

**SMITHFIELD CITY REDEVELOPMENT AGENCY**

**DECEMBER 4, 2014**

The Smithfield City Redevelopment Agency Board met for their regularly scheduled monthly meeting at 96 South Main, Smithfield, Utah on Thursday, December 4, 2014. 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 8:18 P.M.

**APPROVAL OF THE RDA MEETING MINUTES FROM NOVEMBER 12, 2014**

\*\*\*A motion to approve the November 12, 2014 RDA meeting minutes was made by Barbara, seconded by Jeff and the vote was unanimous.\*\*\*

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

No Vote: None

**PUBLIC HEARING TO DISCUSS THE APPLICATION BY JOYCE PITCHER FOR PARTIAL FINANCIAL ASSISTANCE ON THE CONSTRUCTION OF THE INTERSECTION ON THE WEST SIDE OF THE HIGHWAY AT 800 SOUTH MAIN THAT IS LOCATED WITHIN THE BOUNDARIES OF THE RDA.**

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

Joyce Pitcher informed the board that Nan King was not able to attend the meeting. Nan has been the agent helping on this project, her husband Lode, was dealing with some kidney and heart issues; therefore, Nan was not able to attend. Joyce hoped all of the questions or concerns by the board had already been answered in the previous meetings.

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

**DISCUSSION AND POSSIBLE VOTE ON THE APPLICATION FROM JOYCE PITCHER SEEKING PARTIAL FINANCIAL ASSISTANCE FROM THE RDA FOR THE INTERSECTION PROJECT AT 800 SOUTH MAIN.**

Jim reviewed the RDA application for financial assistance with the board. The application requested that the RDA pay for the following items as bid by Staker & Parson Companies.

1. Remove & Replace Curb & Gutter north of 800 South \$7,000.00
2. Remove & Replace Curb & Gutter south of 800 South \$2,750.00

3. Provide pavement between the new Main Street Curb & Gutter and the existing pavement to meet UDOT Requirements. \$28,400.00

Total Grant Request \$38,150.00

Jim explained that the request by the Pitchers was for the city to pay for the deceleration lane, acceleration lane and pavement for those areas on the construction of the intersection on the west side of the 800 South intersection.

The total cost of the project as bid by Staker & Parson Companies was \$108,641.75 and if the grant request of \$38,150.00 was approved the Pitchers would pay the remaining balance due of \$70,491.75.

Jim explained the 800 South project is not just a benefit to the Pitcher family but to property owners to the west of the Pitcher property as well as future businesses that will use the new road to access their property to the west. This project will not be just a benefit to the Pitcher family but to the entire community and business district in the area.

Barbara asked for clarification if the grant request amount was \$38,150 or more? Jim stated the grant request is for \$38,150.

Jeff thanked Dennis for his detailed history on the project at the last RDA meeting as it offered insight into the project from years past and what has led to the current request for assistance at this point.

Dennis asked Jim if the grant request is approved would the RDA pay Staker & Parson Companies or the Pitcher family? Dennis felt it was appropriate to pay Staker & Parson Companies direct and not pay the Pitcher family as the RDA was paying for specific parts of the overall construction project. Jim stated he agreed and had informed the Pitchers that if the grant is approved the payment would be made directly to Staker & Parson Companies.

\*\*\*A motion to approve the financial assistance grant request made by Joyce Pitcher in the amount of \$38,150.00 for costs incurred for the construction of the intersection on the west side of 800 South with the payment being made directly to Staker & Parson Companies was made by Dennis, seconded by Barbara and the vote was unanimous.\*\*\*

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

No Vote: None

## **FINANCIAL UPDATE**

Dennis asked for an update on the amount of funds available for the RDA to invest in future projects. Justin stated there are three cash accounts with money from the RDA in them. The balances in the three accounts are: \$227,874, \$274,767, and \$530,588 totaling \$1,033,229 in the cash accounts of the RDA.

The taxes receivable amount of \$250,000 is the estimated amount the RDA will receive in the spring of 2015 as the current RDA increment for the year.

Jim explained the note receivable of \$223,846 is the loan to Rigo Chaparro for the building he built with the loan from the RDA.

Justin informed the board the grant request approved for the 800 South project will be added in the budget adjustments in January.

Dennis reminded the board the new commercial building lots of the Pitchers would be reassessed and property tax paid on the new value which is significantly higher than the old value. This goes into effect immediately so the RDA will see a return on the investment of the money immediately. Jim stated the increase will be even more when the O'Reilly Auto Parts building is built and assessed at the value of the building and land.

Mayor Simmons commented there is quite a bit of money for future projects in the RDA area.

### **BOARD MEMBER REPORTS**

Mayor Simmons asked if a car lot was going into the café building where R&G's Drive-In used to be located at 695 South Main? Jim stated that was correct and there are some challenges that are being worked through with the new business. The business owners had installed some flood lights on the building since there are not any light poles on the lot and it was putting too much light on the neighboring homes. The business owner is working with the city to fix the lighting issue and some other concerns.

Barbara asked if anyone had an update on when Trader Jim's would be opening again? Jim stated he was told it would be before Thanksgiving but it still had not happened. Kris remarked there was an advertisement for Trader Jim's in the current Smithfield Chamber of Commerce newsletter so the opening must be close.

Brent asked if there had been any inquiries into the old parts store at approximately 140 North Main? Mayor Simmons remarked the main issue with that building is the lack of parking. Jim concurred and informed the board that Marty Spicer owns all of the building except for the portion where the auto parts store was located and Marty also owns the parking lot to the west of the building. Mayor Simmons commented there is only one dedicated parking stall for that building and a business cannot survive with only one parking stall.

\*\*\*A motion to adjourn at 8:37 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 Thursday, **December 4, 2014**. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from November 12, 2014.
2. Public Hearing to discuss the application by Joyce Pitcher for partial financial assistance on the construction of the intersection on the west side of the highway at 800 South Main that is located within the boundaries of the RDA.
3. Discussion and possible vote on the application from Joyce Pitcher seeking partial financial assistance from the RDA for the intersection project at 800 South Main.
4. Financial Update.
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 12/01/14, and the Utah Public Meeting Notice website.