

**WOODS CROSS CITY REDEVELOPMENT AGENCY MEETING
AUGUST 21, 2018**

The minutes of the Woods Cross City Redevelopment Agency meeting held August 21, 2018 at 7:47 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Rick Earnshaw, Chairman

BOARD MEMBERS PRESENT:

Rick Earnshaw, Chairman
Julie Checketts
Tamra Dayley

Wally Larrabee
Matt Terry
Ryan Westergard

STAFF PRESENT:

Gary Uresk, RDA Director
Jessica Sims, City Recorder/Finance Director

VISITORS:

Lois Schrader
ReNae Cline
Jaems Johnson
Kelli Castleberry

Don Schrader
Scott Cline
Greg Seegmiller
John Castleberry

LeGrande Blackley
Bob Gray
Stephen Lamb

CONSIDERATION TO APPROVE MINUTES

The Board reviewed the minutes of the RDA meeting held August 7, 2018. Following the review, Mr. Larrabee made a motion to approve the minutes as written with Ms. Checketts seconding the motion and all voted for the motion through a roll call vote.

**CONSIDERATION TO ADOPT A RESOLUTION ADOPTING A POLICY
REGARDING AGENCY PARTICIPATION IN HOME SHORING PROJECTS WITHIN
THE FARM MEADOWS COMMUNITY REINVESTMENT AREA**

The RDA Chairman gave the floor to the RDA Director who noted the following for the RDA Board:

“In regards to our discussion at our last RDA meeting, Greg Seegmiller, Kyle Fielding and myself feel the best approach for the RDA to take is to make a monetary payment available to home owners wanting shore their homes. We recommend not getting the RDA involved in the actual bidding and contract with the contractors. With that in mind we have drafted a resolution that establishes a policy regarding the payment to the home owners.

“Given to the Board is a sheet that I have put together that briefly outlines the points of the resolution. I have met with each of the four homeowners involved and discussed the points on

the outline. They understand why we are taking this approach and are willing to work with the contractors to get bids.

“The overall principles that we would like to accomplish is to provide assistance to as many home owners as possible and ensure that the assistance the RDA provides is part of a permanent solution.

“This assistance that we would like to provide is up to \$70,000 per home with the ability to increase this amount to \$90,000 with proof of extenuating and unusual conditions. The reason for the lower initial amount is that we do not want the contractors to use a larger number to establish their bid. We have put an allowance that if any of the homeowners meet the requirement of income less than 80% of the Davis County median annual income then additional housing money would be available.

“For the homeowner to qualify for the assistance they will need to include the contract that the piers would go down to a depth of 70 feet, have a guarantee of 50 years life in the piers, the contract work must be ICC-ES compliant and the contractor needs to provide engineered stamped plans with the building permit application. We are requiring the homeowner to provide a match of 10% of the assistance given. The homeowner can apply for a loan from the RDA to cover their 10% match on proof of economic hardship which we are defining this as making less than \$110,000 per year.

“If you have questions regarding any part of the resolution we can discuss your questions. Also given to the Board is a sheet showing the financial considerations showing that we have around \$500,000 available to fund projects this year and anticipate about \$240,000 each year. I would like to assist at least three homes each year, which would require we keep our assistance payment around \$80,000 per home.”

The Mayor then opened the meeting to comments or questions from the home owner's who are involved in this decision.

Mr. Scott Cline living at 942 West 1500 South addressed the RDA Board and said most of the piercing companies were requiring 50% down for their services. The RDA Director said they are working with the companies to see what can be done regarding this.

Mr. Cline also asked if they could start getting bids for the work. The RDA Director said they could start getting bids and then let them know what those bids are and the city will work with getting contracts between the city and homeowner for the costs of the work.

Ms. KelliJo Castleberry said she said she has already gotten bids and she does not feel that the companies will give price breaks now that the bids have been given out. She also said she is concerned about using Atlas as a company to fix her home when the city did not want to use them because they did not follow the criteria that had been set up by the city.

Mr. Seegmiller said he had spoken to someone at Atlas and was told that the reason they had not responded was because usually the work Atlas does is around \$100,000 and the bonds were at

\$500,000 so he did not think he would be at the \$500,000 mark. He also said there would still be work to be done by the individual home owner's such as tree removal and other work that would not be done by the piling companies.

Ms. Checketts said she was concerned about how the residents will come up with the difference between how much it will cost for the repairs and how much the city can help with the payment. She said the homeowner's will not be able to get loans on their homes to help with those costs.

The RDA Director said they had talked about going as high as \$90,000 and if the Board did not think that was enough they could decide if they wanted to up that number. He said was still trying to work with doing as many homes as possible with the amount of money that is available.

Ms. Checketts said she felt like she would like to have solid numbers to give to the residents. She said they have talked about different dollar amounts on different occasions and she felt like it was in the best interest of the residents to have a solid number they could count on for the repairs.

Ms. Checketts asked if they had talked with the tax entities and it was noted they hadn't even begun meeting with them.

Mr. Seegmiller did say that unfortunately they are learning as they go because this is such an unusual situation. He also said that some of the prices from the piling companies were inflated because they had added in things such as hiring an arborist for the removal of trees and flat work and the clearing of the foundation so they can get in to do the work, and using other subcontractors to do things they do not have the expertise to do. He said he felt like some of the piling companies numbers will come down if some of the other work that needs to be done will be taken out of their bids.

There was concern about some of the bids they had received and they feel like they are inflated and expensive. It was noted that some of the companies are charging more because they can get more because the work has to be done.

The RDA Director encouraged the residents to go out and get the bids for their homes and then bring back the numbers to the city so they can look at them and review them and help the residents get the best companies at the best price to help them out. He said the main thing is that the RDA does not want to hold the contracts for these services and that it would be more beneficial for the residents to carry these contracts themselves. The Board says they will work with the residents in making sure they do the best they can for the residents in this situation.

The RDA Chairman said that always the main intent to help the residents of the city as best they can. He said he was not aware this type of a project has ever been done and they are continuing to work on doing the best they can for the residents as they figure out what the best course of action is to be in moving forward to get the damaged homes repaired. He said they would continue to look at the numbers and work with the residents in possibly giving more to the residents if the numbers come in higher than expected.

Following the above questions and discussion, Ms. Dayley made a motion to adopt resolution 2018-117, a resolution allowing agency participation in home shoring projects within the Farm Meadows Community reinvestment areas with corrections as noted. Mr. Westergard seconded the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO AWARD BID FOR INSTALLING PIERS AT HOMES IN THE FARM MEADOWS SUBDIVISION

Following the above discussion, Mr. Westergard made a motion to reject all of the bids for installing piers at homes in the Farm Meadows subdivision as previously discussed above with Mr. Larrabee seconding the motion and all voted for the motion through a roll call vote.

ADJOURNMENT

At 8:25 P.M. Mr. Westergard made a motion to adjourn the RDA meeting with Mr. Terry seconding the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, RDA Chairman

Jessica Sims, City Recorder