

**SMITHFIELD CITY REDEVELOPMENT AGENCY**

**DECEMBER 11, 2019**

The Smithfield City Redevelopment Agency Board met for a regularly scheduled board meeting at 96 South Main, Smithfield, Utah on Wednesday, December 11, 2019. 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 8:34 P.M.

**APPROVAL OF THE RDA MEETING MINUTES FROM JULY 31, 2019**

\*\*\*A motion to approve the July 31, 2019 RDA meeting minutes was made by Wade, seconded by Bart and the vote was unanimous.\*\*\*

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

No Vote: None

**PUBLIC HEARING, NO SOONER THAN 7:30 P.M., FOR THE PURPOSE OF DISCUSSING THE FINANCIAL ASSISTANCE APPLICATION BY TOUT PROPERTIES FOR A PROJECT LOCATED AT APPROXIMATELY 900 SOUTH MAIN STREET. PARCEL NUMBERS 08-117-0035, 08-117-0036 & 08-117-0037.**

\*\*\**The public hearing was opened at 8:35 P.M.*\*\*\*

Kevin King stated he was requesting \$82,000 in financial assistance to help with infrastructure expenses on his project. The main project being a deceleration lane which was required to be installed by UDOT (Utah Department of Transportation).

Three building lots are being developed. Right now Arby's is going in the north lot, the middle lot is vacant and the Green Gorilla Carwash is going in the south lot.

Chairman Barnes asked Kevin to review the application. Kevin replied UDOT required a new deceleration lane to be installed which included removing the old curb and gutter, widening the highway, installing new curb and gutter and an entrance lane. The new entrance is located at about 950 South Main.

Kevin mentioned the total project expense was \$289,460 which included engineering, storm drain work, curb and gutter and a sidewalk plus the deceleration lane.

Kevin informed the board he submitted bids from Staker Parson Construction and Facer Excavation Inc. These contractors were used on the project because they are local. Facer Excavation did the water, sewer and drainage work. Staker Parson Companies did the road work.

Chairman Barnes mentioned the request is for a grant in the amount of \$82,000 and \$289,460 was spent on the project. Kevin replied the request of \$82,000 is the amount the deceleration lane cost to be installed in the city only.

Jamie asked why a bid from Facer Excavation was submitted? Justin replied the King's wanted the board to see all of the expenses paid on the project. The application was originally disqualified because it included the deceleration lane cost in the county as well. The RDA cannot pay for costs in the county.

Juli Weber mentioned the request is only for the portion of the deceleration lane located in the city.

Kevin informed the board UDOT required the deceleration lane to be extended into the county and the original request was for \$152,000. The application had to be revised to include only the area located within the city.

Jamie asked if only one bid was received on the project? Kevin replied that was correct only one bid was received. Curtis mentioned the work is already completed so there was no reason for the King's to obtain a second bid where they paid for the project.

Kevin admitted the request to the RDA was done backwards. The parcel was rezoned, then UDOT's demands were met and now the RDA was being contacted after the project was completed. Kevin acknowledged the RDA board should have been contacted before the project started.

Bart asked if a project can be approved after the work is completed? Craig replied he was not aware of any rules which address project approval before or after completion of a project.

Craig mentioned previous applications required two bids per the board. Wade concurred two bids are always required.

Wade mentioned two bids are required and he understood the work is already complete so a contractor is not going to supply a bid for a completed project. This project is different than previous applications because the project is already complete.

Curtis asked how much funding is available to allocate to projects in the RDA? Craig replied \$101,000.

Deon asked if the \$82,000 request was just for the portion of the deceleration lane in the city as the map showed the entire lane? Kevin replied the request is just for the portion in the city but he wanted the board to see the entire project which was completed.

Bart felt the request fell in line with the goals of the RDA but the request is being made after the project is completed. Sales tax dollars to the city will increase, more people will be employed locally and safety getting on and off the highway will be better.

Juli mentioned any funds received on the project will be used towards future expansion of the other available surrounding building lots.

