



City of Washington Terrace
Redevelopment Agency Meeting
Tuesday, August 4, 2020
following the Regular City Council Meeting
City Hall Council Chambers
5249 South 400 East, Washington Terrace City

1. **ROLL CALL**
2. **INTRODUCTION OF GUESTS**
3. **CONSENT ITEMS**
Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.
 - 3.1 **APPROVAL OF AGENDA**
 - 3.2 **APPROVAL OF MEETING MINUTES FROM JULY 21, 2020**
4. **NEW BUSINESS**
 - 4.1 **DISCUSSION/DIRECTION: DISCUSSION TO CONSIDER PARTNERING WITH THE TERRACE PLAYHOUSE ON THE PLAYHOUSE EXTERIOR RENOVATION**
5. **COMMENTS CONSIDERED**
6. **ADJOURNMENT OF MEETING: CHAIR ALLEN**

CERTIFICATE OF POSTING

I, Amy Rodriguez, The undersigned duly appointed City Recorder of the City of Washington Terrace do hereby certify that the above agenda was posted in three public places within the City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting.

For Packet Information, please visit our website at www.washingtonterracecity.org

1 City of Washington Terrace

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3 Minutes of a Redevelopment Meeting
4 Held on July 21, 2020
5 following the Regular City Council Meeting
6 City Hall, 5249 South 400 East, Washington Terrace City,
7 County of Weber, State of Utah
8

9 **CHAIR, BOARD, AND STAFF MEMBERS PRESENT**

- 10 Chair Allen
11 Board Member Seal
12 Board Member Brown
13 Board Member Weir
14 Vice- Chair Barker
15 Board Member West
16 Public Works Director Jake Meibos
17 City Manager Tom Hanson
18 City Recorder Amy Rodriguez
19

20 **Others Present**

21 **Due to COVID 19 Restrictions, the meeting was held via zoom and live streamed on**
22 **facebook**
23
24

25 **1. ROLL CALL**

26
27 **2. INTRODUCTION OF GUESTS**

28
29 **3. CONSENT ITEMS**

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31 **3.1 APPROVAL OF AGENDA**

32 **3.2 APPROVAL OF MEETING MINUTES FROM JUNE 16, 2020**

33 Items 3.1 and 3.2 were approved by general consent.
34

35 **4. NEW BUSINESS**

36
37 **4.1 DISCUSSION: CENTRAL BUSINESS DISTRICT OPPORTUNITIES**

38 Hanson stated that it was discussed several years ago to complete new sidewalks in the central
39 business district. Hanson stated that he has been speaking with the owners to help re-vamp the
40 outside of the Terrace Playhouse. Hanson would like to move forward to team up with them to
41 help remodel the front of the theatre. Hanson noted that curb appeal is what is needed for the
42 area.

43 Hanson also highlighted Bravo Arts Academy sidewalk and site plan renovations, among other
44 businesses in the area.

45 Hanson stated that Bravo Arts recognizes that they need to clean up the area to draw people in.

46 Hanson stated that there is still a few more years left on the Central RDA fund.

47 Hanson stated that most of the parking lot is owned by Terrace Playhouse. He stated that he does
48 not believe that there is enough room to add another building to the parking lot. Hanson stated
49 that he realizes that bringing the look and feel of the area up, may only be a marginal increase,
50 but would be a good use of the funds. Board Member Brown stated that the issue is how to get
51 the best bang for our money and how open the owners of the business are to working with us to
52 do something. Hanson stated that it will not be a huge investment, but may go towards sprucing
53 up the area and improve the look of the area. Mayor Allen stated that we should move on this
54 quickly. He stated that the Terrace Playhouse is well known throughout the state. He stated that
55 it will be around for a long time and we should do what we can to make it look a little better. He
56 stated that the inside is very professional.
57 Council Member Brown stated that he would rather see the investment of the façade of the
58 building and lighting. He stated that he is not as interested in spending the money on the parking
59 lot and curbing. He stated that he is interested in the RAMP grant aspect if it is possible.
60 Mayor Allen stated that he agrees and it would be great if we could spend the money on the
61 outside of the buildings.

62
63 Hanson stated that in cases like these, we may see a minimal property tax increase, but we would
64 require a participation from the business. This item was to think about it and start planning.
65 Hanson stated that it would help the whole area if it is cleaned up.

66
67 **5. COMMENTS CONSIDERED**

68 No comments were considered.

69
70 **6. ADJOURNMENT OF MEETING: CHAIR ALLEN**

71
72 **Motion by Board Member West**
73 **Seconded by Board Member Seal**
74 **To adjourn the meeting**
75 **Approved unanimously**
76 **Time: 7:49 p.m.**

77
78
79 _____
80 **Date Approved**

80 _____
81 **City Recorder**

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E.K. BAILEY CONSTRUCTION
 OGDEN, UTAH

Bid Proposal Summary
Terrace Plaza Playhouse Façade Remodel
 7/17/2020

		Total
01 General Conditions		\$22,367
02 Existing Conditions		\$6,500
03 Concrete		\$7,475
04 Masonry		\$0
05 Metals		\$0
06 Woods & Plastics		\$24,050
07 Thermal & Moisture Protection		\$56,269
08 Doors & Windows		\$11,675
09 Finishes		\$0
10 Specialties		\$0
11 Equipment		\$0
12 Furnishings		\$0
13 Special Construction		\$0
14 Conveying Systems		\$0
21 Fire Protection		\$0
22 Plumbing		\$0
23 Mechanical		\$0
26 Electrical		\$18,700
31-33 Site Work		\$8,281
Owner Allowances		\$10,650
	Arch. Design Fees	
	Subtotal:	\$165,966
	GL Insurance:	0.90%
	Fee:	6.00%
	Total:	\$177,418

