

SMITHFIELD CITY REDEVELOPMENT AGENCY

OCTOBER 11, 2017

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, October 11, 2017. Chairman Darrell G. Simmons was in the chair.

The following board members were in attendance: Deon Hunsaker, Barbara Kent, Kris Monson, Jeff Barnes and Curtis Wall.

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

The meeting opened at 8:16 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM AUGUST 23, 2017

A motion to approve the August 23, 2017 RDA meeting minutes was made by Barbara, seconded by Deon and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

PUBLIC HEARING ON THE FINANCIAL ASSISTANCE APPLICATION BY BROWN MONUMENT FOR INFRASTRUCTURE WORK AT APPROXIMATELY 800 SOUTH 100 WEST.

Justin informed the board Brown Monument would like to build a new building on Lot 1 in the Blackrock Subdivision located at 800 South Main.

The grant application by Brown Monument is for infrastructure, landscaping and a parking lot.

The total grant request is for \$195,915.69.

Brown Monument is currently located in Logan and needs to vacate their current building by April or May 2018.

Financing is in place for the building and they are asking for assistance with exterior items.

Two bids were obtained on the project. One from Cameron's Excavating and the other from Ironwood Construction.

The next request in the RDA meeting is for the exact same project but on Lot 2 in the subdivision.

The two buildings share joint access and will share a parking lot.

The total cost of the project was split 50/50 as the buildings are side by side but on different lots.

The total bid from Cameron's Excavating is \$433,119.13.

The total bid from Ironwood Construction is \$391,831.38.

The bid for \$391,831.38 was split in half for the two applications.

The public hearing opened at 8:20 P.M.

There were not any comments or questions.

The public hearing closed at 8:21 P.M.

DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE REQUEST BY BROWN MONUMENT.
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Jeff asked how much funding is left in the RDA to grant on projects. Craig mentioned there is approximately \$547,000 that has not been assigned to projects at this time.

Kris asked when the RDA closes? Craig replied in 2019.

Chairman Simmons mentioned this business would generate significant sales tax. Curtis mentioned headstones are expensive and a single headstone will generate hundreds of dollars in sales tax. Jeff mentioned property tax will be collected as well on the building.

Deon mentioned he knew the Brown family and they have been in business for a long time.

Chairman Simmons asked the timeline on the project. Justin replied the building must be completed by April or May 2018 as that is when Brown Monument must vacate their current location.

Jeff asked if there would be additional revenue coming into the RDA in the future? Craig replied the last property tax increment of approximately \$240,000 will come in April 2019.

Barbara mentioned Brown Monument has been in business for 87 years.

Jeff mentioned this is a good location for this type of business.

Barbara asked if the headstones would be manufactured at the new building? Curtis replied they purchase the headstones elsewhere and then do the engraving at their facility.

Kris mentioned about \$150,000 of funding would be left if this request and the next request are approved.

Chairman Simmons mentioned this area is designed for commercial business such as this.

Brandon Papke asked how much revenue would be brought to the city by this business? Craig Winder replied he did not have any financial information with him regarding their sales volume or sales tax collected and paid.

Brandon mentioned he felt the funds are better spent on a business such as the next request where three businesses will be in the building as opposed to just one business in this building.

Craig Giles mentioned this is a unique business in the valley. Craig Winder replied he was only aware of two monument companies in the valley. Kris mentioned Logan Monument is in Logan as well as Brown Monument.

Curtis mentioned he recently purchased a headstone at a cost of \$5,500. Chairman Simmons replied that would generate \$363 in sales tax on just one headstone purchase. Craig Giles mentioned this type of business is unique to the valley and will bring people from all over the valley to the city. They will most likely stop at convenience stores and eateries as well and spend more funds while they are here in the city.

A motion to approve the grant application by Brown Monument in the amount of \$195,915.69 for infrastructure and related work at approximately 800 South 100 West was made by Curtis, seconded by Kris and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

<p>PUBLIC HEARING ON THE FINANCIAL ASSISTANCE APPLICATION BY IRONWOOD DEVELOPMENT, AGENT FOR 2J ENTERPRISES, FOR INFRASTRUCTURE WORK AT APPROXIMATELY 800 SOUTH 100 WEST.</p>
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Justin mentioned the request is the exact same as the Brown Monument request for the same work and same amount. The only difference is this building is located on Lot 2. Brown Monument would be located on Lot 1. Where the parking lot and infrastructure work ties together the cost of the project was split 50/50 on the two applications.

Justin informed the board three businesses would be able to be located in this building. The building would be similar in design to the new Domino's Pizza building at 800 South Main where three businesses occupy the same building.

Kris asked if development in this subdivision was exclusive to Ironwood Development? Craig Winder stated that was correct.

Jeff asked if the two new buildings would face each other? Craig Winder stated that is correct.

The public hearing opened at 8:34 P.M.

Brandon Patsy mentioned this entire development is going to increase traffic substantially in this area. O'Reilly Auto Parts access is already difficult. With the addition of Domino's Pizza, a

Mexican restaurant and a soda pop shop traffic will increase substantially. Chairman Simmons mentioned there is access to this subdivision both at 700 South and 800 South.

For a traffic light to be installed at 800 South; traffic will have to increase substantially. Craig Giles mentioned traffic will need to increase 50% going from west to east before a signal light will be considered on the highway.

Reed Elder mentioned signal lights are planned at Cache County addresses 3100 North and 4200 North on the highway.

Craig Giles mentioned the next planned signal light in Smithfield is planned at 1000 South.

