

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
OCTOBER 26, 2023 5:00 P.M.  
ADMINISTRATIVE CONFERENCE ROOM**

**PRESENT:**

**Mayor Michele Randall – via Zoom  
Councilmember Jimmie Hughes  
Councilmember Dannielle Larkin  
Councilmember Gregg McArthur  
Councilmember Natalie Larsen – via Zoom  
Councilmember Michelle Tanner**

**STAFF MEMBERS PRESENT:**

**City Manager John Willis  
City Attorney Tani Downing  
City Recorder Christina Fernandez  
Budget and Financial Planning Manager Robert Myers  
Economic Development Director Chad Thomas  
Operations Director Marc Mortensen  
Administrative Services Director Trevor Coombs**

**OTHERS PRESENT:**

**Jason Burningham with Lewis Robertson and Burningham  
Isaac Barlow with Tech Ridge  
Several residents**

**CONVENE IN THE REGULAR MEETING OF THE CITY COUNCIL:**

Link to motion: [00:00:00](#)

**MOTION:**

A motion was made by Councilmember McArthur to convene in the Regular Meeting of the City Council.

**SECOND:**

The motion was seconded by Councilmember Tanner.

**VOTE:**

Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember McArthur – aye  
Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

**ADOPT THE TECH RIDGE AMENDED PROJECT AREA PLAN/ORDINANCE:**

**Consider approval of Ordinance No. 2023-031 to adopt the Amended Project Area Plan for the Tech Ridge Community Development Project Area as the “Official Plan” and related matters.**

BACKGROUND and RECOMMENDATION: On November 20, 2008, the Redevelopment Agency of the City of St. George (the “Agency”), adopted a Project Area Plan and a

Project Area Budget (the "Plan" and "Budget") for the St. George Airport Community Development Project Area. In December 2021 the City of St. George adopted the Tech Ridge Development Agreement which provides for a master-planned, mixed-use development within the project area that includes 1 million square feet of Class-A office space and mixed retail and residential. This development is anticipated to create 6,000 direct jobs and significantly grow the Technology Sector in Washington County. Due to the change in vision for the project, significant public infrastructure requirement and inflationary impact on cost, pursuant to statute 17C of the Utah Code, the Agency desires to amend the St. George Airport Community Project Area Plan and Project Area Budget documents. Proposed key amendments include: 1) Rename the project area to the Tech Ridge Community Development Area, 2) Extend the maximum duration of the CDA through December 31, 2055 (32 years), 3) Split the development into three tranches (phases) that will be triggered at different points and have a collection period of 26 years per tranche, and 4) increase the tax increment cap to \$50 million in net present value. Tonight's item is a request to approve an ordinance adopting the Amended Project Area Plan for the Tech Ridge Community Development Project Area as the "Official Plan" and related matters. Staff recommends approval of the ordinance.

[Agenda Packet \[Page 11\]](#)

Link to discussion between City Attorney Tani Downing, Deputy City Attorney Jami Brackin, Jason Burningham with Lewis Roberson and Burningham, and City Manager John Willis: [00:00:20](#)

Link to motion: [00:02:24](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve the ordinance to adopt the Amended Project Area Plan for the Tech Ridge Community Development Project Area as the "Official Plan" and related matters.

**SECOND:**

The motion was seconded by Councilmember Tanner.

**VOTE:**

Mayor Pro Tem Hughes called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember McArthur – aye  
Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

**APPOINTMENTS:**

**Appointments to Boards and Commissions of the City.**

No appointments were made.

**REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

Link to reports from Councilmember Larkin: [00:03:42](#)

**ADJOURN TO A CLOSED MEETING:**

**Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**

A closed meeting was not held.

Link to motion: [00:04:39](#)

**MOTION:**

A motion was made by Councilmember McArthur to adjourn from the regular meeting and reconvene into the work meeting.

**SECOND:**

The motion was seconded by Councilmember Tanner.

**VOTE:**

Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember McArthur – aye  
Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

/s/Christina Fernandez

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Christina Fernandez, City Recorder