

REDEVELOPMENT AGENCY OF BOUNTIFUL CITY

Tuesday, March 26, 2019

7:30 p.m. (Time approximate after the City Council meeting)

NOTICE IS HEREBY GIVEN that the Board of Directors of the Bountiful City Redevelopment Agency will hold a meeting at Bountiful City Hall, 790 South 100 East, Bountiful, Utah, at the time and date given above. The public is invited to attend. Persons who require special accommodations should contact Shawna Andrus, Executive Assistant, at (801)298-6140, at least 24 hours prior to the meeting.

If you are not on the agenda, the Board of Directors will not discuss your item of business until a subsequent meeting. If you wish to have an item placed on the agenda, contact the Redevelopment Agency Director at (801)298-6190, at least 7 days before the scheduled meeting.

AGENDA

1. Welcome
2. Consider approval of minutes for January 8, 2019.
3. Consideration and selection of Façade Renewal Grant recipients.
4. RDA Director's report and miscellaneous business.



Chad Wilkinson, RDA Director

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.

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

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

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 9:06 p.m.

Chad Wilkinson, Redevelopment Director

Redevelopment Agency

Staff Report



Subject: Selection of Façade Renewal Grant Recipients

Author: Chad Wilkinson, Planning and Redevelopment Director

Date: March 26, 2019

Background and Analysis

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 (see Attachment #1) 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 (see Attachment #2) in the amount of \$3,000 dollars for new signage and to Bountiful Music (see Attachment #3) 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.

Department Review

The item has been reviewed by the RDA Director and the City Manager.

Significant Impacts

The improvements funded by the grant will have a positive impact on the Downtown Main Street Area and further the goals and policies of the General Plan.

Recommendation

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

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

Attachments

Summary of Applications

Application materials for recommended Grant Recipients

Business Name	Contact	Requested Amount	Source of Other Funds	Total Cost	Summary of Proposed Project
A Bountiful Royal India	Emmanuel Shanthakumar	\$24,000.00	Bank Loan	\$30,000.00	Change glass window in front; brighter lighting; change shop sign to make more visible; clean stucco; add stucco pillars
Barton Comfort Shoes & Pedorthics	Bruce Barton	\$25,000.00	Barton Shoes \$5,335.00	\$30,335.00	Repair brick; improve lighting; corniced entry; new signage; transom windows; raised sill height; soffit lighting; living wall element; concrete entry
Bountiful Music	Tom Clark	Three Options: 1. \$8,849.42 2. \$2,456.70 3. \$2,227.68		Three Options: 1. \$8,849.42 2. \$2,456.70 3. \$2,227.68	1. Lighted LED Channel Lettering 2. Gooseneck Lighting 3. Window Shades
DeBoer's Running Store	Dennis DeBoer	\$1,000.00	Personal Funds	Two Options: 1. \$2,966 2. \$1,201	1. Remove existing faces; install new faces in double face cabinet; remove existing T-12 lighting and retro-fit to white LED's. Repaint cabinet & retainers in field. 2. Remove existing cabinet and discard. Patch holes.
Latter Day Suits/The Formal Affair	Gary Wright	\$25,000.00		\$23,875.00	Modernize store front (including new framing, drywall, storefront, stucco) Improve exterior of the fronts facing Main Street; new face on front of each unit. New exterior lighting.
Marcys Imports 3	Marcy Jewett	\$50,000.00		\$50,000.00	
Murphy's Guitars	Steve Andrews	\$50,000.00	Savings & income	\$75,000.00	New storefront frames, doors, glazing Stucco repair & paint; rock & trim painted; columns covered with wood, square & painted; two new retractable awnings
Pat's Dancewear	Pat Troseth	\$25,000.00		approx. \$23,268	Remove exterior siding to expose original brick. Rebuild store front. Replace front doors, bulkhead & windows. New store sign across front.
The Book Garden	LeAnn Jorgensen	\$40,225.00		\$40,225.00	

