

**SMITHFIELD CITY REDEVELOPMENT AGENCY**

**MAY 13, 2015**

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, May 13, 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 Craig Giles and Secretary Justin Lewis were also in attendance.

The meeting opened at 7:53 P.M.

**APPROVAL OF THE RDA MEETING MINUTES FROM APRIL 16, 2015**

\*\*\*A motion to approve the April 16, 2015 RDA meeting minutes was made by Barbara, seconded by Kris and the vote was unanimous.\*\*\*

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

No Vote: None

**INTRODUCTION OF THE APPLICATION FOR FINANCIAL ASSISTANCE BY BRUCE LEISHMAN FOR PROPERTY LOCATED AT APPROXIMATELY 84 SOUTH MAIN STREET.**

Dennis informed the board that Bruce Leishman had submitted an application for a grant request for assistance to pay for the water and sewer infrastructure leading into the building lot north of the city office building. The bid consisted of two portions. The first part of the bid is for \$12,000. The second part of the bid is for \$7,000. The \$7,000 would be required if the contractor is required to use flowable fill in the highway when the cut is made to connect the water and sewer service.

Justin stated the city was required to use flowable fill on the 800 South project in the fall of 2014 when the water, sewer and storm sewer service was moved across the highway to the O'Reilly Auto Parts area on 800 South. Craig stated flowable fill is a construction standard set by the Utah Department of Transportation (UDOT).

Dennis reminded the board that last year the board had approved approximately \$64,000 for the 800 South infrastructure project and that project was more tedious as it required new curb and gutter and for a pull off lane to be installed. Two lots were created as part of that project and one lot will be serviced by this request.

Dennis explained Bruce might come back before the board for more assistance on the courtyard area of the project at a future date.

The request from Bruce for this project was in line with past requests where the RDA assisted in infrastructure costs and not the cost of the building.

Brent asked if the sidewalk would be replaced? Dennis stated it would not.

**PUBLIC HEARING ON THE FINANCIAL ASSISTANCE APPLICATION BY BRUCE LEISHMAN FOR PROPERTY LOCATED AT APPROXIMATELY 84 SOUTH MAIN STREET.**

*\*\*\*The public hearing was opened at 8:00 P.M.\*\*\**

There were not any comments from the public.

*\*\*\*The public hearing was closed at 8:01 P.M.\*\*\**

**DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY BRUCE LEISHMAN.**

Chairman Simmons and Dennis both felt the application was a good use of RDA money. Brent mentioned with the addition of the new building by Bruce the area would look as the board had envisioned the area to look in the future. Barbara felt the concept plan presented by Bruce was very compatible to other buildings in the area.

Dennis stated the amount of the request is quite small and is less than what was paid for the building lot so the RDA is not drawing on the reserve; if the request is granted.

Chairman Simmons asked what amount would be approved? Dennis stated it would be \$19,000 since the UDOT regulations would require for flowable fill to be used on the project.

Chairman Simmons asked if the grant request was enough for the project? Dennis stated the request was for the infrastructure project only and there could be other requests in the future but the only request being made at this time was for assistance on the infrastructure work.

*\*\*\*A motion to approve the grant application request by Bruce Leishman for assistance in installing water and sewer infrastructure to the building lot located at approximately 84 South Main Street in the amount of up to \$19,000 with the stipulation the RDA Board will pay the contractor for the work upon completion of the infrastructure project was made by Kris, seconded by Barbara and the vote was unanimous.\*\*\**

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

No Vote: None

**BOARD MEMBER REPORTS**

Barbara informed the board she had been approached by Lila Winn to see if the RDA or city would have any interest in purchasing the house she owns on the north side of the Ye Olde Winn Mill building on the highway.

Barbara explained that Ray Winn had recently passed away and Lila was trying to determine what she wants to do with the assets owned by her family.

Barbara also informed the board that Lila owns 1/3 of the Ye Olde Winn Mill building as well.

Chairman Simmons asked Barbara to meet with Lila to see if she has an interest in selling either parcel and the price for the property.

Brent stated the building on the north side of the home owned by Lila has been vacant for many years as well. Justin stated that building is owned by the Ricks family.

Dennis informed the board Tom Singleton is in the process of doing an appraisal on the RDA owned property located north of the Callaway's Bistro building. After the appraisal is completed Lloyd and the RDA board can meet and try to work out an arrangement to sale the parcel to Lloyd.

Chairman Simmons stated he had been contacted by the contractor remodeling the Child and Family Support Center building to see if the RDA would be interested in granting some funds for the remodel of the building. Dennis stated that particular building was not located within the boundary of the RDA so no assistance could be offered.

*\*\*\*A motion to adjourn at 8:10 P.M. was made by Barbara.\*\*\**

**SMITHFIELD CITY CENTRAL BUSINESS  
DISTRICT REDEVELOPMENT AGENCY**

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Darrell G. Simmons, 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 regularly scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, **May 13, 2015**. The meeting will begin no sooner than 7:00 P.M.

1. Approval of the RDA meeting minutes from April 16, 2015.
2. Introduction of the application for financial assistance by Bruce Leishman for property located at approximately 84 South Main Street.
3. Public Hearing on the financial assistance application by Bruce Leishman for property located at approximately 84 South Main Street.
4. Discussion and possible vote on the financial assistance application.
5. 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 05/11/15, and the Utah Public Meeting Notice website.