

**NOTICE OF REGULAR MEETING OF THE
NEIGHBORHOOD REDEVELOPMENT AGENCY
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

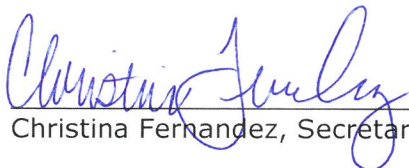
Public notice is hereby given that the Neighborhood Redevelopment Agency of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, June 20, 2024, commencing at approximately 6:00 p.m.

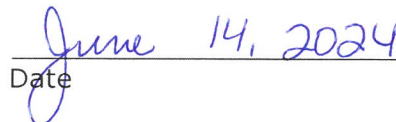
The agenda for the meeting is as follows:

1. **Public hearing to receive input and consideration of a resolution to adopt the Fiscal Year 2024-2025 budget for the St. George Neighborhood Redevelopment Agency (RDA).**

BACKGROUND and RECOMMENDATION: State Law requires the City and RDA to take public input regarding the proposed budget in at least one public hearing. Tonight's item is to hold a public hearing and consider approval of a resolution to officially adopt the St. George Neighborhood Redevelopment Agency's (RDA) Fiscal Year 2024-2025 Budget. Staff recommends taking public comment and approval of the resolution.

2. **Consider approval of the minutes from the meeting held on November 9, 2023.**


Christina Fernandez, Secretary


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4671, at least 24 hours in advance if you have special needs.



Agenda Date: 06/20/2024

Agenda Item Number: RD

Subject:

RDA Public hearing to receive input and consideration of a resolution to adopt the Fiscal Year 2024-2025 budget for the St. George Neighborhood Redevelopment Agency (RDA).

Item at-a-glance:

Staff Contact: Robert Myers

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

175 East 200 North

Item History (background/project status/public process):

State Law requires the City and RDA to take public input regarding the proposed budget in at least one public hearing. Tonight's item is to hold a public hearing and consider approval of a resolution to officially adopt the St. George Neighborhood Redevelopment Agency's (RDA) Fiscal Year 2024-2025 Budget. Staff recommends taking public comment and approval of the resolution.

Staff Narrative (need/purpose):

State Law requires the City and RDA to take public input regarding the proposed budget in at least one public hearing. Tonight's item is to hold a public hearing and consider approval of a resolution to officially adopt the St. George Neighborhood Redevelopment Agency's (RDA) Fiscal Year 2024-2025 Budget. Staff recommends taking public comment and approval of the resolution.

Name of Legal Dept approver: Ryan Dooley

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends taking public comment and approval of the resolution.

RESOLUTION NO. _____

**ADOPTING THE 2024-2025 FISCAL BUDGET FOR
THE ST. GEORGE NEIGHBORHOOD REDEVELOPMENT
AGENCY.**

WHEREAS, pursuant to the Section 17C-1-601.5, Utah Code Annotated, the St. George Neighborhood Redevelopment Agency ("Agency") is required to adopt an annual budget with regard to the funds of the Agency; and

WHEREAS, the City has complied with the provisions of the Act in adopting a budget, and setting and conducting public hearings on such budget.

NOW, THEREFORE, at a regular meeting of the Neighborhood Redevelopment Agency of the City of St. George, Utah, duly called, noticed and held on the 20th day of June, 2024, upon motion duly made and seconded, it is unanimously

RESOLVED that the 2024-2025 fiscal budget for the Neighborhood Redevelopment Agency of St. George, attached hereto as Exhibit "A" including all schedules hereto, is hereby adopted, subject to later amendment.

VOTED UPON AND PASSED BY THE ST. GEORGE NEIGHBORHOOD
REDEVELOPMENT AGENCY AT A REGULAR MEETING OF SAID AGENCY
HELD ON THE 20TH DAY OF JUNE, 2024.

ST. GEORGE CITY:

ATTEST:

Michele Randall, Chairwoman

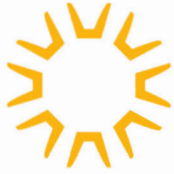
Christina Fernandez, Secretary

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF MEMBERS:

Ryan Dooley, City Attorney

Agency Member Hughes _____
Agency Member Larkin _____
Agency Member Larsen _____
Agency Member Tanner _____
Agency Member Kemp _____



