

SMITHFIELD CITY REDEVELOPMENT AGENCY

JANUARY 14, 2015

The Smithfield City Redevelopment Agency Board met for their annual board meeting at 96 South Main, Smithfield, Utah on Wednesday, January 14, 2015. Chairman Darrell G. Simmons was in the chair.

The following board members were in attendance: Dennis Watkins, Barbara Kent, Kris Monson, Jeff Barnes and Brent Buttars.

Executive Director James Gass and Secretary Justin Lewis were also in attendance.

The meeting started at 7:45 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM DECEMBER 4, 2014

A motion to approve the December 4, 2014 RDA meeting minutes was made by Dennis, seconded by Kris and the vote was unanimous.

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars

No Vote: None

DISCUSSION AND APPROVAL OF BOARD MEMBERS AND OFFICERS OF THE RDA.

Chairman Simmons reminded the board this is an annual approval by the board. Jim had been serving as the executive director and Justin as the secretary/treasurer.

Dennis stated this meeting is the annual meeting of the RDA for the election of the vice chairman and appointment of additional officers.

Chairman Simmons reminded the board that Dennis had been serving as the vice chairman for the previous year. Barbara thought Dennis should serve again in 2015 as the vice chairman. Mayor Simmons concurred with Barbara.

Chairman Simmons stated that Dennis has valuable insight and knowledge of the RDA and how it functions.

A motion to appoint Dennis Watkins as Vice Chairman, the City Manager as Executive Director and the City Recorder as Secretary/Treasurer of the Smithfield City Redevelopment Agency was made by Barbara, seconded by Dennis, and the vote was unanimous.

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars

No Vote: None

DISCUSSION WITH OWNER OF THE PROPERTY LOCATED AT 84 SOUTH MAIN.

Chairman Simmons informed the board the real estate transaction with Bruce Leishman had closed and the property on the north side of the city office building officially belonged to Bruce.

Bruce Leishman informed the board that the owner of the Old Grist Mill would like to put a sandwich shop in the new building. Curtis Heaton owns the two locations in Logan as well as the stores in Brigham City and North Ogden. The new store in Smithfield would be similar to Logan but the building is a little bit smaller in Smithfield due to the size of the building lot.

Bruce informed the board he had made an application with the Utah Department of Transportation (UDOT) for highway access from the property on the north end of the new building. A traffic level 2 study was required and the request for the new driveway was granted by UDOT on the condition the building be built and project completed within one year from the approval by UDOT which was in December.

Curtis Heaton informed the board the sandwich shop would be similar to his Logan shops but the Smithfield shop would have outdoor seating and sell ice cream as well. There is not any competition in Smithfield with this type of business and he was excited for the opportunity to be in Smithfield.

Curtis explained that he needs a building that is a minimum of 2,000 square feet to make the building work for his needs.

Chairman Simmons asked how large the shops are in Logan? Bruce stated they are both around 2,500 square feet.

Bruce asked for the input of the board if they foresaw any issues at this point with the proposal as the next step would be to get some plans and renderings of the project. The look of the exterior of the building would be similar to the city office building. The board remarked they were excited to see a new business come to the city.

Bruce asked the board how the RDA would be willing to help on the project? Were there any available incentives? Dennis then asked Bruce what it would take to encourage the construction of the building sooner than later as the goal of the RDA is to remove blight and increase property value.

Dennis asked if the new building would be one or two stories? Bruce stated he would like to have a second level to stay in harmony with the look of the city office building but he did not think it would be possible due to handicap access concerns and the need for an elevator. An elevator would be required if a second floor was constructed per ADA requirements.

Bruce stated in theory it would be nice to have a second floor but it might not be financially feasible. The usable space of the new building would be too small with the addition of an elevator on the main floor.

Dennis asked if Bruce had a specific request from the RDA? Bruce responded that it is a huge risk to start a new business in a small community and the financial part of the project is very intimidating. The current market is very volatile. Curtis stated that he would make the bread in Logan and deliver it to Smithfield as it was not feasible to make the bread in Smithfield. Bruce explained that the Brigham store makes all of the bread for the North Ogden store so not making the bread at each store is not a problem.

Dennis explained that the RDA works on improving site areas and that sales tax is secondary in consideration. The goal of the RDA is to increase the property value. Historically, the RDA has helped with some infrastructure costs and on occasion done a loan but would most likely not do a grant for the building. The RDA would consider helping on projects like the creation of the new driveway and infrastructure for the project. Each situation is different and the board reviews and votes on each request. The city wants to see a new building so the incentive of the city is to help have the most valuable building possible.

Bruce informed the board that 16 feet of space is needed for the drive-in lane.

Dennis stated that UDOT would grant a six month extension on the construction of the project; if needed. Bruce stated that was correct but he wanted to avoid making the request if possible.

Bruce informed the board he had approached the Winn family about trying to buy the Ye Olde Winn Mill property to the north of his parcel and they don't have an interest in selling for the foreseeable future.

Bruce said he understood that projects like this take time as he was involved in something similar in Hyrum City and asked if the board would consider helping on the infrastructure cost? Dennis stated it would be a possibility. The process would be to fill out an application and make a request to the board for assistance. A specific dollar amount would be in the application. The application explains why the request is being made, the amount of financial assistance being requested and why the assistance is needed for the project.

Bruce asked the board if they envisioned a roadway on 50 East being completed? Chairman Simmons commented Bruce was referring to a new road at 50 East from Center Street to 100 South. Jim stated it had been considered on an off over many years but property would have to be acquired and a home purchased and removed so there are no immediate plans for a new road.

Bruce thanked the board for their time and appreciated the consideration in helping to revitalize downtown Smithfield.

Chairman Simmons thanked Curtis and Bruce for attending the meeting and informed them that any formal action would require the item to be on a future board meeting agenda.

BOARD MEMBER REPORTS

Dennis informed the board there is some current discussion by some interested properties in the Thornley property on 800 South and bordering the Joyce Pitcher property. A couple of businesses have interest in possibly building there this year.

Dennis stated the Child and Family Support Center had contacted him and asked if the RDA would be willing to help out on their project in the old Intermountain Healthcare building north of the dentist office owned by Dr. Miles but the building is not located in the boundaries of the RDA so a request cannot be made or granted.

A motion to adjourn at 8:09 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, **January 14, 2015**. The meeting will begin no sooner than 8:00 P.M.

1. Approval of the RDA meeting minutes from December 4, 2014.
2. Discussion and approval of board members and officers of the RDA.
3. 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.

Prepared, posted in the City Office and library, emailed to each Council Member, emailed to the Herald Journal, Smithfield Sun, and forwarded to be posted on the City Web Site on 01/12/15, and the Utah Public Meeting Notice website.