

SMITHFIELD CITY REDEVELOPMENT AGENCY

DECEMBER 12, 2018

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, December 12, 2018. Chairman Jeffrey H. Barnes was in the chair.

The following board members were in attendance: Deon Hunsaker, Jamie Anderson, Bart Caley, Wade Campbell and Curtis Wall.

Executive Director Craig Giles, Fire Chief Jay Downs and Secretary Justin Lewis were also in attendance.

The meeting opened at 8:08 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM NOVEMBER 14, 2018

A motion to approve the November 14, 2018 RDA meeting minutes was made by Bart, seconded by Wade and the vote was unanimous.

Yes Vote: Hunsaker, Anderson, Caley, Campbell, Wall

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY BRUCE LEISHMAN, AGENT FOR OLD GRIST MILL SMITHFIELD LLC, TO REALLOCATE FUNDS FROM AN APPROVED RDA PROJECT AT 84 SOUTH MAIN (PARCEL NUMBER 08-071-0003) TO A NEW PROJECT LOCATED AT 10 SOUTH MAIN (PARCEL NUMBER 08-071-0010).

Chairman Barnes mentioned Bruce Leishman owns the parcel located at 84 South Main. Bruce and Curtis Hebdon are purchasing the building located at 10 South Main where 7-Eleven used to be located.

Justin stated the request before the board is to have the funds previously allocated at 84 South Main, which total \$58,680, reallocated to a new project at 10 South Main. Curtis and Bruce have submitted bids for the projects they would like to do at 10 South Main as well as the purchase agreement for the parcel.

Bart stated he works for Alpine Cleaning & Restoration and could vote on the request by Bruce as well as a request by Marty Spicer later in the meeting but would abstain from voting on any request during this meeting.

Jamie asked Bruce if the process of purchasing the building will be complete by December 31st? Bruce replied there is an existing lease on the building. The property owner is working with 7-Eleven to terminate the lease.

Jamie suggested to the board if the request is approved it needs to include a deadline for the purchase to be completed by.

Justin reminded the board if the funds are reallocated there would not be any remaining funds allocated to the 84 South Main parcel owned by Bruce.

Marty Spicer stated as a point of order at the last RDA meeting on November 14th he had an application disqualified and not discussed because he was not the parcel owner.

Marty stated in his opinion the funds should not be reallocated from one parcel to another but put back in the RDA pool so everyone can apply for them. The mission of the RDA is not being met by granting this request.

Deon stated he reviewed the documentation on the RDA. On the first page it talks about RDA action and what the RDA can do. The RDA can purchase property, demolish buildings, offer relocation assistance, pay for the construction of streets, utilities and public improvements, dispose of property, rehabilitate buildings and structures but nowhere does it say the funds can be used for personal property. All requirements are for real property.

Deon stated he had a concern about an application from a daycare center for some playground equipment which was approved a couple of years ago. Deon was not sure the project should have been approved after reviewing the rules.

Deon stated on Page 3 the rules talk about real property owners and Marty Spicer had an application not considered because he was not the property owner.

Deon stated in his opinion the applicant must be the property owner in order to apply.

Deon stated the rules say the RDA funds must be spent by year 32 after the RDA was created so there is not a hurry to need to fund projects. There are seven years after the RDA closes to be able to fund projects. The property tax increment is collected for 25 years but projects can be approved for 32 years.

Chairman Barnes asked if the 25 year deadline was approaching? Craig stated that is correct; 2019 is the last year the tax increment is received.

Chairman Barnes asked if the request can be considered based on what Deon had stated? Craig asked Deon where he was reading from regarding the rules? Deon replied on the city website. Craig replied there is more information than just at the beginning of the document and Section 400 which is in the same document around Page 10 discusses permitted uses.

Craig replied the board has considered requests in the past when a purchase agreement was in hand. At the last board meeting the board had not received a purchase agreement for Marty Spicer's Application #4. Mayor Barnes stated where he works they accept purchase agreements when considering projects.

Deon stated he reviewed State of Utah code and the RDA should promote and create private jobs, provide office or warehousing space or improvements, demolish or clear buildings, remediate environmental issues, alter and modernize existing structures, provide open space, promote and improve recreation areas, and remove and replace blight.