St. George

THE BRIGHTER SIDE



FY 2024/2025 RECOMMENDED BUDGET ST. GEORGE NEIGHBORHOOD REDEVELOPEMENT AGENCY

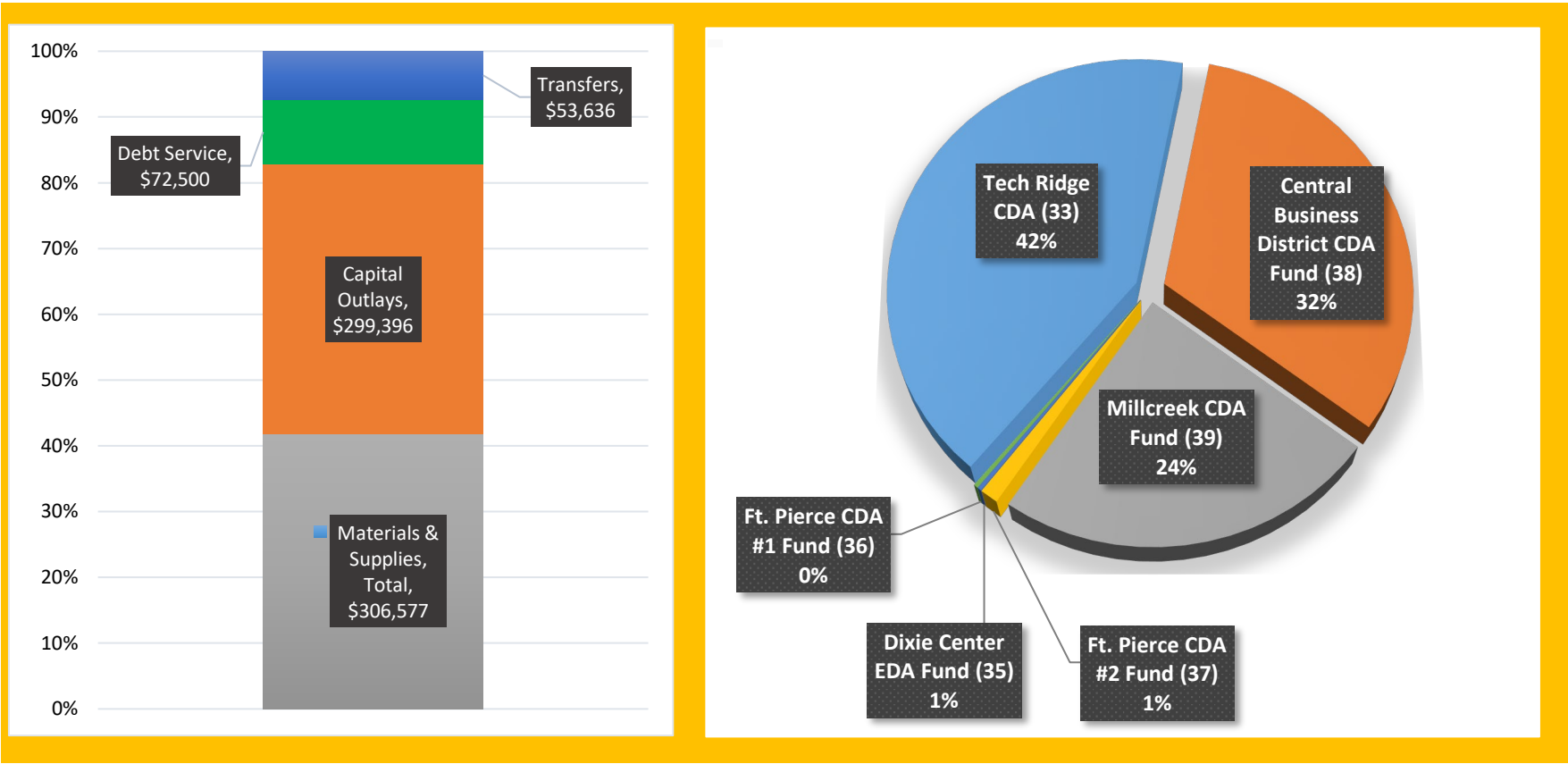


FY 2024-25 Budget
Economic Development Agency Funds

Service Area Overview

Economic Development Agency Funds are funds that operate under the St. George Neighborhood Redevelopment Agency (RDA) and account for revenues and expenditures associated with promoting new capital investment and job creation activities within specific development districts created within the City. The primary funding source for these funds comes from a dedicated portion of tax increment from participating tax entities.

Departments	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Amended Budget	FY 2025 Budget	\$ Diff from Adopted	% Diff from Adopted	# of Full- Time Personnel
Dixie Center EDA Fund (35)	230,551	280,210	280,210	2,000	-278,210	-99.3%	-
Ft. Pierce CDA #1 Fund (36)	115,341	1,016,000	1,016,000	2,000	-1,014,000	-99.8%	-
Ft. Pierce CDA #2 Fund (37)	4,041	8,500	8,500	8,500	0	0.0%	-
Central Business District CDA Fund (38)	125,977	236,500	236,500	235,745	-755	-0.3%	-
Millcreek CDA Fund (39)	18,641	173,300	173,300	176,791	3,491	2.0%	-
Tech Ridge CDA (33)	0	0	0	307,073	307,073	0.0%	-
Grand Total	494,551	1,714,510	1,714,510	732,109	-982,401	-57.3%	-





FY 2024-25 Budget
EDA Funds - Dixie Center EDA

Department Overview

In October 1997, the City Council authorized participation in the I-15 (Dixie Center) Economic Development project which allows the St. George Redevelopment Agency to collect tax increment from the Dixie Center project area. Tax Increment revenues are authorized to be used in funding land acquisition, roadways, and other utility infrastructure improvements which foster economic development. The district was invoked January 1, 2006 and had a twelve-year term. In Fiscal Year 2015-2016, the district was extended an additional 6 years and will mature December 2022. In October 2021 this district was extended an additional two years to December 2024.

Department Position Overview

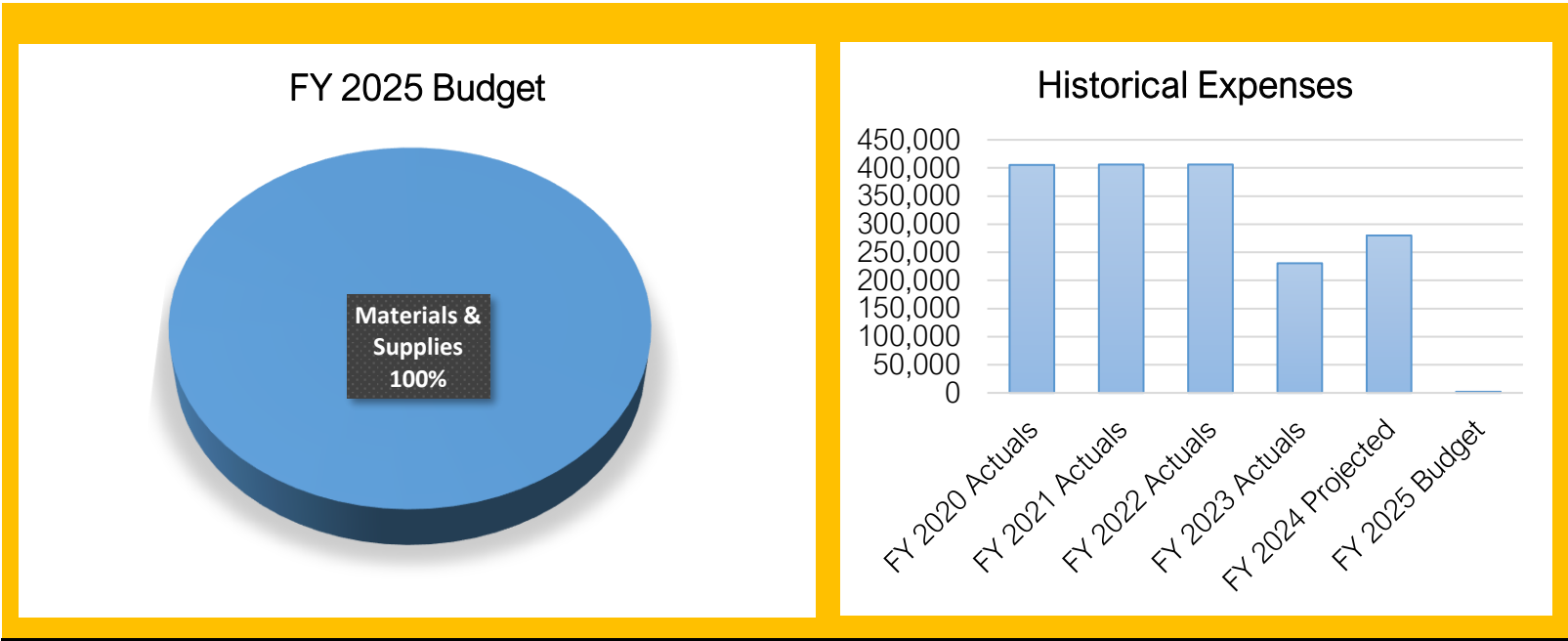
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There are no full-time positions funded in this budget.

