

NOTICE & AGENDA

REDEVELOPMENT AGENCY OF FARMINGTON

NOTICE IS HEREBY GIVEN that a meeting of the Governing Board of the Redevelopment Agency of Farmington City, Davis County, Utah, will be held at the second floor of Farmington City Hall located at 160 South Main, Farmington, Utah, on **Tuesday, September 6, 2011, at 7:05 p.m.** The agenda shall be as follows:

1. Roll Call
2. RDA Funding Request, 1400 North Main Street

DATED this 1st day of September, 2011.

REDEVELOPMENT AGENCY

By: Holly Gadd
Holly Gadd, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

Date: August 1, 2011

To: The Honorable Scott Harbertson and the Farmington City Council
Farmington City Redevelopment Agency

From: Susan Maughn
1534B Cherry Blossom Dr
Farmington, UT 84025

Re: RDA Funding Request, 1400 No Main St, Farmington, Utah

Dear Mayor and City Council;

I hereby request approval of the Farmington City Redevelopment Agency funding in the amount of \$120,000.00 to Villa Susanna PUD, LLC through the Farmington City Redevelopment Agency for the purpose of blight removal and redevelopment of the .88 acre parcel of property located at 1400 North Main street (see legal description attached as Exhibit A). Farmington City has approved a preliminary plat of the subject property, titled Villa Susanna, which is a Planned Unit Development of five single-family residences. The final plat is being prepared for submission for final approval. My intention is that the to-be-built residences be sold to individual buyers, that the residences will be priced to sell within a range of \$190,000 up to \$250,000 and that an affordable housing element will be available to one or more of the home buyers.

After consulting with Realtors, contractors, demolition companies, local developers, neighbors, Farmington City Planning staff and City Management, it has become clear that because of the nature of and the costs necessary to raze and remove the existing structure, to engineer the design, to pay the fees associated with such an undertaking, and to regrade and prepare the property for sale, that the costs of doing such a thing will far exceed the value of the land in its present condition.

The structure as it now exists does not meet current construction and code standards, presents possible hazards for children and vandals, does not comply with health or safety standards, is, and since being sold by the LDS Church in the mid 1970's, has remained an eyesore for nearly 30 years to those that live in the vicinity and have desired its razing.

Because of deterioration to the roof of the structure and to its structural integrity it became necessary for me to move from the building to be safe. I have no means with which to secure the building or to undertake it's razing. Were I to sell the building as is, it is almost certain that I would sell it at a loss, and doing so would leave me destitute and in debt. If I retain the structure, I have no income from which to pay to secure or maintain any of the property. My sons have done all they can to remove anything that could prove dangerous to children that might venture onto the

property, but there are still substantial physical hazards that remain. Even the large tree branches, if not maintained, could prove hazardous.

Possible historical value of the structure has been discussed at length. Other than a few small concrete details on the exterior, there is no reason to consider preserving the building. With the single exception of a flight of wood balusters; all doors, trim, chapel pews, organ related items, pulpit work, and carpentry, have been either sold by a previous owner or burned for firewood by a group immigrants that inhabited the structure for a period of time before my acquisition.

I am doing the best I can to remove the eyesore and blight, but without significant help from a program such as the Redevelopment Agency, the property will probably remain as is, as I have no means to maintain or improve it on my own; or it will be sold to rid me of the liability and concerns, which may leave the city with a new owner and continued issues. I don't believe a market sale in the as-is condition would be the preferable option.

Family, neighbors and friends have given much to assist and they continue giving much as they help me find a way to leave something that I, and they, can be proud of and that will not remain a blight on this beautiful community. Although I am now widowed, for many years I watched my husband, Glenn, try to obtain the means to turn that old church into an attractive place for his family and the community. As we all know, it did not go as planned, but with the help of the community and hopefully some RDA funding, I can leave the property in a much better condition that I found it.

The RDA funds will be used to clear and secure the property, engineering of the final plat, and approval fees to prepare it for development of the utilities and other site needs.

Frank McCullough, in addition to others, has been helping me through the process of obtaining final site plan approval. He will continue to do so until the property can be sold to a qualified builder/developer. Approval will include the following conditions and will hopefully encourage the City to permit funding upon recordation of the final plat.

These conditions will include:

1. Final Site Plan Approval
2. Final Engineering
3. Landscape Plans
4. Building envelopes for five single family structures
5. CC&R's and/or Deed Restriction and/or Final Plat Requirements that permit Farmington City to enforce all statutes under the law or Farmington City Ordinance and also the following:
 - a. All current building standards

- b. Specific design and finish requirements to be agreed upon between the owner and the City and the City RDA and enforceable upon any future builders, owners and developers of any portion of the property, be such ownership in metes and bounds, condominium, Planned Unit Development, deed restriction, Homeowners Association, rental agreements, lease agreement or otherwise.
6. Before issuance of any RDA monies I will demonstrate to the City the following:
 - a. Financial capability by a yet-to-be-selected developer/contractor to complete the final plat improvements
 - b. The RDA funds will be sufficient to meet the requirements of their stated purposes as will be established in the RDA agreement.
 - c. Sufficient ability by the yet-to-be-named developer/contractor to construct the five dwelling units contemplated under the City PUD development agreement for the final plat.

Please consider this request at the next meeting of your City Council or Redevelopment Agency. Funds are needed October 1, 2011. Let me know what else is needed to complete this request. Please include Frank McCullough in all of your communications regarding this matter.

Sincerely,


Susan Maughan, owner

Cc. Frank McCullough
1553 Ridgeview Cir
Farmington, UT 84025
801-244-0707