Justin informed the board Marty Spicer submitted the purchase documents for the parcel he purchased which is part of Application #4 from the November 14th board meeting. Marty stated he submitted a deed of purchase.

Chairman Barnes said based on the rules since a purchase agreement is in hand the discussion can proceed. Last month there was not a purchase agreement in hand.

Jamie suggested including a time limit for when the purchase needs to close by.

Chairman Barnes asked what a reasonable timeline is? Jamie stated originally he thought the end of December but was willing to extend until February 28, 2019.

Mayor Barnes suggested if the board wants to approve the reallocation of the funds the purchase agreement must be completed by February 28, 2019. Curtis asked if the purchase agreement is not completed by then what happens to the funds which are allocated to the project? Craig replied they would go back into the RDA fund as unallocated and other applicants could apply for the funds.

Curtis asked if the request for additional funding of approximately \$100,000 is not approved later in the meeting will Bruce and Curtis still proceed in purchasing the property? Chairman Barnes replied until the lease is terminated between 7-Eleven and the property owner Bruce and Curtis cannot purchase the property. Bruce replied they plan to continue with the purchase even if the RDA application later in the meeting is denied. Right now 7-Eleven has the property leased through November 30, 2019 and a lease payment is being made monthly on the property.

Curtis expressed concern the building is vacant and deteriorating. An additional 12 months being vacant will only make the building in worse condition. The issue is the current owner has no incentive to terminate the lease agreement since he is being paid monthly. Curtis Hebdon replied he is working with the property owner to get the lease terminated. Bruce replied getting the corporate office of 7-Eleven to respond to the property owner has been hard.

Chairman Barnes asked Bruce if the purchase can be completed by the end of March? Bruce felt that was a reasonable request.

Curtis mentioned time is needed to finish the projects as well. Chairman Barnes mentioned projects must be completed within seven years or by the deadline imposed by the board.

Craig mentioned the end of June is the end of the budget year. This is the last fiscal year the tax increment will be received. Projects can be completed and funds distributed for an additional seven years.

Chairman Barnes asked if projects need to be completed by June 30th? Craig replied the board can implement a timeline. For budgetary reasons June 30th is a good date.

Marty Spicer asked for a chance to speak even though this discussion was not a public hearing.

Marty stated the purpose of the RDA is bring development to areas suffering from blight. RDA funds should be used in the areas where the parcels are hardest to sell.

Marty mentioned by the RDA board delaying approval of his projects the restaurant had to close.

Marty has incurred delays from the RDA board and he does not like being delayed but in fairness to him this project should be delayed.

Marty stated this project should not be reallocated and the funds put back into the RDA for all applicants to be able to apply for as in his opinion that is the right way to do this project.

Marty stated this property, 10 South Main, is not a distressed property.

****A motion to reallocate approved RDA project funds in the amount of \$58,680 from Parcel Number 08-071-0003, 84 South Main to Parcel Number 08-071-0010, 10 South Main with the condition the purchase agreement be completed and proof of purchase of the property submitted to the RDA board by Old Grist Mill Smithfield LLC no later than February 28, 2019 was made by Jamie, seconded by Curtis and the motion passed by a vote of 3-1.***

Yes Vote: Anderson, Campbell, Wall

No Vote: Hunsaker

Abstain: Caley

Wade asked what happens if the purchase agreement is not completed by February 28th? Craig replied the funds are available for other applicants to apply for.

Deon stated he would support the request if the parcel was owned by Bruce and Curtis but he cannot support the project until the purchase agreement is completed.

Deon expressed concern this project was approved when the previous month an application was denied because the parcel was not owned by the applicant. Chairman Barnes replied the other application in question did not include a purchase agreement and this application did. Deon replied a purchase application does not mean ownership has been transferred.

**PUBLIC HEARING, NO SOONER THAN 7:15 P.M., FOR THE PURPOSE OF
DISCUSSING THE FINANCIAL ASSISTANCE APPLICATION BY BRUCE
LEISHMAN, AGENT FOR OLD GRIST MILL SMITHFIELD LLC, FOR A PROJECT
LOCATED AT 10 SOUTH MAIN. PARCEL NUMBER 08-071-0010.**

****The public hearing opened at 8:43 P.M.****

Bruce Leishman stated the sign bid is higher than listed on the summary sheet presented to the board. Justin replied sales tax had been deducted from the bid as the city is tax exempt.