2021	0
2022	0
2023	0
2024	0
2025	0

Summary of Expenses by Category

Expense Summary	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Projected	FY 2025 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	212,544	212,551	264,210	263,930	2,000	-262,210
Capital Outlays	0	0	0	0	0	0
Debt Service	175,525	0	0	0	0	0
Transfers	18,000	18,000	16,000	16,000	0	-16,000
Grand Total	406,069	230,551	280,210	279,930	2,000	-278,210



Summary of Capital Outlay

There are no capital projects proposed for this fund this fiscal year.



FY 2024-25 Budget
Dixie Center EDA Fund (35) - Line Item Budget

Account Number	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Amended Budget	FY 2024 12-Month Estimate	FY 2025 Dept Request	FY 2025 Budget
Revenue						
Intergovernmental						
35-8101 - Contributions From Other Governments	502,900	0	0	0	0	0
Intergovernmental Total	502,900	0	0	0	0	0
Miscellaneous Revenue						
35-6100 - Interest Earnings	62,429	58,000	58,000	95,763	58,000	58,000
Miscellaneous Revenue Total	62,429	58,000	58,000	95,763	58,000	58,000
Appropriated Fund Balance						
35-8800 - Appropriated Fund Balance	0	-226,436	-226,436	-333,850	0	-56,000
Appropriated Fund Balance Total	0	-226,436	-226,436	-333,850	0	-56,000
Restricted Taxes						
35-1100 - Current Property Taxes	62,728	448,646	448,646	518,017	0	0
Restricted Taxes Total	62,728	448,646	448,646	518,017	0	0
Revenue Total	628,057	280,210	280,210	279,930	58,000	2,000
Expense						
Materials & Supplies						
35-3100 - Professional & Tech. Services	341	52,000	52,000	51,720	2,000	2,000
35-6203 - Distributions To Taxing Agencies	212,210	212,210	212,210	212,210	0	0
Materials & Supplies Total	212,551	264,210	264,210	263,930	2,000	2,000
Transfers						
35-9100 - Transfers To Other Funds	18,000	16,000	16,000	16,000	0	0
Transfers Total	18,000	16,000	16,000	16,000	0	0
Expense Total	230,551	280,210	280,210	279,930	2,000	2,000



FY 2024-25 Budget
EDA Funds - Ft. Pierce CDA #1

Department Overview

This fund was created to promote economic development activity in the Ft. Pierce Business Park. Taxes paid on new developments are used to complete infrastructure improvements and provide economic incentives to attract businesses to the St. George area if they meet requirements established by the City and Washington County Economic Development Agency. This district was invoked January 2008 with a 15-year term expiring December 2022.

Department Position Overview

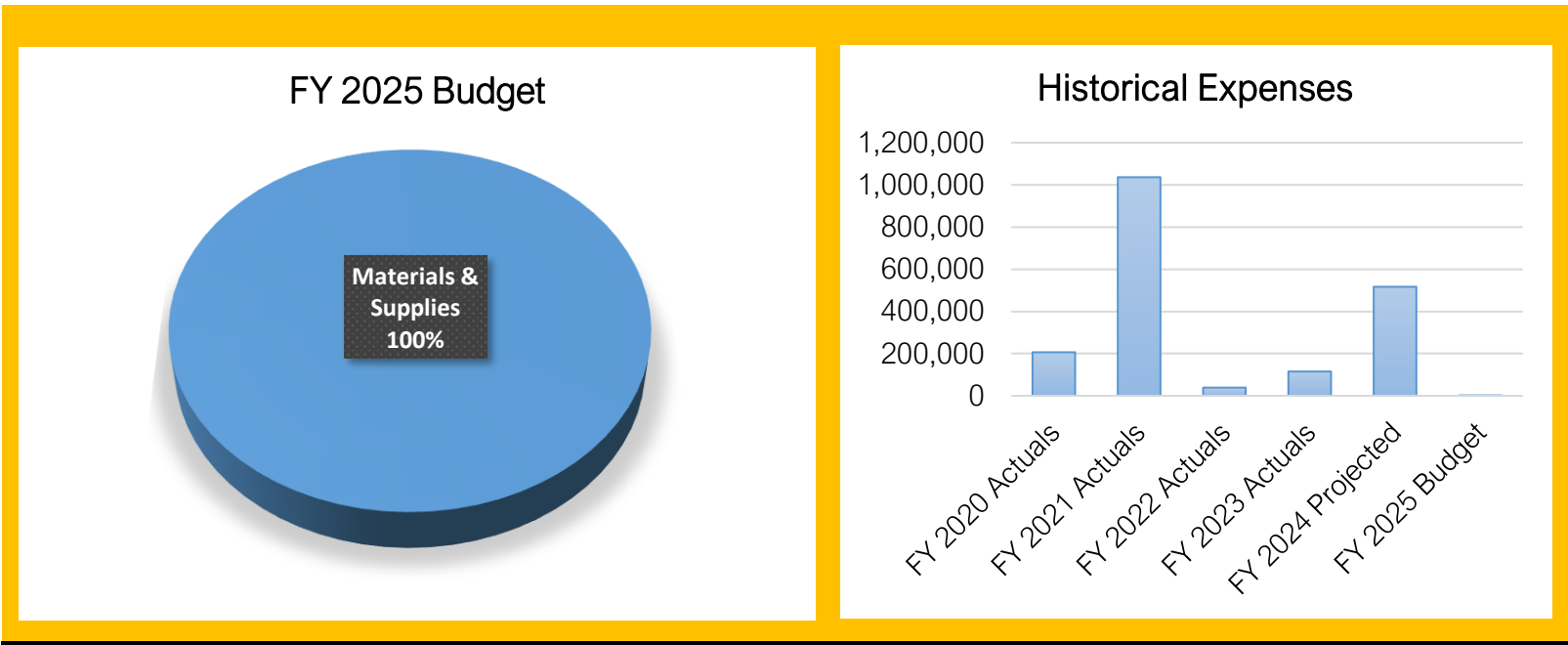
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There are no full-time positions funded in this budget.

2021	0
2022	0
2023	0
2024	0
2025	0

Summary of Expenses by Category

Expense Summary	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Projected	FY 2025 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	359	85,341	516,000	16,972	2,000	-514,000
Capital Outlays	0	0	500,000	500,000	0	-500,000
Transfers	38,500	30,000	0	0	0	0
Grand Total	38,859	115,341	1,016,000	516,972	2,000	-1,014,000



Summary of Capital Outlay

There are no capital projects proposed for this fund this fiscal year.