Clarifications:

Electrical Includes a new service and a lighting allowance of \$750 per fixture
It is assumed that no fire sprinklers will be needed in the remodel

Exclusions:

Permits and Impact Fees
Builder's Risk Insurance
Hazardous Material Survey & Abatement (Unless otherwise noted in the Construction Documents)
Payment and Performance Bond (Unless otherwise noted in the Construction Documents)
Delegated Design except for Fire Sprinkler Systems
Winter Conditions (Unless otherwise noted in the Construction Documents)
A/V Equipment and Tele/data Cabling
Security Systems
FF&E and Appliances
Non-code related Signage
Temporary Power
Special Inspections

If you have any questions regarding our proposal, please reach out to Ryan Tanzie at 801.698.7991

We look forward to becoming an active team member on this project.

Sincerely,

Brent Bailey - Owner
E.K. Bailey Construction

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CONSULTANTS

BEVERLY'S TERRACE PLAZA PLAYHOUSE

99 EAST 4700 SOUTH
WASHINGTON TERRACE,
UT 84405

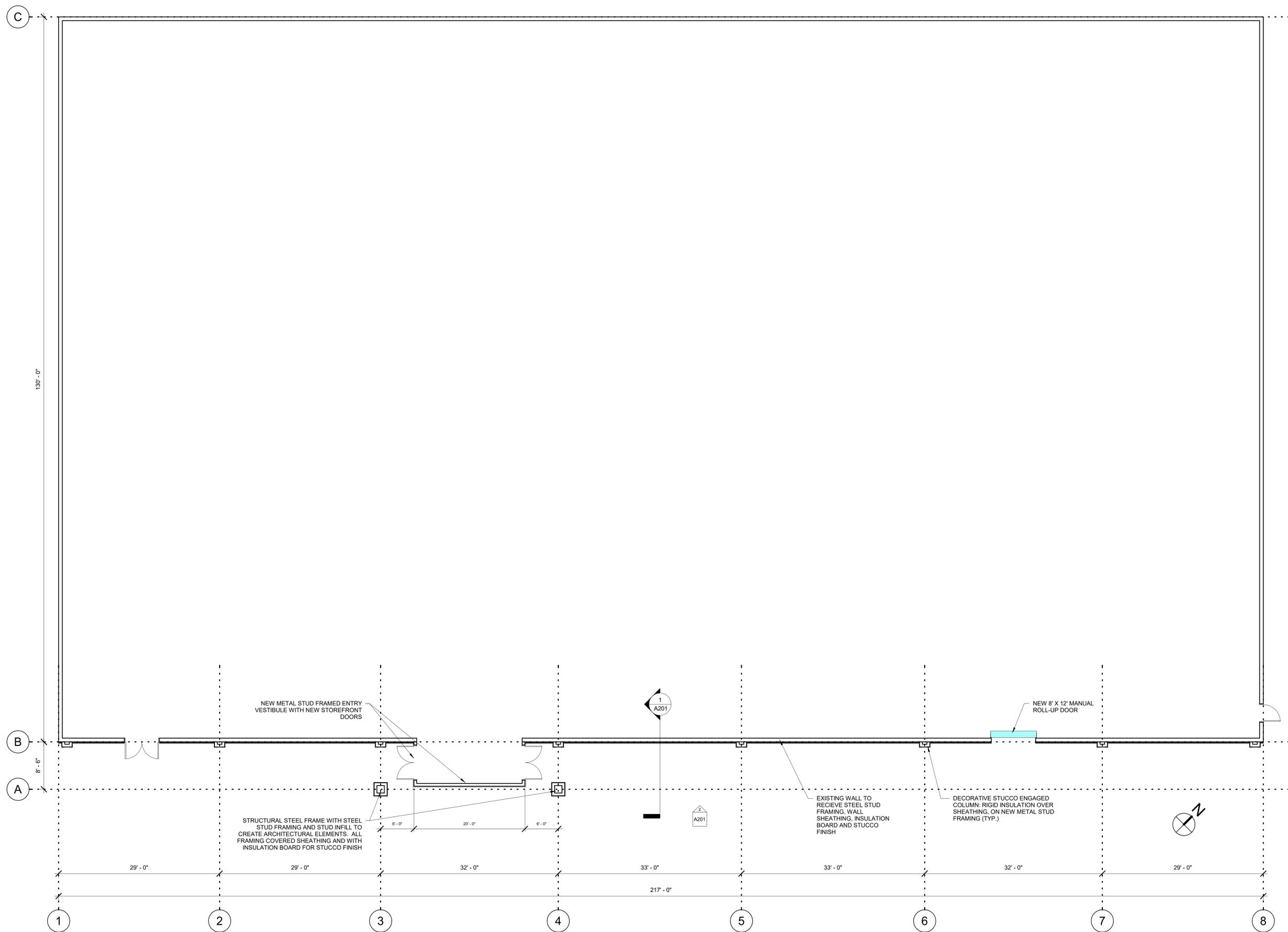
SCHEMATIC DESIGN

#	DATE	DESCRIPTION

ISSUE: 07/17/2020
PROJECT NO: Project Number
DRAWN BY: Author
CHECKED BY: Checker

MAIN FLOOR PLAN

A101



1 MAIN FLOOR
A101 scale: 1/8" = 1'-0"

7/17/2020 11:57:33 AM W:\Current Drawing Files\Beverly's Terrace Plaza Playhouse\Beverly's Terrace Plaza Playhouse.rvt