Marty Spicer stated he supported the business and wants the business in town. The business will be good for the city.

Marty stated due to delays from the RDA board on applications he submitted business on an entire city block has been stopped. Chairman Barnes replied this public hearing is in regards to the Old Grist Mill request only and advised Marty to discuss his project during the public hearing regarding his project.

Marty informed the board he did not think transferring funds from 84 South Main to 10 South Main was legal. Leaving a vacant parcel of ground with no improvements could turn into a weed patch. The land needs to be protected.

Marty mentioned for the last 25 years the spirit of the RDA should have been followed and that is why he invested in the RDA area where his buildings are.

Marty said he was told the auto repair facility and area north of it on the east side of the highway at 100 North main would be improved.

Marty said the 10 South Main parcel is an easy corner to sell as many people want to buy it and since it is easy to develop RDA funds should be used elsewhere.

Chairman Barnes ask Marty why he was involved in the purchase or selling of the old 7-Eleven parcel? Marty replied because he is a real estate broker with decades of experience. The parcel owner has been hard to track down since there were not any for sale signs on the parcel and the owner lives in the Salt Lake City area.

Marty informed the board he had been contacted by an insurance agency and a convenience store owner about the possibility of using the parcel at 10 South Main for their business.

Marty said the parcel in question is not distressed and RDA funds should not be used on the parcel. Other parcels should be considered.

Marty stated he supported the demolition of the Ye Olde Winn Mill building. Projects like it should have been done over the last 20 years not just the last year.

Marty mentioned the 10 South Main parcel does not open up new roads in the city and does not get rid of blight.

Marty said the board should not be stopping projects from moving along for little things such as not having a copy of a purchase agreement like at the last meeting.

Marty mentioned his renovation project has been stopped because of the Cache County Building Inspection Department, the Smithfield Fire Department and the Smithfield RDA. All of those entities have caused the project to be delayed for one reason or another.

Marty stated funds should not be given to parcels where it is not needed such as this parcel.

Marty stated he was told RDA funds would be used to improve the northeast corner of 100 North Main and nothing has been done. There is still blight in the area. Money should not be used to start up a business. Chairman Barnes disagreed and said one purpose of the RDA is to help new businesses and to bring in additional tax revenue to the city. All entities in the RDA zone are allowed to submit applications.

****The public hearing closed at 8:50 P.M.****

**PUBLIC HEARING, NO SOONER THAN 7:20 P.M., FOR THE PURPOSE OF
DISCUSSING THE FINANCIAL ASSISTANCE APPLICATIONS BY ALPINE
CLEANING & RESTORATION FOR PROJECTS LOCATED AT 177 SOUTH MAIN
STREET. PARCEL NUMBER 08-073-0022.**

****The public hearing opened at 8:50 P.M.****

Curtis informed the board the company he works for submitted a bid for the work on one of the applications, Project/Priority #3, so he would be abstaining from the vote on the request.

Zane Bagley informed the board he works for Alpine Cleaning & Restoration.

The business has been open for many years.

The electronic sign in front of the business on the highway has not worked for a long period of time.

The BNI (Business Network) Group uses the building to meet in for free. The BNI Group helps local businesses expand their business.

The electronic sign will help to expand Alpine's business, beautify the area and advertise local happenings for the local schools and city if the city wants something advertised.

There were four applications submitted by Alpine Cleaning & Restoration:

Project/Priority #1	Lowest Bid
Replacement of Electric sign and add light skins to the logo	\$36,590.00
Project/Priority #2	
Parking lot renovation and striping	\$7,327.00
Project/Priority #3	
Replace tables and chairs in the conference room	\$18,440.00
Project/Priority #4	
Update electronic presentation equipment in conference room	\$49,991.14

Zane stated the BNI Group meets every Wednesday with around 60 participants in the morning and 40 in the afternoon. Local businesses are not charged to use the conference room. The Smithfield Chamber of Commerce uses the room on a regular basis.