FY 2024-25 Budget
Ft. Pierce CDA #1 Fund (36) - Line Item Budget

Account Number	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Amended Budget	FY 2024 12-Month Estimate	FY 2025 Dept Request	FY 2025 Budget
Revenue						
Intergovernmental						
36-8101 - Contributions From Other Governments	503,264	0	0	0	0	0
Intergovernmental Total	503,264	0	0	0	0	0
Miscellaneous Revenue						
36-6100 - Interest Earnings	124,948	122,000	122,000	201,000	122,000	122,000
Miscellaneous Revenue Total	124,948	122,000	122,000	201,000	122,000	122,000
Appropriated Fund Balance						
36-8800 - Appropriated Fund Balance	0	894,000	894,000	315,972	0	-120,000
Appropriated Fund Balance Total	0	894,000	894,000	315,972	0	-120,000
Restricted Taxes						
36-1101 - Current Property Taxes	62,774	0	0	0	0	0
Restricted Taxes Total	62,774	0	0	0	0	0
Revenue Total	690,986	1,016,000	1,016,000	516,972	122,000	2,000
Expense						
Materials & Supplies						
36-3100 - Professional & Tech. Services	341	1,000	1,000	1,972	2,000	2,000
36-6201 - Economic Incentives	85,000	515,000	515,000	15,000	0	0
Materials & Supplies Total	85,341	516,000	516,000	16,972	2,000	2,000
Capital Outlays						
36-7300 - Improvements	0	500,000	500,000	500,000	0	0
Capital Outlays Total	0	500,000	500,000	500,000	0	0
Transfers						
36-9100 - Transfers To Other Funds	30,000	0	0	0	0	0
Transfers Total	30,000	0	0	0	0	0
Expense Total	115,341	1,016,000	1,016,000	516,972	2,000	2,000



FY 2024-25 Budget
EDA Funds - Ft. Pierce CDA #2

Department Overview

This fund was created to promote economic development activity in the Ft. Pierce Business Park. Taxes paid on new developments are used to complete infrastructure improvements and provide economic incentives to attract businesses to the St. George area if they meet requirements established by the City and Washington County Economic Development Agency. This district was invoked January 2015 with a 15-year term expiring December 2029. In October 2021 this district was extended an additional two years and will now mature December 2031.

Department Position Overview

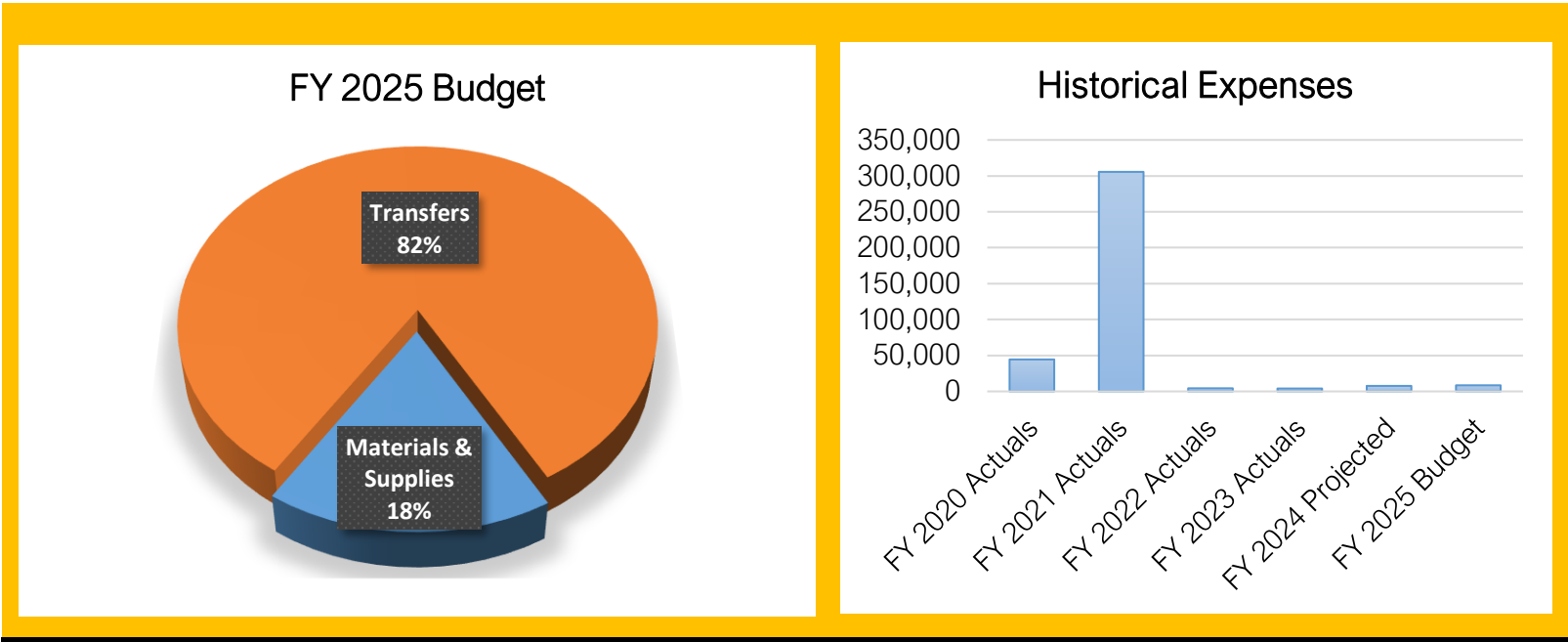
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There are no full-time positions funded in this budget.

2021	0
2022	0
2023	0
2024	0
2025	0

Summary of Expenses by Category

Expense Summary	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Projected	FY 2025 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	334	341	1,500	658	1,500	0
Capital Outlays	0	0	0	0	0	0
Transfers	4,000	3,700	7,000	7,000	7,000	0
Grand Total	4,334	4,041	8,500	7,658	8,500	0



Summary of Capital Outlay

There are no capital projects proposed for this fund this fiscal year.



