

**NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES
REGULAR MEETING
OCTOBER 26, 2023, 5:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

Chairwoman Michele Randall – via Zoom
Chair Pro Tem Jimmie Hughes
Agency Member Gregg McArthur
Agency Member Dannielle Larkin
Agency Member Natalie Larsen – via Zoom
Agency Member Michelle Tanner

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Tani Pack Downing
Deputy City Attorney Jami Brackin
Assistant City Attorney Ryan Dooley
Secretary Christina Fernandez
Budget and Financial Planning Director Robert Myers
Operations Director Marc Mortensen
Economic Development Director Chad Thomas
Administrative Services Director Trevor Coombs

OTHERS PRESENT:

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

CONVENE AS THE NEIGHBORHOOD REDEVELOPMENT AGENCY:

Chair Pro Tem Hughes opened the meeting.

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

MOTION:

A motion was made by Agency Member McArthur to convene as the Neighborhood Redevelopment Agency.

SECOND:

The motion was seconded by Agency Member Tanner.

VOTE:

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

Agency Member Hughes – aye
Agency Member McArthur – aye
Agency Member Larkin – aye
Agency Member Larsen – aye
Agency Member Tanner – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING:

Public Hearing Related to the Tech Ridge Community Development Project Area and the Amended Project Area Plan and Amended Project Area Budget.

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 to hold a public hearing to receive input from the public on the proposed amendments to the Tech Ridge Community Development Project Area, Amended Project Area Plan and Amended Project Area Budget.

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AND

AMEND TECH RIDGE CDA PROJECT AREA PLAN/RESOLUTION:

Consider approval of Resolution No. RDA-2023-001R authorizing and approving the Amended Project Area Plan as the "Official Plan" for the Tech Ridge Community Development Project Area; 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 requirements 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. Staff have met with the other taxing entities and anticipate the associated interlocal agreements will be considered for approval over the next two weeks. Tonight's item is to consider a resolution

authorizing and approving the Amended Project Area Plan as the "Official Plan" for the Tech Ridge Community Development Project Area; and related matters. Staff recommends approval of the resolution.

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AND

AMEND TECH RIDGE CDA PROJECT AREA BUDGET/RESOLUTION:

Consider approval of Resolution No. RDA-2023-002R authorizing and approving the Amended Project Area budget for the Tech Ridge Community Development Project Area; 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 requirements 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 to consider a resolution authorizing and approving the Amended Project Area Budget for the Tech Ridge Community Development Project Area; and related matters. Staff recommends approval of the resolution.

Link to introduction from City Manager John Willis and presentation from Jason Burningham with Lewis Robertson and Burningham, including discussion between Agency Members, Chair Pro Tem Hughes, Budget and Financial Planning Director Robert Myers, and Mr. Burningham: 00:00:21

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Link to public hearing, no comments were given at the meeting, nor were any received in writing: [00:30:40](#)

Link to motion: [00:31:30](#)

MOTION:

A motion was made by Agency Member Larkin to approve Resolution No. RDA-2023-001R authorizing and approving the Amended Project Area Plan as

the "Official Plan" for the Tech Ridge Community Development Project Area; and related matters.

SECOND:

The motion was seconded by Agency Member McArthur.

VOTE:

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

Chairwoman Randall – aye
Agency Member Hughes – aye
Agency Member McArthur – aye
Agency Member Larkin – aye
Agency Member Larsen – aye
Agency Member Tanner – aye

The vote was unanimous and the motion carried.

Link to motion: [00:32:27](#)

MOTION:

A motion was made by Agency Member Larkin to approve Resolution No. RDA-2023-002R authorizing and approving the Amended Project Area budget for the Tech Ridge Community Development Project Area; and related matters.

SECOND:

The motion was seconded by Agency Member Tanner.

VOTE:

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

Chairman Randall – aye
Agency Member Hughes – aye
Agency Member McArthur – aye
Agency Member Larkin – aye
Agency Member Larsen – aye
Agency Member Tanner – aye

The vote was unanimous and the motion carried.

ADJOURN:

Link to motion: [00:33:45](#)

MOTION:

A motion was made by Agency Member McArthur to adjourn from the RDA meeting.

SECOND:

The motion was seconded by Agency Member Tanner.

VOTE:

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

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Agency Member Hughes – aye
Agency Member McArthur – aye
Agency Member Larkin – aye
Agency Member Larsen – aye
Agency Member Tanner – aye

The vote was unanimous and the motion carried.

/s/Christina Fernandez

Christina Fernandez, Secretary