Chairman Barnes asked why the sign was being replaced? Zane replied it is an electronic sign and sign companies said the sign must be replaced and cannot be repaired to be functional. The sign has been broken for at least two years.

Jamie stated he felt 110" TV's and a 4K projector listed in Project #4 were extreme. Zane replied the bids were made based on the recommendation of the vendors supplying the bids. Jamie replied he could not support installing such a high end system with taxpayer funds.

****The public hearing was closed at 8:58 P.M.****

**PUBLIC HEARING, NO SOONER THAN 7:25 P.M., FOR THE PURPOSE OF
DISCUSSING THE FINANCIAL ASSISTANCE APPLICATION BY BRIDGERLAND
GROUP LC FOR A PROJECT LOCATED AT APPROXIMATELY 200 NORTH 50
WEST. PARCEL NUMBER 08-063-0015.**

****The public hearing was opened at 8:59 P.M.****

Marty Spicer mentioned he has attended the BNI meetings and they are a good activity.

Marty stated he is still trying to figure out the RDA application process.

Marty mentioned he feels he is treated differently than other applicants.

Marty stated one of his applications was not heard by the board and another applicant's application was and they both had the same issue of ownership of the land.

Marty informed the board his current request will open up the middle of the block and affects several buildings.

The current request is to access all of Marty's buildings by installing a new driveway on 200 North west of the Summit Creek Sinclair convenience store.

The lowest bid for the project is from Facer Excavation, Inc. in the amount of \$32,433.75.

Marty stated he submitted multiple applications over the last year so the board could review and pick and choose which projects they wanted to support.

This project will give access to the building at 159 North Main by adding an additional ingress/egress. There are currently safety issues with the ingress/egress of the building at 159 North Main only being the highway.

Vitality of the block will improve.

People will now have an additional access point to access the restaurant, antique store and other buildings.

More traffic will be in the Uptown Center Subdivision.

Dennis Parry of Coldwell Banker is in the process of creating banners to list the parcel at 159 North Main available for lease.

The building at 25 West 100 North will also be listed for lease.

Right now the projects approved in the January 2018 RDA approved project, HVAC Units and a grease trap, are being worked on.

This project will help grant access to all buildings on the west side of the highway from 100 North to 200 North.

Marty purchased the buildings and parcels over a period of many years.

Marty is working to get a bid to grub and clean out the entire middle portion of the block.

Chairman Barnes mentioned there is already parking for the businesses on the highway as well as off of 100 North. Why is an additional access point needed? Marty replied the building at 141 North Main only has access from the highway and retail customers want to see parking areas. The entrance to 159 North Main is also limited to the highway.

Chairman Barnes asked what businesses are currently open in the buildings Marty owns from 100 North to 159 North Main? Marty asked Chairman Barnes if he was only referring to the 159 North Main building? Chairman Barnes replied he wanted to know what functioning businesses were in each building owned by Marty. Marty replied the building at 159 North Main Street is not occupied but listed with Coldwell Banker for lease. Jim's Grill Catering and Bridgerland Construction are open for business.

Chairman Barnes asked if Jim's Grill and the antique store were open? Marty replied they are not open because they have been stalled by the RDA project.

Chairman Barnes asked if the funds from the previously approved RDA project have been spent? Marty replied approximately \$2,000 has been spent and he was not sure why this was an issue.

Marty mentioned in January 2018 he requested \$225,000 and there was only \$60,000 available.

Chairman Barnes asked Marty why he should be given additional funds when the first approved application has not been completed? Marty replied because he needed \$225,000 for the projects but there was only \$60,000 available. Chairman Barnes responded the remaining available balance at that time had been allocated to Marty for his projects.

Marty mentioned he was approved for \$60,000 in funding and told by the board to come back when the next property tax increment had been received. Projects take time and so it was not until July when the next requests were heard. The projects qualify. The intent was to apply for all of the remaining funds but the applications have been continually delayed. Because of this investors and employees have become disenchanted and gone elsewhere.

Marty stated he understood this request is to talk about an application for Area "A" only but he wanted to talk about the other projects from the last board meeting.

Marty informed the board he submitted a letter from Facer Excavation of when they could raze the store unit buildings.