FY 2024-25 Budget
Ft. Pierce CDA #2 Fund (37) - Line Item Budget

Account Number	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Amended Budget	FY 2024 12-Month Estimate	FY 2025 Dept Request	FY 2025 Budget
Revenue						
Intergovernmental						
37-8101 - Contributions From Other Governments	118,614	0	0	0	0	0
Intergovernmental Total	118,614	0	0	0	0	0
Miscellaneous Revenue						
37-6100 - Interest Earnings	9,220	8,500	8,500	21,300	8,500	8,500
Miscellaneous Revenue Total	9,220	8,500	8,500	21,300	8,500	8,500
Appropriated Fund Balance						
37-8800 - Appropriated Fund Balance	0	-155,000	-155,000	-168,642	-159,650	-159,650
Appropriated Fund Balance Total	0	-155,000	-155,000	-168,642	-159,650	-159,650
Restricted Taxes						
37-1101 - Current Property Taxes	14,795	155,000	155,000	155,000	159,650	159,650
Restricted Taxes Total	14,795	155,000	155,000	155,000	159,650	159,650
Revenue Total	142,629	8,500	8,500	7,658	8,500	8,500
Expense						
Materials & Supplies						
37-3100 - Professional & Tech. Services	341	1,500	1,500	658	1,500	1,500
Materials & Supplies Total	341	1,500	1,500	658	1,500	1,500
Transfers						
37-9100 - Transfers To Other Funds	3,700	7,000	7,000	7,000	7,000	7,000
Transfers Total	3,700	7,000	7,000	7,000	7,000	7,000
Expense Total	4,041	8,500	8,500	7,658	8,500	8,500



FY 2024-25 Budget
EDA Funds - Central Business CDA

Department Overview

The Central Business District CDA was created during Fiscal Year 2017 to promote economic development activity in the downtown area. Taxes received from new developments and new growth will be used to assist commercial development in completing projects within this District, and also to fund infrastructure improvements in order to attract businesses to St. George's downtown area. This District was invoked to start taking tax increment on January 2021 and beginning FY2021-22. Current activity in this fund reflect the operations of The Inn at St. George hotel acquired by the City during Fiscal Year 2017 and operated through November 2019, at which time it was closed. In October 2021 this district was extended an additional two years.

Department Position Overview

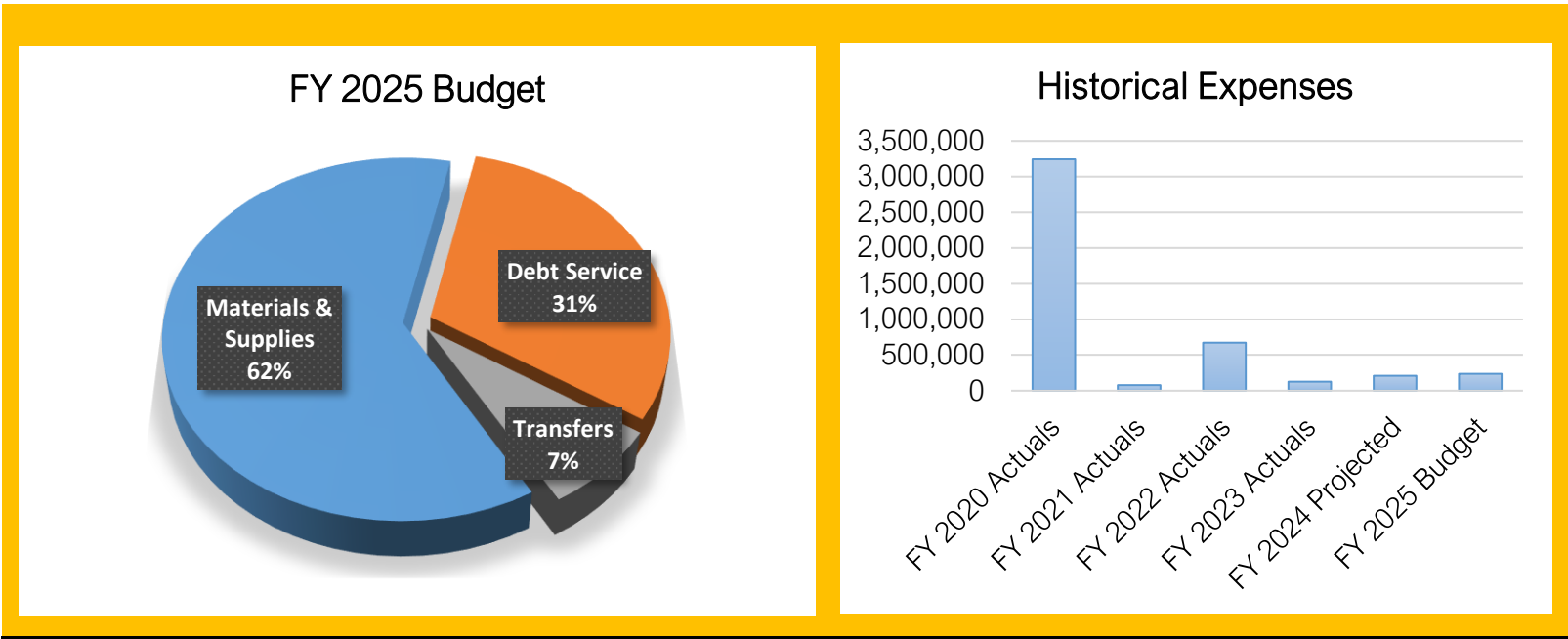
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There are no full-time positions funded in this budget.

2021	0
2022	0
2023	0
2024	0
2025	0

Summary of Expenses by Category

Expense Summary	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Projected	FY 2025 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	334	110,977	145,500	118,793	145,500	0
Capital Outlays	581,451	0	0	0	0	0
Debt Service	77,349	0	72,500	72,500	72,500	0
Transfers	13,500	15,000	18,500	17,240	17,745	-755
Grand Total	672,634	125,977	236,500	208,533	235,745	-755



Summary of Capital Outlay

There are no capital projects proposed for this fund this fiscal year.



FY 2024-25 Budget
Central Business District CDA Fund (38) - Line Item Budget

Account Number	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Amended Budget	FY 2024 12-Month Estimate	FY 2025 Dept Request	FY 2025 Budget
Revenue						
Intergovernmental						
38-8101 - Contributions From Other Governments	425,178	0	0	0	0	0
Intergovernmental Total	425,178	0	0	0	0	0
Miscellaneous Revenue						
38-6100 - Interest Earnings	17,080	16,000	16,000	31,500	10,000	10,000
Miscellaneous Revenue Total	17,080	16,000	16,000	31,500	10,000	10,000
Appropriated Fund Balance						
38-8800 - Appropriated Fund Balance	0	-304,500	-304,500	-315,525	0	-281,255
Appropriated Fund Balance Total	0	-304,500	-304,500	-315,525	0	-281,255
Restricted Taxes						
38-1101 - Current Property Taxes	53,034	525,000	525,000	492,558	507,000	507,000
Restricted Taxes Total	53,034	525,000	525,000	492,558	507,000	507,000
Revenue Total	495,292	236,500	236,500	208,533	517,000	235,745
Expense						
Materials & Supplies						
38-3100 - Professional & Tech. Services	341	5,500	5,500	1,300	5,500	5,500
38-6201 - Economic Incentives	110,635	140,000	140,000	117,493	140,000	140,000
Materials & Supplies Total	110,977	145,500	145,500	118,793	145,500	145,500
Debt Service						
38-8205 - Interest On Notes	0	72,500	72,500	72,500	72,500	72,500
Debt Service Total	0	72,500	72,500	72,500	72,500	72,500
Transfers						
38-9100 - Transfers To Other Funds	15,000	18,500	18,500	17,240	17,745	17,745
Transfers Total	15,000	18,500	18,500	17,240	17,745	17,745
Expense Total	125,977	236,500	236,500	208,533	235,745	235,745



