

# BOUNTIFUL REDEVELOPMENT AGENCY

## Meeting Minutes of: Tuesday, March 26, 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 7:50 p.m. and welcomed those in attendance.
2. **Consider approval of minutes for January 8, 2019.**

Ms. Harris made a motion to approve the minutes for January 8, 2019. Ms. Bradshaw seconded the motion.

A Mr. Lewis  
A Ms. Bradshaw  
A Ms. Harris  
A Mr. Higginson  
A Mr. Knight  
A Mr. Simonsen

Motion passed 6-0.

3. **Consideration and selection of Façade Renewal Grant recipients.**

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

The Bountiful RDA, in partnership with the Davis Fund for Economic Development, announced the first ever façade renewal grant opportunity for Bountiful City in December of 2018. Through an agreement with the Davis Fund, the Bountiful RDA was able to offer a total of \$50,000 dollars for façade improvements for businesses along the historic Main Street corridor. The RDA received a total of nine applications with requests for funding ranging from a little over \$1,000 to \$50,000 dollars. A sheet summarizing the applications is attached to this report. The applications were evaluated by a committee consisting of the Redevelopment Director, the County economic development manager and a member of the RDA board. All of the applications received included excellent improvements that would greatly enhance the downtown area. In evaluating the applications, the committee took into account several factors including the condition of the buildings, the visual impact of the improvements on the Main Street Corridor, the need for the repair to correct structural or other safety concerns and the overall consistency with the goals and policies of the general

plan for downtown Bountiful. In evaluating the applications by these factors, the committee determined that the Book Garden could most benefit from the grant in order to modernize and repair their building facade. The application includes removing the current multi-colored panels from the building and restoring/repairing or replacing the existing brick façade along with construction of a new store front. The total estimate for these improvements is \$40,255 dollars and the committee recommends full funding of the request.

The committee also determined that funding of two of the smaller requests would be appropriate and therefore is recommending funding for Deboer's Running Store in the amount of \$3,000 dollars for new signage and to Bountiful Music for goose-neck lighting in the amount of \$2,500 dollars.

As described in the application materials, each of the grant recipients will be required to enter into an agreement with the City identifying the final scope of the project and timelines for completion. The project must be completed as presented and approved by the RDA and any changes must be approved prior to commencement of the modification. Improvements must be commenced within 60 days of the notification of the grant award and must be completed by December 31, 2019 unless otherwise extended in writing by the City and Davis Fund.

Based on the wonderful response to the program it is recommended that the RDA Board provide additional funding to continue the façade grant program into the future. This will enable additional assistance for businesses and continue to update and enhance the appearance of the historic downtown.

Mr. Wilkinson recommended to award the 2019 façade improvement grant as follows:

- \$40,225.00 to the Book Garden for repairs to the exterior of the façade;
- \$2,500.00 to Bountiful Music for installation of gooseneck accent lighting;
- \$3,000.00 to Deboer's Running Store for new signage

Mr. Wilkinson further recommended that the RDA approve funding in the budget for next year for continuance of the façade renewal grant program.

Mr. Lewis provided general background information regarding the façade grant and noted its positive impact for recipients, and in particular for Clearfield City. Mr. Lewis explained that four cities will participate in the façade renewal grant opportunity next year. Mr. Wilkinson noted that business owners who previously submitted an application would need to submit a new application for future grant opportunities. Ms. Bradshaw noted that she was impressed by all of the applications submitted, but the Book Garden application stood out from the rest. Mr. Lewis stated that he was pleased that businesses would benefit from the 2019 grant.

Ms. Harris made a motion for approval of the Façade Renewal Grant recipients as recommended by staff. Mr. Simonsen seconded the motion.

A Mr. Lewis  
A Ms. Bradshaw  
A Ms. Harris  
A Mr. Higginson  
A Mr. Knight  
A Mr. Simonsen

Motion passed 6-0.

Ms. Harris acknowledged the presence of the grant recipients at the RDA meeting. Mr. Deboer asked the committee to consider a modification of the plans he submitted with his application. Mr. Wilkinson noted that the grant is for a dollar amount and as long as Mr. Deboer's project is consistent with the dollar amount the proposed modification would be permissible. Ms. Harris thanked the applicants for doing business in Bountiful and making Main Street a wonderful place.

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

Mr. Wilkinson referenced a printout of the current RDA loan payments and noted that all loan payments are current.

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

A Mr. Lewis  
A Ms. Bradshaw  
A Ms. Harris  
A Mr. Higginson  
A Mr. Knight  
A Mr. Simonsen

Motion passed 6-0.

The meeting was adjourned at 8:03 p.m.

  
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Clint Drake, Acting Redevelopment Director