Marty found out the storage units did not contain asbestos.

Jamie asked Marty to only discuss the current application.

Chairman Barnes asked why so many entrances are needed for the parcels? Marty said he would defer that question to Fire Chief Jay Downs.

Jamie asked Chief Downs if a third entrance was being required by the fire department? Chief Downs replied he had not reviewed or been asked to review the request and was not sure if it was required or not.

Jamie asked Marty if the fire department is not requiring a third entrance why is one needed? Marty replied to get as much traffic flow through the area as possible.

Curtis mentioned he toured the area on Saturday, December 8th. There is a white vinyl privacy fence on the west side of Summit Creek Sinclair. Curtis did not envision people exiting Summit Creek Sinclair and then making a 90 degree turn to go down a private driveway through the middle of the block.

Curtis mentioned there are so many construction related items and miscellaneous items in the middle of the block it is impossible to go through the block. Marty replied all of those items will

be moved. Curtis mentioned there are pallet after pallet of items and no way to flow traffic through the area.

Curtis mentioned he entered the existing parking lot off of 100 North and did not see how traffic would flow through the area if the request was granted. Marty asked the board to envision if all of the items were removed how the area would flow and look.

Curtis stated he did not think entering off of 200 North was appealing and this project does not have any flow.

Jamie asked how wide the new driveway will be? Marty replied he thought around 40 feet wide. Craig reminded the board this is a private driveway and will not be owned, maintained or repaired by the city.

Chairman Barnes asked if cars will be able to pass each other on the proposed driveway? Craig replied they should be able too.

Jamie asked Marty how the tax base is enhanced by this project? Marty replied by adding more parking and access to the buildings. Right now there is not access to some of the buildings.

Jamie stated if the businesses are not open then there cannot be any traffic. The businesses being closed down had nothing to do with traffic or parking being limited. Marty replied he did not agree. Businesses need an easy flow of traffic. The ingress/egress for the building at 159 North Main is not safe. The area is enhanced if this project is completed.

Chairman Barnes mentioned he agreed with Curtis's comments and he walked the area as well.

Chairman Barnes stated he would not access the buildings from 200 North either. Marty replied with proper signage people would use the new entrance/exit.

Marty informed the board he owned everything from 100 North to Summit Creek Sinclair with the exception of the home owned by the Garcia family. Marty is hopeful to purchase the Garcia home in the future.

Marty mentioned he also purchased a home on 100 West as he continues to invest in the block.

Marty asked if applications which had been previously denied could be appealed to the board? Justin replied the question had been sent to legal counsel for review and when legal counsel responds, Marty as well as the board will be informed.

Chairman Barnes mentioned there were two bids for this project. The bid from Facer Excavation, Inc. is in the amount of \$32,433.75 and the Staker Parson Companies bid is for \$39,891.50.

Marty mentioned he knows the board is frustrated by his continued requests but he is frustrated by continually being denied.

Marty asked the board to meet with him on an individual basis to discuss the projects.

Ernest Bleinberger informed the board he is an urban economics consultant with national experience.

Ernest has worked with around 250 cities and specializes in downtown redevelopment.

Ernest has been a resident of the city for eleven years.

Ernest mentioned there are many different uses the funds can be used for but property tax revenue increases as values increase. Sales tax revenue will increase as well. The money invested on the project gets reinvested and re-spent in the city over time. The overall impact of the project as well as the fiscal impact should be considered.

Marty informed the board he would commit to removing and cleaning up all of the blight from the middle of the block and make it a public parking area.

Curtis asked Marty if the lien holder on the storage units would allow them to be razed? Marty replied he did not have a letter or approval on that item yet as he is currently refinancing the parcel.

Marty mentioned once he has all of the items requested by the board for Application #2 he will come back before the board with the request.

****The public hearing was closed at 9:25 P.M.****

DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY OLD GRIST MILL SMITHFIELD LLC.

Chairman Barnes asked how much funding is available for projects? Craig replied \$200,000.

Curtis asked if the \$58,680 approved for Bruce Leishman's project was part of that total? Craig replied the \$58,680 is separate.