ATTACHMENT #1

*current
photo*



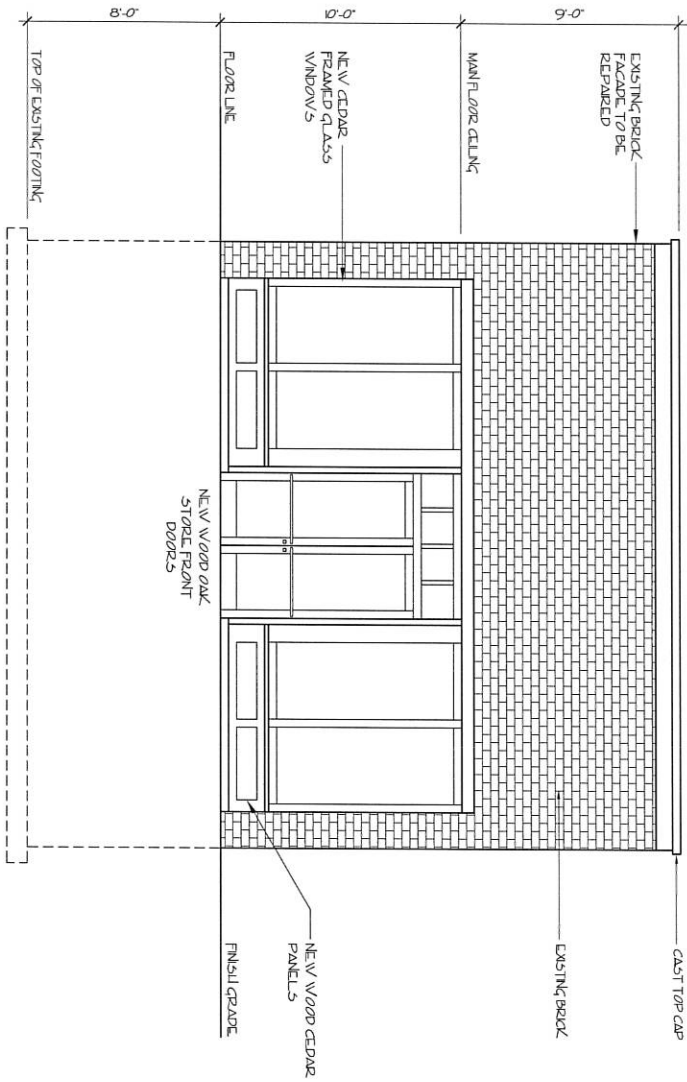
remove
siding to
expose &
repair brick



29-0-5

Replace front doors,
bullhead, & windows
with something
similar to this





FRONT ELEVATION
 SCALE: 24x36 - 1/4"=1'-0"
 1x7 - 1/8"=1'-0"

THE BOOK GARDEN

BEN & LEANN JORGENSEN
 2 NORTH MAIN STREET
 BOUNTIFUL CITY
 DATE: 24 JANUARY 2018

REVISIONS:

DATE	REV. #
05/21/2016	0
	1
	2
	3
	4

CHK'D BY:

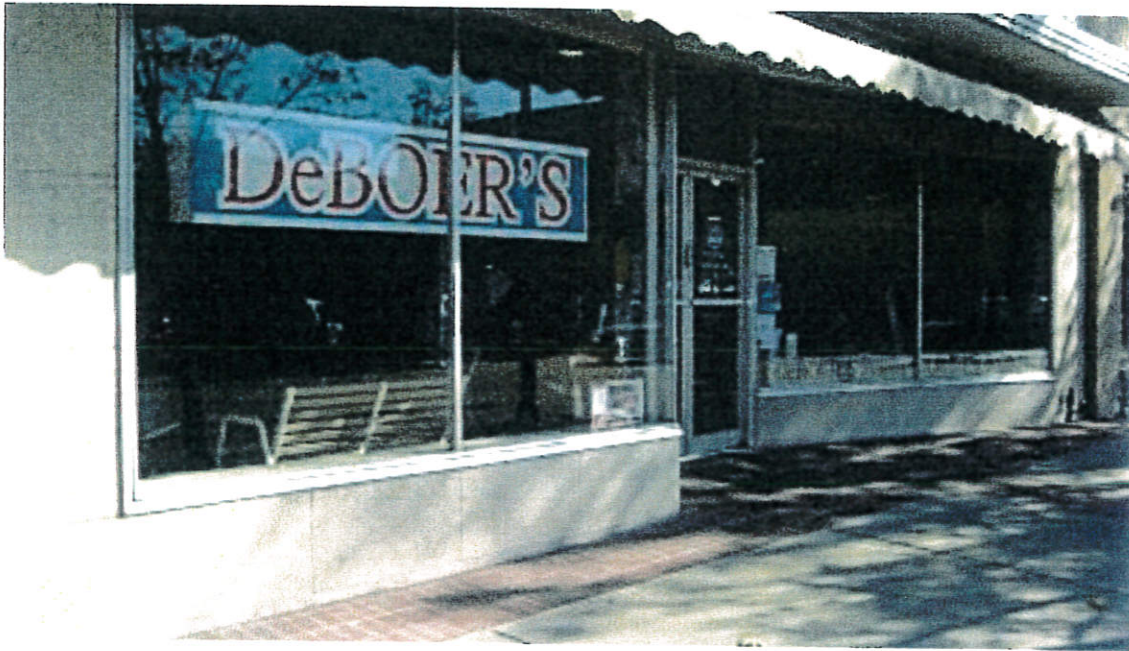
DRAWN BY:

TNK

SHEET NO.