Jamie Andrus mentioned the total cost of the project was \$555,881 and the request is for \$82,000 of the total cost.

Chairman Barnes mentioned the new road will continue south and eventually connect to 1000 South.

Jamie expressed concern only having one bid would set a precedent for future applications. Bart replied there won't be any funds to allocate in the future as the RDA is almost complete. Craig mentioned one more tax increment will be received in the spring of 2020.

Jamie stated he was torn on the request. The city wants more commercial businesses and that has been accomplished with this project. The request for funding is being made after the fact which has not happened in the past.

The project is worthy of consideration but approving it after the fact concerned Jamie.

Kevin mentioned he knew of other companies wanting to bid on the project but he was not sure if any of them ever submitted written bids.

Kevin mentioned Legrand Johnson Construction and Edge Excavation wanted to bid on the project.

Jamie asked Kevin if there was any documentation from any other contractor for the project? Kevin replied he was not sure as his father, Lowell, had made arrangements for the work to be completed.

Jamie stated if documentation from other contractors could be provided the bids could then be reviewed and the project considered.

Bart mentioned he understood the concern about setting a precedent. Two businesses wanted to purchase the land so the King's had to act. Bart understood why the request was not being made until now.

Jamie stated he did not want this to become the norm where applicants came in after the project was completed.

Curtis mentioned two of three building lots were full but there might be potential to fund other projects. Projects could include signage, parking lot work, landscaping or the new road going south towards 1000 South.

Jamie suggested getting bids for the roadwork which needs to be done going south towards 1000 South. Curtis agreed as two bids could be obtained and the funds would still be used towards a project in the same area and owned by the King's.

Chairman Barnes mentioned the RDA is coming to a close so there is not much funding left. Curtis mentioned only one more tax increment will be received. Craig mentioned after the last tax increment is received all projects must be completed within seven years.

Chairman Barnes mentioned the remaining funds will not pay for very many more projects.

Juli stated if this project is not approved they will apply for a different project.

Jamie asked Juli when they could submit a new application? Juli replied right now Nanette and Lowell King are in Arizona so she was not sure when a new application could be submitted.

Jamie mentioned funds had been earmarked for projects and a timeline for completion had been put in place in the past. Bart mentioned he felt a bid on the road could be obtained now.

Curtis mentioned this is a good project and the city is happy to have it moving forward but the board would feel better receiving two bids on the request. Juli replied she understood there is a process which must be followed.

Bart asked Kevin to submit a new application with two bids for the project.

Juli mentioned all of the contractors on the project have already been paid.

Jamie Andrus stated any funds received on the project will be used towards the next project in the area.

Craig mentioned one option could be to table the request so the applicant can see if they have any additional documentation or bids on the project.

Justin mentioned the next RDA board meeting is on January 8<sup>th</sup>.

Chairman Barnes asked Kevin to try and locate any additional bids on the project and if none could be found to submit a second application for new projects in the area.

*\*\*\*The public hearing was closed at 9:05 P.M.\*\*\**

<p><b>DICUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY TOUT PROPERTIES.</b></p>
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*\*\*\*A motion to table the financial assistance application request by Tout Properties until the January, 8, 2020 board meeting so the applicant would have time to acquire and submit additional documentation on the project was made by Bart, seconded by Wade and the vote was unanimous.\*\*\**

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

*\*\*\*A motion to adjourn at 9:08 P.M. was made by Bart.\*\*\**

**SMITHFIELD CITY CENTRAL BUSINESS  
DISTRICT REDEVELOPMENT AGENCY**

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Jeffrey H. Barnes, Chairman

**ATTEST:**

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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, **December 11, 2019**. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from July 31, 2019.
2. Public Hearing, no sooner than 7:30 P.M., for the purpose of discussing the financial assistance application by Tout Properties for a project located at approximately 900 South Main Street. Parcel Numbers 08-117-0035, 08-117-0036 & 08-117-0037.
3. Discussion and possible vote on the financial assistance application by Tout Properties.

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.