishman. Parcel Number 08-071-0003 located at 84 South Main.
3. Continued discussion and possible vote on the financial assistance application for Uptown Center. The project is located from 100 North Main to 171 North Main.
4. 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.**