

ATTACHMENT C: PROJECT PLAN

The Town of Hinckley will redevelop the infrastructure in the Hinckley Industrial Park and engage an economic development team to study its business needs to create a strategy that promotes light industrial business development in Hinckley Town. The Hinckley Industrial Park is conveniently located northeast of the intersection of US Hwy 6 & 50 and Utah Hwy 257 and consists of twelve lots ranging in size from 0.69 acres to 4.46 acres.

The Hinckley Town Planning and Zoning Commission, Town Council, and property owners of the Hinckley Industrial Park support this application and are working together to encourage investment in Hinckley Town to promote jobs and economic growth.

PROBLEM

In 1981 the Town of Hinckley received a petition from Hinckley Industrial Associates for an annexation of approximately 19.31 acres into the corporate limits of the Town of Hinckley and on December 9, 1981, the Hinckley Town Council adopted an ordinance providing for the annexation of the Hinckley Town Industrial Park.

On January 28, 1982, a mylar diagram of the proposed Hinckley Industrial Park was presented and the town council accepted the engineered plans of Thurgood and Associates, Incorporated Consulting Engineers and the industrial park was developed. Since that time, the Hinckley Industrial Park has remained vacant, and the infrastructure has sat dormant.

SCOPE OF WORK

The scope of work for the Hinckley Town Industrial Park has been modified as follows to utilize the partial grant award.

The town will engage an engineering firm to assess the infrastructure improvements needs in the Hinckley Industrial Park (roads, water distribution system, and sewer collection system).

At this time, the town believes the grant award and town match will be spent on the following: engineering (assessment of infrastructure), signage, resurfacing roads, and engaging in the services of an economic development team to develop an economic plan for growth and business development in Hinckley Town. All remaining funds will be used to improve the water distribution system and sewer collection system within the Hinckley Industrial Park.

BUDGET:

On Tuesday, December 20, 2022, Forest Turner and James Dixon, members of the Rural Opportunities Grant Committee provided notification to Hinckley Town that the town was awarded a partial grant of 75%, or \$381,966, and the committee requested Hinckley Town submit an amended project scope of work, budget narrative, and line-item budget.

The Hinckley Industrial Park Project cost share for the partial grant award will be as follows:

<u>Hinckley Industrial Park Project</u>	<u>Total Cost</u>	<u>RCOG 90%</u>	<u>Hinckley Town 10%</u>
Engineering, Economic and Business Development, and Signage	\$66,000	\$59,400	\$5,600
Roads	\$229,276	\$206,348	\$22,928
Water System	\$64,566	\$58,109	\$6,457

Sewer System	\$64,565	\$58,109	\$6,457
Total Project Cost Estimate	\$424,407	\$381,966	\$42,441

The town will provide a 10% match from the following funds:

Hinckley Town Sewer Fund PTIF	\$6,457
Hinckley Town Water Fund PTIF	\$6,457
Hinckley Town Class C Roads PTIF	\$22,928
Hinckley Town General Fund PTIF	\$6,599
Total Hinckley Town 10 % Cash Match	\$42,441

The budgeted amounts for improvements to the water distribution system and sewer collection system in the Hinckley Industrial Park Project are estimated and will not be fully understood until a full assessment is completed on these systems.

Hinckley Town will provide the following in-kind services for the Hinckley Industrial Project:

- Advertising of Public Hearings
- Advertising of Bid Notices
- Hinckley Town Administrative Work Hours for the Project
- Hinckley Town Employee Work Hours and Training for Implementing the Economic Development Plan