FY 2024-25 Budget
EDA Funds - Millcreek CDA

Department Overview

The Millcreek CDA was created during Fiscal Year 2017 to promote economic development activity in the Millcreek Industrial Park area. Taxes received from new developments and new growth will be used to assist commercial development in completing projects within this District and to also fund infrastructure improvements in order to attract businesses to the Millcreek Industrial Park. This District was invoked effective January 1, 2019 therefore Fiscal Year 2018-19 was it's first year of receiving tax increment. This district has a 15-year term expiring December 2033.

Department Position Overview

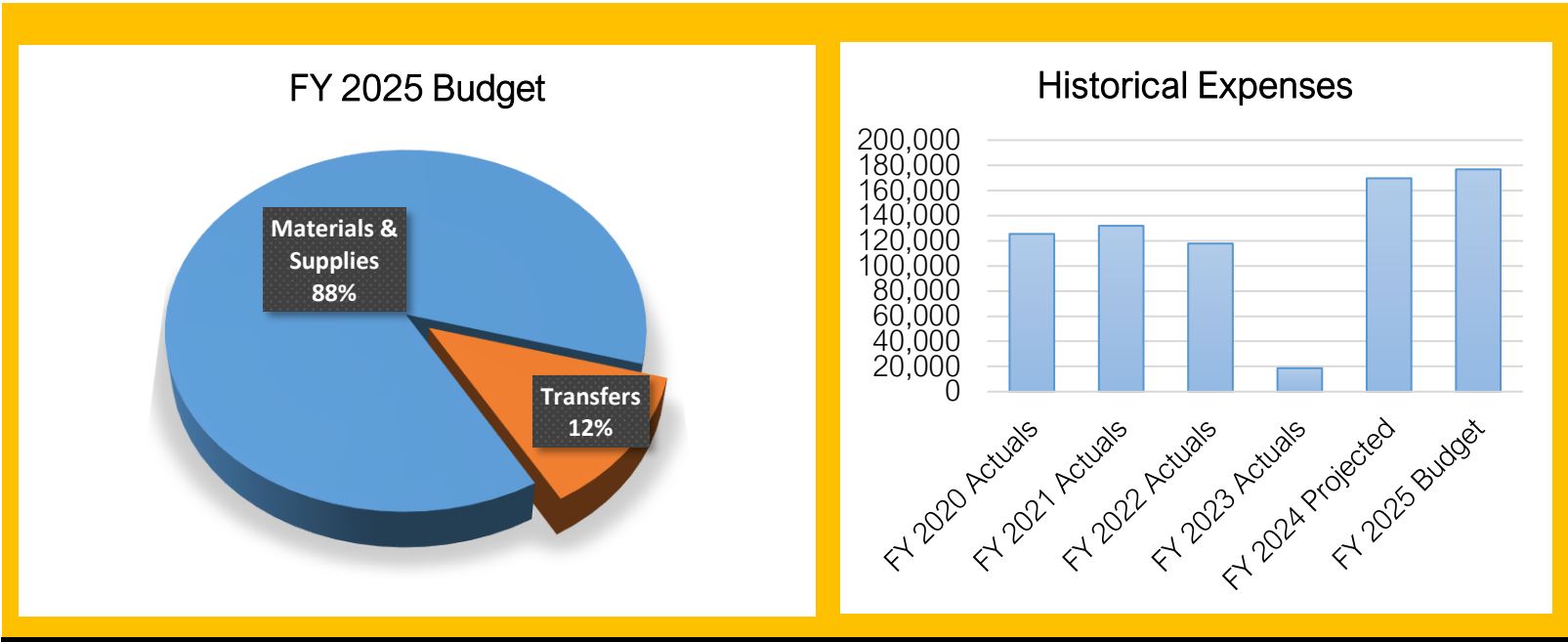
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There are no full-time positions funded in this budget.

2021	0
2022	0
2023	0
2024	0
2025	0

Summary of Expenses by Category

Expense Summary	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Projected	FY 2025 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	104,790	341	155,000	151,393	155,000	0
Capital Outlays	0	0	0	0	0	0
Transfers	13,000	18,300	18,300	18,300	21,791	3,491
Grand Total	117,790	18,641	173,300	169,693	176,791	3,491



Summary of Capital Outlay

There are no capital projects proposed for this fund this fiscal year.



FY 2024-25 Budget
Millcreek CDA Fund (39) - Line Item Budget

Account Number	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Amended Budget	FY 2024 12-Month Estimate	FY 2025 Dept Request	FY 2025 Budget
Revenue						
Intergovernmental						
39-8101 - Contributions From Other Governments	521,783	0	0	0	0	0
Intergovernmental Total	521,783	0	0	0	0	0
Miscellaneous Revenue						
39-6100 - Interest Earnings	45,518	43,000	43,000	96,000	40,000	40,000
Miscellaneous Revenue Total	45,518	43,000	43,000	96,000	40,000	40,000
Appropriated Fund Balance						
39-8800 - Appropriated Fund Balance	0	-394,700	-394,700	-530,779	0	-485,816
Appropriated Fund Balance Total	0	-394,700	-394,700	-530,779	0	-485,816
Restricted Taxes						
39-1101 - Current Property Taxes	65,083	525,000	525,000	604,472	622,607	622,607
Restricted Taxes Total	65,083	525,000	525,000	604,472	622,607	622,607
Revenue Total	632,384	173,300	173,300	169,693	662,607	176,791
Expense						
Materials & Supplies						
39-3100 - Professional & Tech. Services	341	5,000	5,000	1,393	5,000	5,000
39-6201 - Economic Incentives	0	150,000	150,000	150,000	150,000	150,000
Materials & Supplies Total	341	155,000	155,000	151,393	155,000	155,000
Transfers						
39-9100 - Transfers To Other Funds	18,300	18,300	18,300	18,300	21,791	21,791
Transfers Total	18,300	18,300	18,300	18,300	21,791	21,791
Expense Total	18,641	173,300	173,300	169,693	176,791	176,791



FY 2024-25 Budget

EDA Funds - Tech Ridge CDA

Department Overview

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 provided 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, the Agency amended the St. George Airport Community Project Area Plan and Project Area Budget documents in November 2023. Key changes included: 1) Renaming the project area to the Tech Ridge Community Development Area, 2) Extending the maximum duration of the CDA through December 31, 2055 (32 years), and 3) Splitting 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.

