

SMITHFIELD CITY REDEVELOPMENT AGENCY

JUNE 10, 2020

The Smithfield City Redevelopment Agency Board met for a regularly scheduled board meeting at 96 South Main, Smithfield, Utah on Wednesday, June 10, 2020. Chairman Jeffrey H. Barnes was in the chair.

The following board members were in attendance: Curtis Wall, Jamie Anderson, Deon Hunsaker, Jon Wells and Wade Campbell

Executive Director Craig Giles and Secretary Justin Lewis were also in attendance.

Visitors: Rigo Chaparro, Michelle Anderson

The meeting opened at 8:55 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM MAY 13, 2020

A motion to approve the May 13, 2020 RDA meeting minutes was made by Wade, seconded by Jamie and the vote was unanimous.

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

No Vote: None

PUBLIC HEARING ON THE FINANCIAL ASSISTANCE APPLICATION BY RIGO CHAPARRO FOR PROJECTS LOCATED AT 64 SOUTH MAIN. PARCEL NUMBER 08-071-0005.

****The public hearing was opened at 8:57 P.M.****

There were not any comments or questions.

****The public hearing was closed at 8:57 P.M.****

DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE APPLICATION BY RIGO CHAPARRO.

Chairman Barnes mentioned Rigo Chaparro paid off the loan he owed to the RDA on his building at 30 South Main.

Rigo is now asking for assistance in building his new building at 64 South Main.

Rigo purchased the property formerly occupied by the Ye Olde Winn Mill.

Justin mentioned the loan amount paid back to the RDA was just under \$141,000 and Rigo is asking for a grant of \$140,000 to help with infrastructure projects on his new project/building.

Jamie asked Rigo when he would like to start the project? Rigo replied immediately. Right now the building plans are being reviewed by the Cache County Building Inspection Department. The plans should be reviewed and approved within a couple of weeks.

Jamie mentioned the board has put a timeline on all approved projects so they would be completed in a timely manner.

Rigo mentioned the new building must be completed by October 6th as that is when he has to vacate his current building so the buyer can move in.

Rigo informed the board the builder and subcontractors are ready to start the project as soon as the building permit is approved.

Jamie asked if a deadline of November 30th was reasonable? Rigo replied it has to be done by October 6th so that timeline is fair.

Jamie mentioned he was led to believe there was a buyer for the parcel when the old building was demolished.

Jamie is happy to see something being built on the parcel as this is a good project for the downtown area.

Curtis mentioned he felt the deadline should be December 31st just to make sure there was ample time for the project to be finished and it would be in line with other recent project approvals. Wade concurred.

Chairman Barnes mentioned the low bid on the projects was in the amount of \$148,864 and Rigo is asking for \$140,000 in funding.

Jamie mentioned there is not sales tax on the bid so that will not need to be deducted.

Chairman Barnes mentioned Rigo is going to remove the asphalt park strip and restore it to a natural park strip like the rest of the block with trees and grass. Rigo mentioned he would plant trees similar to what are in front of the city office building.

Chairman Barnes mentioned a new sidewalk would be installed as well.

Curtis asked Rigo if he tried to purchase the parcel directly north of the city office building at 84 South Main? Rigo replied he tried many times to purchase the parcel but the owner wants too much money for the parcel.

Chairman Barnes mentioned after Rigo builds his new building the vacant parcel at 84 South Main will almost be unbuildable or sellable.

Rigo mentioned he intended to stub utility service to the parcel in case he is able to purchase the parcel long term.

A motion to approve the financial assistance application in the amount of \$140,000 for Rigo Chaparro for projects located at 64 South Main, Parcel Number 08-071-0005, with a completion deadline of December 31, 2020 was made by Jamie, seconded by Wade and the vote was unanimous.

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

No Vote: None

Justin informed Rigo the RDA pays the contractor directly when the work is completed.

PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ADJUSTMENTS TO THE FISCAL YEAR 2020 BUDGET (JULY 1, 2019 – JUNE 30, 2020) AND THE NEW BUDGET FOR FISCAL YEAR 2021 (JULY 1, 2020 – JUNE 30, 2021).

The public hearing opened at 9:06 P.M.

There were not any comments or questions.

The public hearing closed at 9:07 P.M.

DISCUSSION AND POSSIBLE VOTE ON RDA RESOLUTION 20-01, A RESOLUTION AMENDING THE FISCAL YEAR 2020 BUDGET.

Craig mentioned proposed increases to revenue were for an increase in the property tax increment received, interest earned, and principal received on the Chaparro loan. A decrease was for the amount of interest earned on the Chaparro loan. The interest received was less because the loan has been paid-in-full.

Increases to expenses were for professional services such as legal advertisements and the following projects: the Old Grist Mill, Tout Properties and Discount Tire.

Proposed changes to revenue and expense were in the amount of \$274,877.

Jamie mentioned the projects completed in the last year were good projects for the city. Curtis concurred.

Jamie mentioned the only project he had a concern with was Tout Properties and that was because the request was made after the project was completed.

A motion to adopt RDA Resolution 20-01, a Resolution amending the Fiscal Year 2020 Budget was made by Wade, seconded by Jamie and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON RDA RESOLUTION 20-02, A RESOLUTION ADOPTING THE FISCAL YEAR 2021 BUDGET.

The new budget includes approved projects for Preston Watts Collision and Glass as well as Ironwood Construction.

The project just approved for Rigo Chaparro would be in the Fiscal Year 2021 budget as well.

A motion to adopt RDA Resolution 20-02, a Resolution adopting the Fiscal Year 2021 Budget amending the Resolution to include the project approved for Rigo Chaparro in the amount of \$140,000 was made by Jamie, seconded by Wade and the vote was unanimous.

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

No Vote: None

A motion to adjourn at 9:11 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 regularly scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, **June 10, 2020**. The meeting will begin no sooner than 8:00 P.M.

1. Approval of the RDA meeting minutes from May 13, 2020.
2. Public Hearing on the financial assistance application by Rigo Chaparro for projects located at 64 South Main. Parcel Number 08-071-0005.
3. Discussion and possible vote on the financial assistance application by Rigo Chaparro.
4. Public Hearing for the purpose of discussing adjustments to the Fiscal Year 2020 budget (July 1, 2019 – June 30, 2020) and the new budget for Fiscal Year 2021 (July 1, 2020 – June 30, 2021).
5. Discussion and possible vote on RDA Resolution 20-01, a Resolution amending the Fiscal Year 2020 Budget.
6. Discussion and possible vote on RDA Resolution 20-02, a Resolution adopting the Fiscal Year 2021 Budget.

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.