

SMITHFIELD CITY REDEVELOPMENT AGENCY

OCTOBER 10, 2018

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, October 10, 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 9:05 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM SEPTEMBER 26, 2018

A motion to approve the September 26, 2018 RDA meeting minutes was made by Bart, 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 FOR UPTOWN CENTER. THE PROJECT IS LOCATED FROM 100 NORTH MAIN TO 171 NORTH MAIN.

Justin informed the board Marty Spicer contacted him earlier in the day about the possibility of not being able to attend the board meeting because of a major health issue.

Justin informed the board Marty had not provided any bids or additional items the board had required for consideration at this meeting.

Justin let the board know that Marty had sent him a text message during the city council meeting asking him to ask the board to please consider and approve the application based on second bids for each project being submitted at a later date.

Justin expressed concern the required items had not been submitted in advance of the meeting; therefore, the board does not have any information to review before the meeting.

Jamie stated he felt it would be appropriate for Marty to submit a new application with all of the required items before the meeting deadline.

Jamie expressed concern that there is still confusion on exactly what Marty is requesting and what exactly he is doing on each project.

Jamie wanted a more detailed explanation of what was being done on each project. The project cost and two bids submitted for each project must be submitted at a minimum.

Jamie asked Craig if the board could deny the current request and ask Marty to start over with a new application and submittal of all the required items? Craig replied the board can deny the request and ask the applicant to start over.

Curtis agreed with Jamie and felt the process needs to be done correctly in order to receive funding for any project. Craig replied all that is being asked of Marty is what has been asked of every other previous applicant.

Jamie mentioned the application on the Ye Olde Winn Mill building was very simple. The applicant explained what would be done and provided two bids detailing what would be done and the associated cost. Smithfield Implement and others had done the same thing as well.

Jamie expressed concern the first RDA project approval for Marty, in approximately January 2018, still had not been started or completed.

Curtis mentioned Marty has some good projects for the board to consider but more information needs to be provided to the board for review and well in advance of the meeting.

Jamie did not feel it was appropriate to encumber additional funds on projects which are not ready to start.

Chairman Barnes mentioned he would like to see the storage units removed as part of this project.

Chairman Barnes mentioned there are many concerns that need to be addressed before the board can approve any project in this specific area.

A motion to deny the financial assistance application for Uptown Center was made by Jamie, seconded by Wade and the vote was unanimous.

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

DISCUSSION WITH BRUCE LEISHMAN ON THE POSSIBILITY OF REALLOCATING FUNDS FROM AN APPROVED RDA PROJECT TO A DIFFERENT PROJECT.

Chairman Barnes mentioned Bruce Leishman received grant funding in the amount of approximately \$58,000 for projects at 84 South Main.

Curtis Heaton mentioned he and Bruce were considering purchasing the 7-Eleven location at 10 South Main.

Curtis Heaton mentioned he and Bruce were very frustrated with UDOT (Utah Department of Transportation) regarding installing the water and sewer infrastructure at 84 South Main.

Curtis Heaton asked the board if he and Bruce purchased the 7-Eleven building would the board consider reallocating the approved funds from 84 South Main to help pay for building renovation expenses at 10 South Main.

Curtis Heaton mentioned he owns Old Grist Mill businesses which are located in Logan and other places and has wanted to open a new store in Smithfield for several years.

Curtis Heaton informed the board there are several projects which need to be done to the building at 10 South Main. The parking lot needs to be rehabilitated. The interior and exterior of the building are in need of major improvements. An outside eating/courtyard area needs to be created. The landscaping for the entire parcel needs to be updated.

Curtis Heaton asked the board if they would consider buying back the lot they sold to Bruce at 84 South Main.

Curtis Heaton asked if funds were reallocated from 84 South Main to 10 South Main is the deadline for the project still May 30, 2019? Chairman Barnes replied all RDA projects must be completed by May 30th. Curtis Wall informed Curtis Heaton the RDA is closing on June 30, 2019.

Bart mentioned this could be a good project but there are still too many unknowns at this time for the board to make a decision. The board wants to approve projects which are ready to start now. Not encumber funds for projects which may never happen.

Chairman Barnes suggested to Curtis Heaton to keep the board informed if the building is purchased and then an RDA application could be submitted and the board could consider a formal proposal.

Curtis Heaton mentioned he and Bruce submitted an offer to purchase the 7-Eleven building. The building owner in turn submitted a counteroffer. The issue is 7-Eleven is still paying rent on the building for one more year so the building owner has no incentive to sale the building at this time.

Wade asked if the RDA would consider purchasing the building lot back at 84 South Main? Craig mentioned the board could consider the proposal as long as the price was reasonable.

Craig informed Curtis Heaton sewer lines cannot be shared so a new building at 84 South Main could not tie into the sewer lateral where the Ye Olde Winn Mill building is located.

Chairman Barnes suggested contacting the realtor on the Ye Olde Winn Mill building to see about the possibility of combining the two lots into one.

Jamie mentioned this area is part of the mixed-use overlay zone and the board needs to let people who are looking for property know about this parcel. Bart replied the parcel will be easier to sell once the building is razed and concrete hauled away.

Jamie informed Curtis Heaton the board cannot speculate on a possible building purchase so until the building is officially owned the board cannot consider a request for funds or to reallocate funds.

Deon informed Curtis Heaton if he applies for RDA funds an application is required and two bids will be required for each project listed in the application.

Curtis Heaton mentioned the projects at 84 South Main were recently rebid and will cost \$20,000 more than the original approval of \$58,000.

Chairman Barnes mentioned if the 10 South Main parcel is purchased then at that time the board can consider requests on the parcel but nothing can be officially done until the parcel is purchased.

Curtis Heaton mentioned the counteroffer from the property owner was quite high since the property owner is still collecting rent for another year. The building is coming apart inside. The entire interior has been gutted and will have to be redone.

Curtis Heaton informed the board another option he and Bruce asked the property owner to consider was a lease to own agreement.

Curtis Wall asked Curtis Heaton if the 10 South Main parcel cannot be purchased will the project at 84 South Main still be completed? Curtis Heaton replied the current bid on the new building at 84 South Main is \$680,000 for a 3,500 square foot building which is too much to pay for that size of building.

BOARD MEMBER REPORTS

Deon mentioned as part of his job he does inspections on foundations for new construction projects so he is constantly at different cities and towns in the valley.

Deon was surprised by the number of sales tax collecting entities he sees in other cities that are not in Smithfield. Smithfield is the second largest city in the county population wise but collects less sales tax than several smaller communities. Anything the board can do to generate more sales tax revenue is a worthwhile investment.

The board discussed the new Brown Monument building being built at 800 South 50 West. Due to the high cost of the headstones, very few will be onsite and available to view. Most headstones are viewed and ordered from a book or online and then engraved. The costs of each stone are so high that it is not financially feasible to have many stones in inventory at any given time. Usually there are only around three headstones onsite at any given time.

****A motion to adjourn at 9:28 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, **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.