Department Position Overview

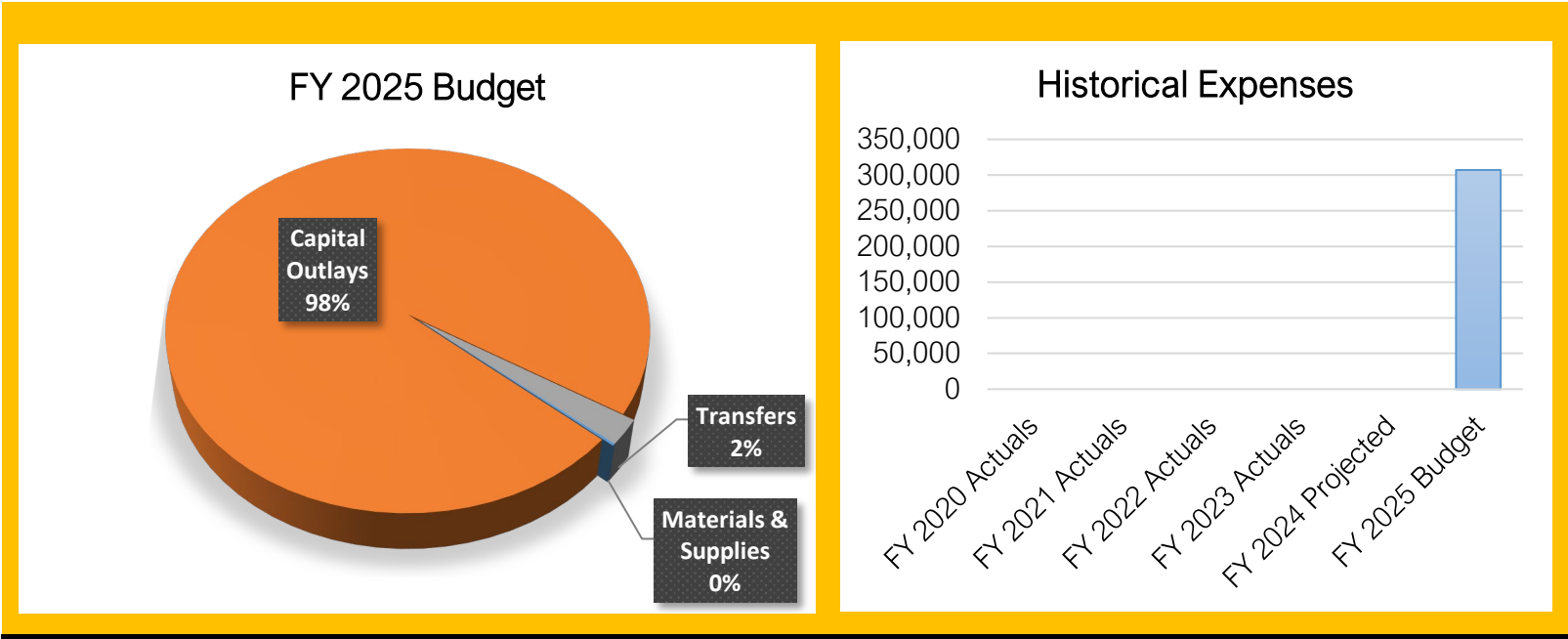
Authorized FT

There are no full-time positions are funded in this budget.

2021	0
2022	0
2023	0
2024	0
2025	0

Summary of Expenses by Category

Expense Summary	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Projected	FY 2025 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	0	0	0	0	577	577
Capital Outlays	0	0	0	0	299,396	299,396
Transfers	0	0	0	0	7,100	7,100
Grand Total	0	0	0	0	307,073	307,073



Summary of Capital Outlay

FY 2025
Dept.
Request

FY 2025
Proposed

Tech Ridge Development Improvements	299,396	299,396
Grand Total	299,396	299,396



FY 2024-25 Budget
Tech Ridge CDA (33) - Line Item Budget

Account Number	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Amended Budget	FY 2024 12-Month Estimate	FY 2025 Dept Request	FY 2025 Budget
Revenue						
Restricted Taxes						
33-1100 - Current Property Taxes	0	0	0	0	307,073	307,073
Restricted Taxes Total	0	0	0	0	307,073	307,073
Revenue Total	0	0	0	0	307,073	307,073
Expense						
Materials & Supplies						
33-3100 - Professional & Tech. Services	0	0	0	0	577	577
Materials & Supplies Total	0	0	0	0	577	577
Capital Outlays						
33-7300 - Improvements	0	0	0	0	0	299,396
33-7xxx - Redevelopment Projects	0	0	0	0	299,396	0
Capital Outlays Total	0	0	0	0	299,396	299,396
Transfers						
33-9100 - Transfers To Other Funds	0	0	0	0	7,100	7,100
Transfers Total	0	0	0	0	7,100	7,100
Expense Total	0	0	0	0	307,073	307,073

1 **NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES**
2 **REGULAR MEETING**
3 **NOVEMBER 9, 2023, 5:00 P.M.**
4 **CITY COUNCIL CHAMBERS**
5

6 **PRESENT:**

7 **Chairwoman Michele Randall**
8 **Agency Member Jimmie Hughes**
9 **Agency Member Gregg McArthur**
10 **Agency Member Natalie Larsen**
11 **Agency Member Michelle Tanner**
12

13 **EXCUSED:**

14 **Agency Member Dannielle Larkin**
15

16 **STAFF MEMBERS PRESENT:**

17 **City Manager John Willis**
18 **City Attorney Tani Pack Downing**
19 **Secretary Annette Hansen**
20 **Budget and Financial Planning Director Robert Myers**
21 **Economic Development Director Chad Thomas**
22 **Administrative Services Director Trevor Coombs**
23

24 Chairwoman Randall called the meeting to order.
25

26 **APPROVE AMENDED INTERLOCAL AGREEMENTS/RESOLUTIONS:**

27 **Consider approval of Resolution No. RDA-2023-003R approving an Amended**
28 **Interlocal Agreement between the Washington County School District and**
29 **the Redevelopment Agency of the City of St. George related to the Tech**
30 **Ridge Community Development Project Area; and related matters.**
31

