

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

PRESENT:

**Chairwoman Michele Randall
Agency Member Jimmie Hughes
Agency Member Gregg McArthur
Agency Member Natalie Larsen
Agency Member Michelle Tanner**

EXCUSED:

Agency Member Dannielle Larkin

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Tani Pack Downing
Secretary Annette Hansen
Budget and Financial Planning Director Robert Myers
Economic Development Director Chad Thomas
Administrative Services Director Trevor Coombs**

Chairwoman Randall called the meeting to order.

APPROVE AMENDED INTERLOCAL AGREEMENTS/RESOLUTIONS:

Consider approval of 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.

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

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

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

Consider approval of Resolution No. RDA-2023-007R 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.

BACKGROUND and RECOMMENDATION: Tonight's items are to consider approval of Resolutions Authorizing the Redevelopment Agency of the City of St. George to enter 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](#)

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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.

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

MOTION:

A motion was made by Agency Member McArthur to approve Resolution No. RDA-2023-004R approving an Amended Interlocal Agreement between the Washington County Water Conservancy 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 Tanner.

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: [00:01:53](#)

MOTION:

A motion was made by Agency Member Hughes to approve Consider approval of Resolution No. RDA-2023-005R approving an Amended Interlocal Agreement between the Washington County 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 Tanner.

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: [00:02:27](#)

MOTION:

A motion was made by Agency Member Tanner to approve Resolution No. RDA-2023-006R approving an Amended Interlocal Agreement between the Southwest Mosquito Abatement 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 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.

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](#)

MOTION:

A motion was made by Agency Member McArthur to adjourn.

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 Randall – aye
Agency Member Larsen – aye
Agency Member Tanner – aye

The vote was unanimous and the motion carried.

/s/Annette Hansen

Annette Hansen, Secretary