Chairman Barnes asked why the amount for projects increased from \$125,000 to \$200,000? Craig replied some projects in the last fiscal year were under budget. The audit was completed to verify the funds and the current amount available for allocation is \$200,000.

Bart stated he would abstain from voting on projects during this discussion.

Deon stated after reviewing RDA rules and guidelines he would prefer to table this request until the January 2019 board meeting. Deon stated he wanted to review the rules and regulations of the RDA plan of what is allowed and not allowed.

Deon stated at the November 2018 board meeting the board would not hear a request because the applicant did not own the parcel.

Deon stated this application needs to be delayed until the property has been purchased so the request is in compliance.

Deon mentioned he supports the project and will support approving funds for the project once in compliance.

Deon mentioned a purchase contract is not proof of ownership. Until a title company completes the closing process and records the transaction the purchase is not complete.

Justin reminded the board the reason Marty Spicer's Application #4 was not heard by the board at the November 14th board meeting was because it had been discovered right before the board meeting Marty did not own the parcel. Marty had not submitted a purchase agreement so there were not any documents supplied on the land purchase. Since November 14th, Marty has completed the purchase of the parcel and provided the RDA board proof of ownership.

Wade stated he liked the Old Grist Mill project but could not support approving additional funds for the project until the purchase agreement has been completed.

Wade mentioned he did not feel the request by Marty Spicer fits what the RDA board is trying to accomplish.

Wade mentioned to Marty he understood his vision for the project but Jim's Grill needs to be open.

Wade mentioned he would support Alpine Cleaning & Restoration Projects #1 and #2 but would not support #3 or #4.

Craig read from the RDA rules and guidelines a section regarding ownership where it states owners, owners acquiring property, owners selling property and tenants being able to purchase property can all apply for RDA funds.

Wade reiterated he was not comfortable approving additional funds for the Old Grist Mill project until the purchase agreement has been completed.

Jamie stated he was torn on the request as The Old Grist Mill would be good for the city. Wade concurred. Chairman Barnes mentioned the property is rundown. Curtis concurred and mentioned he did not like seeing the building covered with plywood and the entrances chained off.

Jamie mentioned he agreed with Wade and would not support Alpine Cleaning & Restoration Projects #3 or #4 as they do not help the tax base. They are good public relations items but do not add taxable value.

Jamie expressed concern for Marty's project as he was concerned about a lack of progress on the previously approved project.

Jamie stated he did not see a tax benefit from spending the funds on the creation of a new driveway for Marty. The value of the local businesses does not increase because of a new small paved area.

A motion to table the financial assistance application by Old Grist Mill Smithfield LLC until the board has been provided a Deed of Trust on the purchase of the parcel and the purchase transaction has been completed with the condition the transaction be completed no later than February 28, 2019 was made by Jamie, seconded by Wade and the vote was unanimous.

Yes Vote: Hunsaker, Anderson, Campbell, Wall

No Vote: None

Abstain: Caley

DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY ALPINE CLEANING & RESTORATION.

A motion to approve financial assistance applications for Alpine Cleaning & Restoration for Project/Priority #1 and Project/Priority #2 with a completion date for both projects of no later than June, 30, 2019 and deny Project/Priority #3 and Project/Priority #4 was made by Jamie, seconded by Wade and the motion passed by a vote of 2-1.

Yes Vote: Anderson, Campbell

No Vote: Hunsaker

Abstain: Caley, Wall

Project/Priority #1	Allied Electric Sign	\$36,950.00
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Project/Priority #2	Top Job Asphalt	\$7,327.00
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Project/Priority #3	Denied
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Project/Priority #4	Denied
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Deon stated the motion did not pass as three votes are needed. Craig replied the motion passes as the majority of those who voted passed the request.

Justin mentioned the RDA does not pay the applicant for the work completed. The contractor who does the work is paid directly.

***NOTE: After reviewing Utah Code Annotated Section 17C-1-203 and consultation with legal counsel it was determined the motion to pass the Alpine Cleaning & Restoration Priority #1 and Priority #2 did not pass. Where five board members were in attendance at the meeting, three "yes" votes were required to adopt the motion. Two board members abstained and only two "yes" votes were received, not the three required. If the two board members who were in

attendance had been absent from the meeting then a simple majority vote would have been accepted and the vote carried.***

DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY BRIDGERLAND GROUP LC.