4

ATTACHMENT #2



DeBoers Running Store



1605 South Gramercy Road
Salt Lake City, Utah 84104

PROPOSAL

January 28, 2019

DeBoer's Running Store
135 South Main Street
Bountiful, Utah 84010
Dennis

Option 1

Manufacture two (2) new lexan faces for 8' X 5" cabinet (exact size TBV). Faces to be white lexan with first surface standard 3-M vinyl graphics. Remove existing faces and discard. Install new faces in double face cabinet. Remove existing T-12 lighting and retro-fit to white LED's and new power supplies. Repaint cabinet and retainers in field.....**\$2,966**

Option 2

Remove existing cabinet and discard. Patch holes with silicone. Professional patch and paint not included.....**\$1,201**

Sales tax not included.

YESCO Drawing to follow once proposal is accepted.

Kim Thomas
Account Executive
Ph: 801-464-6430
Email: kthomas@yesco.com



REMOVE THIS OLD SIGN CABINET

Team Discount Card



135 South Main Street • Bountiful, Utah 84010

Dennis A. DeBoer
World Class Shoe Clerk

(801) 292-7774

ATTACHMENT #3

TOM CLARK

Bountiful Music

bountifulmusic@gmail.com

801.292.1804

January 31, 2019

Chad Wilkinson, Planning and RDA Director
Bountiful City

Re: Main Street Façade Improvement Grant

Dear Chad:

I am excited about the prospect of the Bountiful Main Street façade improvement grant. My application for Bountiful Music is probably a little unique because I have three ideas for improving the façade of my business. Since I'm running up against the application deadline, I thought I would outline each option in the hopes that the RDA would support at least one of the projects. In brief, here are the three options:

1. Lighted LED Channel Lettering

The first idea I had was to have channel lettering created with my store name. This would certainly be nice, especially at night, and draw attention to my business. But after getting the bid and imagining it on the building, I wondered if it was a little expensive and out of keeping with the vibe of main street businesses.

Channel Lettering manufacture and installation - \$7,849.42

Electrician – wiring to point of installation - \$1,000.00

Total = \$8,849.42

2. Gooseneck Lighting

My second idea is to have gooseneck lighting installed on the building that would project light down onto my awning and illuminate the store name. I really like the look of this, and think it would be more in keeping with the ambiance of main street. Madelaine L'Amour and other businesses on main street have these lights on their storefront. I think this is the idea that I like the best

3 gooseneck sconce lights to place over awning - \$1,481.70

Electrician – installation of lights - \$975.00

Total = \$2,456.70

3. Window Shades

Another idea that I've wanted to implement for a while are shades with music-themed graphics on them. These would be placed in the four second-story windows of my building.

Interior screened chain driven shades – 4 windows - \$2,227.68

I hope this makes sense. Supporting documentation is attached. Hopefully we can speak in detail sometime about these ideas. Thank you for this opportunity!

Tom Clark, Owner
Bountiful Music





SAVE UP TO 50% ON RUGS

SAVE UP TO 50% ON BEDDING

YOUR CART

CHECKOUT

ITEMS	ITEM PRICE	QUANTITY	TOTAL
 <p>CARSON GOOSENECK WALL SCONCE Item # A2949</p> <p>MOVE TO WISHLIST  CUSTOM - NON-RETURNABLE</p> <p>REMOVE ITEM PRO-INSTALL Fits wall to center socket</p> <p>SHADE: 14" Tomato Red Angled Dome</p> <p>WIRE BULB GUARD: None</p>	\$449.00	<input type="text" value="3"/> UPDATE	\$1,347.00

Have a promo code?

APPLY

Cart Subtotal \$1,347.00

+ Shipping & Handling \$134.70

Sales Tax* \$0.00

Estimated Total \$1,481.70

CHECKOUT

* Sales tax will be applied once you enter your shipping address.



JP Electrical, LC

Bountiful Music
365 North Main St
Bountiful, UT 84010

☎ (801) 292-1804

✉ bountifulmusic@gmail.com

ESTIMATE	#388
ESTIMATE DATE	Jan 31, 2019
SCHEDULED DATE	Thu Jan 31, 2019 1:00pm
TOTAL	\$975.00

CONTACT US

890 N 550 W, #6
North Salt Lake, UT 84054

☎ (801) 294-4340

✉ service@jpelectric.com

ESTIMATE

Services	amount
Custom Job est.	\$975.00
extension on existing outlets in hallway upstairs to feed surface mounted conduit in hallway-penetrated out for each of 3 customer	

provided light fixtures with installation of fixtures. Material and labor included. add surface mounted photo cell

Total **\$975.00**

APPROVE

DECLINE

Terms: Payment due upon receipt of invoice. Please see terms & Conditions.

Please take a moment and review and rate us on:

Dex - DexKnows.com

Google - JPElectric.com

KSL - KSL.com

Angies List - Angieslist.com

Thank you for your business. JP Electrical- Going the extra mile

JP Electrical, LC

jpelectric.com