Chairman Simmons mentioned there is a signal light agreement in place on the highway between several cities and it needs to be reviewed.

Curtis mentioned he had driven through the industrial park located west of this development. All of the buildings are full. Small businesses are looking for places to locate too like the new proposed building.

The public hearing was closed at 8:39 P.M.

DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE REQUEST BY 2J ENTERPRISES.

A motion to approve the grant application by 2J Enterprises in the amount of \$195,915.69 for infrastructure and related work at approximately 800 South 100 West was made by Curtis, seconded by Deon and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

PUBLIC HEARING ON THE FINANCIAL ASSISTANCE APPLICATION BY JACI BENNETT FOR INFRASTRUCTURE, LANDSCAPING AND PLAYGROUND EQUIPMENT FOR A PROJECT LOCATED AT APPROXIMATELY 72 NORTH MAIN.

Justin reminded the board Jaci had come before the board with a request on August 23rd and the request had been tabled at that meeting.

After discussion with Jaci and Reed that request had been withdrawn.

Over the last six weeks Reed Elder, the contractor, had reviewed all of the costs for the entire project to see what funds were needed to complete the building and project in its entirety.

The building itself is on budget.

After review it was determined Jaci would need to obtain funding for the storm water system and landscaping.

Originally Jaci and her husband were going to do all of the landscaping themselves. This would take too long and delay obtaining an occupancy permit for the business.

Quotes had been obtained for a storm drain system, landscaping with a sprinkling system and playground equipment. The landscaping and storm drain system must be completed before an occupancy permit will be issued for the business. Playground equipment has been included in the grant application but is not a requirement for a certificate of occupancy.

Reed Elder mentioned Jaci and her husband wanted to do a lot of the work on this project. They had learned that requirements for residential versus commercial projects are significantly different. They are not in a position to do the landscaping at this time in a timely manner.

Reed was contracted by Jaci to only build the building. Nothing outside of the building was included in his contract.

Cost issues with the water, sewer and electrical connections mentioned at the August 23rd RDA board meeting had been dealt with and taken care of by Jaci and Reed.

Right now the curb and gutter for the parking lot has been completed and the asphalt for the parking lot will be done the week of October 16th.

A storm drain system is required by code. The cost of the storm drain system was not included in the cost to build the building.

Reed apologized for not being in attendance at the August 23rd RDA board meeting when this project was discussed.

Reed mentioned he is the builder of the building but not the developer of the project.

Chairman Simmons asked if the items included in the current application should have been included in the original application? Reed stated that is correct.

Reed mentioned the goal of the current application is to not come back to the RDA board a third time as the project is finishing up. The loan is in place for the building. The RDA has already committed to pay for the parking lot and fence. The exterior items in the current application were not included initially as Jaci thought she could do these items herself. Jaci has since learned commercial requirements are different than residential requirements. If the current application is approved Jaci will have the funding needed to complete the entire project now as opposed to working on it over several years as funds permit.

The public hearing opened at 8:47 P.M.

There were not any comments or questions.

The public hearing closed at 8:48 P.M.

DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY JACI BENNETT.

Curtis asked how much the first approval was for? Justin replied \$101,500.

Barbara asked if this request was everything needed to complete the project? Reed replied this would pay for everything Jaci needs and wants to get the business started from the day she opens for business.

Jeff asked if there will be a fence along Summit Creek? Reed replied the original grant request included fencing along the highway and creek.

Reed mentioned the biggest concern right now is the storm water issue. Storm water must be collected and moved as required by code.

Barbara asked for clarification on the storm water from the Civic Center going onto Jaci's parcel. Reed replied the city must collect and dispose of the storm water from the Civic Center parking lot. The city was going to add some drain boxes and divert the water a different way. If the city and Jaci work together less drainage piping will be required as the two systems can be combined into one and the city will save money on their storm drain project for the parking lot.

Barbara asked if anyone knew the amount that would be saved by the city if the storm drain systems were combined? Reed replied he did not know the amount but City Engineer Clay Bodily should be able to provide a close estimate.

Chairman Simmons thanked Reed for coming before the board to give an overview of the entire project.

Barbara asked if the playground equipment in the bid is new? Reed stated that is correct.

A motion to approve the grant application by Jaci Bennett for storm drain, landscaping and playground equipment for a project located at 72 North Main in the amount of \$64,921.66 was made by Jeff, seconded by Kris and the motion passed by a vote of 4-1.*

Yes Vote: Kent, Monson, Barnes, Wall

No Vote: Hunsaker

BOARD MEMBER REPORTS

Barbara mentioned she is excited for the new Mexican restaurant located at approximately 800 South Main. Having the new building full with three new businesses is good for the city and residents.

****A motion to adjourn at 8:56 P.M. was made by Barbara.****

**SMITHFIELD CITY CENTRAL BUSINESS
DISTRICT REDEVELOPMENT AGENCY**

Darrell G. Simmons, 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 regularly scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, October 11, 2017. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from August 23, 2017.
2. Public Hearing on the financial assistance application by Brown Monument for infrastructure work at approximately 800 South 100 West.
3. Discussion and possible vote on the financial assistance request by Brown Monument.
4. Public Hearing on the financial assistance application by Ironwood Development, agent for 2J Enterprises, for infrastructure work at approximately 800 South 100 West.
5. Discussion and possible vote on the financial assistance request by 2J Enterprises.
6. Public Hearing on the financial assistance application by Jaci Bennett for infrastructure, landscaping and playground equipment for a project located at approximately 72 North Main.
7. Discussion and possible vote on the financial assistance application by Jaci Bennett.
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.