Jamie stated Jim's Grill needs to be open and he could not support the new driveway project.

A motion to deny Application #4, a financial assistance application by Bridgerland Group LC was made by Jamie, seconded by Wade and the motion passed by a vote of 3-1.

Yes Vote: Anderson, Campbell, Wall

No Vote: Hunsaker

Abstain: Caley

Chairman Barnes mentioned these were hard decisions the board made and none of the projects were fun to deny.

Marty thanked the board for considering his application and stated he understood Jamie wants to see Jim's Grill open for business. Chairman Barnes replied the entire board wants to see Jim's Grill open.

Marty stated he moved on from his previous interior renovation applications to exterior applications because of what he was told was a conflict of interest with his construction company doing the work.

Marty asked if he could reapply with those applications as it would solve the goal of opening Jim's Grill and eliminate some confusion on what was being requested. Jamie reiterated his concern was the lack of progress on the application approved in January 2018. There needs to be progress on that project.

Craig mentioned the staff keeps getting attacked about the interior renovation projects. The RDA board requires two bids for each project. Two identical bids are required. Marty was never told his construction company, Bridgerland Construction, could not apply. Marty was told two bids are required and he never submitted two bids on those projects. Curtis agreed Marty's only bids on the interior projects were from the construction company he owns.

Chairman Barnes asked Marty if he is going to use the funds from the previously approved project? Marty replied the work is underway.

Jamie reminded Marty the deadline for the projects in the approved application is January 10, 2019 and if the projects are not completed the funds revert back to the RDA for other projects on January 11, 2019.

Marty stated the board is not hearing what he is saying on any of his projects or requests. Jamie replied the board has listened and other approved projects have been completed in a timely manner.

Marty informed the board if he had been approved for \$300,000 in funding all of the projects would already be complete. Jamie replied he did not agree that \$300,000 would have made the projects easier to complete than the \$60,000 which was approved.

Jamie stated other applicants were given deadlines and those projects are being completed or have been completed in a timely manner. Marty replied the board could not approve his additional request of \$225,000 as the funds were not available at that time. Jamie replied the board needs to see progress on the currently approved project.

Jamie stated his opinion could change on the other projects once the first project is completed.

Chairman Barnes replied he was going to review all of the items approved in the January 2018 application.

Chairman Barnes agreed with Jamie there needs to be progress on the items approved in the original application.

Marty mentioned the board just gave away money on a sign project which brings no value to the city and his road projects brings value and was denied.

****A motion to adjourn at 9:52 P.M. was made by Jamie.****

**SMITHFIELD CITY CENTRAL BUSINESS
DISTRICT REDEVELOPMENT AGENCY**

Jeffrey H. Barnes, 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 scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, **December 12, 2018**. The meeting will begin no sooner than 7:00 P.M.

1. Approval of the RDA meeting minutes from November 14, 2018.
2. Discussion and possible vote on the request by Bruce Leishman, agent for Old Grist Mill Smithfield LLC, to reallocate funds from an approved RDA project at 84 South Main (Parcel Number 08-071-0003) to a new project located at 10 South Main (Parcel Number 08-071-0010).
3. Public Hearing, no sooner than 7:15 P.M., for the purpose of discussing the financial assistance application by Bruce Leishman, agent for Old Grist Mill Smithfield LLC, for a project located at 10 South Main. Parcel Number 08-071-0010.
4. Public Hearing, no sooner than 7:20 P.M., for the purpose of discussing the financial assistance applications by Alpine Cleaning & Restoration for projects located at 177 South Main Street. Parcel Number 08-073-0022.
5. Public Hearing, no sooner than 7:25 P.M., for the purpose of discussing the financial assistance application by Bridgerland Group LC for a project located at approximately 200 North 50 West. Parcel Number 08-063-0015.
6. Discussion and possible vote on the financial assistance application by Old Grist Mill Smithfield LLC.
7. Discussion and possible vote on the financial assistance applications by Alpine Cleaning & Restoration.
8. Discussion and possible vote on the financial assistance application by Bridgerland Group LC.

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.