

SMITHFIELD CITY REDEVELOPMENT AGENCY

MARCH 9, 2016

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, March 9, 2016. 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 8:30 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM FEBRUARY 10, 2016

A motion to approve the February 10, 2016 RDA meeting minutes was made by Barbara, seconded by Kris and the vote was unanimous.

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

No Vote: None

BOARD MEMBER REPORTS

Deon asked if RDA funds could be used to install a new sidewalk from 400 South Main to 600 South Main on the east side of the highway? Chairman Simmons mentioned the issue had been reviewed in the past but the concern was a number of trees would have to be removed or the sidewalk would have to weave around the trees and the board did not feel either option was a good option.

Deon mentioned members of the community want to be part of a community where they can walk everywhere. Deon stated he cannot walk on a sidewalk from his home to the city office as sidewalk is missing in several areas. Chairman Simmons mentioned the project can be reviewed and the RDA could participate if the board chose to approve the project.

Deon stated going south of 600 South with a sidewalk would be hard but going north from 600 South to 400 South could be accomplished. The parcel formerly occupied by Cantwell Lumber will have a new business and sidewalk will be required when the new project is built and completed.

Chairman Simmons informed the board he met with several potential businesses that would like to locate in the city but they would be outside of the RDA zone in most cases.

Chairman Simmons wondered if the city should have an economic development agency but the issue is there is not any funding for such an agency in the city. The cattle auction recently closed and the parcel is 10 acres and there is interest by some developers to develop the area where it is by an existing industrial park in a good location in the city.

Chairman Simmons mentioned he met with some people that have an interest in the parcel but the parcel is not within the boundaries of the RDA so no funding would be available from the RDA for any projects interested on the parcel.

Craig mentioned he was aware of economic development programs but money has to be put into the programs. Normally the programs are funded through sales tax. Normally, these type of programs take years to accumulate a significant amount of money to be offered for business development. The process is not quick.

Chairman Simmons asked if other cities were providing monetary help or waiving hookup fees? Craig remarked Smithfield City would not be able to offer any monetary help but hookup fees and impact fees could be waived for a period of time.

Chairman Simmons stated the city has a very low cost of living and that is because of building permits and sales tax revenue as well as the city being very frugal with the money available. The day will come when all fees have to be adjusted to keep up with the increase in expenses.

Craig mentioned the more businesses a community has the less amount the residents will pay for services. The fewer the number of businesses in the community the more the residents have to pay for fees and services.

Kris mentioned the city needs to attract businesses like Paragon not just any manufacturing company. The city needs to be selective.

Deon expressed concern for the area in Logan surrounding the Kmart store. Kmart is closing and the area could become full of blight and affect the small businesses in the area if the building stays unoccupied for a long period of time.

Chairman Simmons mentioned a dental office is locating on the north side of Lee's Market. Businesses are wanting to locate outside of Logan City as some people believe Logan City is hard to work with on business issues and development.

Curtis mentioned Cindy Gooch of J-U-B Engineers stated in the last general plan meeting having an active local chamber of commerce also helps to drive business growth and opportunity.

Chairman Simmons mentioned the State of Idaho will pay \$6,500 per employee for training to help develop a strong economic base.

Chairman Simmons asked how much funding is available in the RDA fund? Justin stated around \$900,000 and the next tax increment will be received in April or so of this year.

Chairman Simmons mentioned the city needs to develop a good economic plan as businesses want to locate in Cache Valley but they do not necessarily want to be in Logan City.

Curtis mentioned as part of gathering information for the new general plan the RDA boundary diagram was reviewed. Business is needed in the city and growth will happen and more businesses are needed in the community.

Chairman Simmons mentioned some of the companies wanting to locate in the valley would operate 24 hours a day, 7 days a week.

****A motion to adjourn at 8:47 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, **March 9, 2016**. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from February 10, 2016.
2. 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, and forwarded to be posted on the City Web Site on 03/07/16, and the Utah Public Meeting Notice website.