

BOUNTIFUL REDEVELOPMENT AGENCY

Meeting Minutes of: Tuesday, January 8, 2019

Location: City Council Chambers, Bountiful City Hall, 790 South 100 East, Bountiful, Utah

Present: Chairman – Randy Lewis; Board Members – Kate Bradshaw, Kendalyn Harris, Richard Higginson, John Marc Knight and Chris R. Simonsen; City Manager – Gary Hill; City Attorney – Clinton Drake; Redevelopment Director – Chad Wilkinson; City Engineer – Lloyd Cheney

1. Chairman Randy Lewis opened the meeting at 8:57 p.m. and welcomed those in attendance.
2. **Consider approval of minutes for November 13, 2018.**

Mr. Simonsen made a motion to approve the minutes for November 13, 2018. Mr. Higginson seconded the motion.

<u>A</u>	Mr. Lewis
<u>A</u>	Ms. Bradshaw
<u>A</u>	Ms. Harris
<u>A</u>	Mr. Higginson
<u>A</u>	Mr. Knight
<u>A</u>	Mr. Simonsen

Motion passed 6-0.

3. **Consider approval of Land Sale and Development Agreement, including the proposed \$64,100.00 purchase price, between Bountiful City and Mike and Kristan Crouch for the Historic Day-Mabey Home located at 73 West 100 North, Bountiful.**

Redevelopment Director Chad Wilkinson presented a summary of the staff report (the full staff report follows).

On November 13, 2018 the RDA Board of Directors selected Mike and Kristan Crouch as the finalists for the purchase and renovation of the historic Day-Mabey home and directed RDA staff to finalize details of an agreement for the purchase of the property. Over the past several weeks a survey has been completed and a draft agreement prepared for review and approval by the RDA Board. The survey identified a legal description for the property to be conveyed to the Crouch family which included the minimum area necessary in order for the existing residence to be compliant with setbacks. The resulting parcel is slightly larger than the area identified in the Crouch proposal which in turn results in a slightly higher purchase price. The attached agreement details the purchase price for the property (\$64,100.00 dollars) along with provisions for ensuring the timely renovation and preservation of the historic home which include:

- A prohibition on demolition of the home for 15 years.
- A two year deadline for completion of the renovation of the home.
- A requirement to maintain the exterior appearance and architectural character of the home and to maintain interior historic elements.
- A requirement that the City maintain first right of refusal should the Crouch family determine to sell the property within 15 years.

The Crouch family has received a copy of the proposed agreement and has agreed to the purchase price and provisions related to preservation of the home.

The land sale and development agreement will allow for preservation of the historic home while leaving sufficient area to construct additional needed parking on the remainder of the property. This would be a positive impact for the Downtown zone.

Mr. Wilkinson noted that the agreement allows the Crouch family to make improvements to the interior of the home as they wish with two exceptions: (1) the historic fireplace and surround shall be retained, and (2) the two historic light fixtures near the front entrance to the home shall be retained. Mr. Wilkinson explained that one of the light fixtures was temporarily removed to test for asbestos. He further noted that if the Crouch family elects to remove the historic elements during their renovation work that those items will be surrendered to the RDA. Ms. Harris clarified that right of first refusal means the city has the option to purchase but is not necessarily obligated to purchase, and Mr. Wilkinson affirmed. Mr. Drake noted that if the Crouch family determines to sell the property, the city's purchase price would be the contract amount (\$64,100.00) plus verifiable improvement costs, regardless of fair market value. Mr. Wilkinson noted that the provision will sunset 15 years from the closing date and stated that the next steps involve signature of the purchase agreement and execution of a deed restriction

Mr. Wilkinson recommended that the Redevelopment Agency Board approve the Land Sale and Development Agreement including the proposed \$64,100.00 purchase price.

Mr. Higginson made a motion for approval of Land Sale and Development Agreement, including the proposed \$64,100.00 purchase price, between Bountiful City and Mike and Kristan Crouch for the Historic Day-Mabey Home located at 73 West 100 North, Bountiful.. Ms. Harris seconded the motion.

<u>A</u>	Mr. Lewis
<u>A</u>	Ms. Bradshaw
<u>A</u>	Ms. Harris
<u>A</u>	Mr. Higginson
<u>A</u>	Mr. Knight
<u>A</u>	Mr. Simonsen

Motion passed 6-0.

4. **RDA Director's report and miscellaneous business.**

Mr. Wilkinson reported that at the end of December, Computech paid off their RDA loan (about \$29,000) and Broadhead & Associates started payments on a new RDA loan (approximately \$3,000/month payment). Mr. Wilkinson noted that Mr. Broadhead is very close to obtaining a building permit for his project (Pad A). All RDA loans payments are current.

Mr. Higginson made a motion to adjourn the RDA meeting. Mr. Simonsen seconded the motion.

<u>A</u>	Mr. Lewis
<u>A</u>	Ms. Bradshaw
<u>A</u>	Ms. Harris
<u>A</u>	Mr. Higginson
<u>A</u>	Mr. Knight
<u>A</u>	Mr. Simonsen

Motion passed 6-0.

The meeting was adjourned at 9:06 p.m.



Chad Wilkinson, Redevelopment Director