32 **Consider approval of Resolution No. RDA-2023-004R approving an Amended**
33 **Interlocal Agreement between the Washington County Water Conservancy**
34 **District and the Redevelopment Agency of the City of St. George related to**
35 **the Tech Ridge Community Development Project Area; and related matters.**
36

37 **Consider approval of Resolution No. RDA-2023-005R approving an Amended**
38 **Interlocal Agreement between the Washington County and the**
39 **Redevelopment Agency of the City of St. George related to the Tech Ridge**
40 **Community Development Project Area; and related matters.**
41

42 **Consider approval of Resolution No. RDA-2023-006R approving an Amended**
43 **Interlocal Agreement between the Southwest Mosquito Abatement District**
44 **and the Redevelopment Agency of the City of St. George related to the Tech**
45 **Ridge Community Development Project Area; and related matters.**
46

47 **Consider approval of Resolution No. RDA-2023-007R approving an Amended**
48 **Interlocal Agreement between the City of St. George and the**
49 **Redevelopment Agency of the City of St. George related to the Tech Ridge**
50 **Community Development Project Area; and related matters.**
51

52 BACKGROUND and RECOMMENDATION: Tonight's items are to consider approval of
53 Resolutions Authorizing the Redevelopment Agency of the City of St. George to enter
54 into an Amended Interlocal Agreement with 1) the Washington County School

District; 2) the Washington County Water Conservancy District; 3) Washington County; 4) Southwest Mosquito Abatement District; and 5) the City of St. George related to the Tech Ridge Community Development Project Area; and related matters. The resolutions and interlocal agreements will allow for the diversion of property taxes from the participating taxing entities for the Tech Ridge Community Development Project Area as outlined in the attached interlocal agreements. 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. The associated tax increment for the project area was never triggered due to changes in the development. 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. On October 26, 2023 the Redevelopment Agency of the City of St. George adopted an amended Project Area Plan and Project Area Budget due to the change in vision for the project, significant public infrastructure requirement and inflationary impact on cost. Agency staff have worked with the other taxing entities on reviewing the adopted amendment and have received positive feedback. The other taxing entities are set to consider approval of similar resolutions and the attached interlocal agreement on the following dates: Washington County School District adopted the resolution October 30, 2023, Washington County Water Conservancy District adopted the resolution November 1, 2023, Washington County will consider the resolution at their November 7, 2023 meeting, the Southwest Mosquito Abatement District will consider the resolution at their November 9, 2023 meeting, and the City of St. George will consider the resolution at the November 9, 2023 meeting. Staff recommends approval of the resolutions.

Link to presentation from Budget and Financial Planning Manager Robert Myers:
[00:00:00](#)

[Agenda Packet \[Page 5\]](#)

Link to motion: [00:00:36](#)

MOTION:

A motion was made by Agency Member Larsen to approve Resolution No. RDA-2023-003R approving an Amended Interlocal Agreement between the Washington County School District and the Redevelopment Agency of the City of St. George related to the Tech Ridge Community Development Project Area; and related matters.

SECOND:

The motion was seconded by Agency Member Hughes.

VOTE:

Chairwoman Randall called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

1
2 Link to motion: [00:01:18](#)
3

4 **MOTION:**

5 A motion was made by Agency Member McArthur to approve Resolution No.
6 RDA-2023-004R approving an Amended Interlocal Agreement between the
7 Washington County Water Conservancy District and the Redevelopment
8 Agency of the City of St. George related to the Tech Ridge Community
9 Development Project Area; and related matters.

10 **SECOND:**

11 The motion was seconded by Agency Member Tanner.

12 **VOTE:**

13 Chairwoman Randall called for a roll call vote, as follows:

14
15 Chairwoman Randall – aye
16 Agency Member Hughes – aye
17 Agency Member McArthur – aye
18 Agency Member Larsen – aye
19 Agency Member Tanner – aye
20

21 The vote was unanimous and the motion carried.
22

23 Link to motion: [00:01:53](#)
24

25 **MOTION:**

26 A motion was made by Agency Member Hughes to approve Consider approval
27 of Resolution No. RDA-2023-005R approving an Amended Interlocal
28 Agreement between the Washington County and the Redevelopment Agency
29 of the City of St. George related to the Tech Ridge Community Development
30 Project Area; and related matters.

31 **SECOND:**

32 The motion was seconded by Agency Member Tanner.

33 **VOTE:**

34 Chairwoman Randall called for a roll call vote, as follows:

35
36 Chairwoman Randall – aye
37 Agency Member Hughes – aye
38 Agency Member McArthur – aye
39 Agency Member Larsen – aye
40 Agency Member Tanner – aye
41

42 The vote was unanimous and the motion carried.
43

44 Link to motion: [00:02:27](#)
45

46 **MOTION:**

47 A motion was made by Agency Member Tanner to approve Resolution No.
48 RDA-2023-006R approving an Amended Interlocal Agreement between the
49 Southwest Mosquito Abatement District and the Redevelopment Agency of the
50 City of St. George related to the Tech Ridge Community Development Project
51 Area; and related matters.

52 **SECOND:**

53 The motion was seconded by Agency Member McArthur.

54 **VOTE:**

Chairwoman Randall called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

Link to motion: [00:03:02](#)

MOTION:

A motion was made by Agency Member Larsen to approve Resolution No. RDA-2023-003R approving an Amended Interlocal Agreement between the City of St. George and the Redevelopment Agency of the City of St. George related to the Tech Ridge Community Development Project Area; and related matters.

SECOND:

The motion was seconded by Agency Member McArthur.

VOTE:

Chairwoman Randall called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes from the meetings held on June 15, 2023; September 21, 2023; and October 26, 2023.

Link to motion: [00:03:39](#)

MOTION:

A motion was made by Agency Member McArthur to approve the minutes as presented.

SECOND:

The motion was seconded by Agency Member Hughes.

VOTE:

Chairwoman Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

ADJOURN:

Link to motion: [00:04:03](#)

1
2 **MOTION:**

3 A motion was made by Agency Member McArthur to adjourn.

4 **SECOND:**

5 The motion was seconded by Agency Member Hughes.

6 **VOTE:**

7 Chairwoman Randall called for a vote, as follows:

8 Agency Member Hughes – aye

9 Agency Member McArthur – aye

10 Agency Member Randall – aye

11 Agency Member Larsen – aye

12 Agency Member Tanner – aye

13
14
15 The vote was unanimous and the motion carried.

16
17
18
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21
22 _____
Annette Hansen, Secretary