

Cedar City

10 North Main Street • Cedar City, UT 84720
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www.cedarcity.org

REDEVELOPMENT AGENCY MEETING AUGUST 13, 2014

Mayor
Maile L. Wilson

Council Members
Ronald R. Adams
John Black
Paul Cozzens
Don Marchant
Fred C Rowley

City Manager
Rick Holman

The Cedar City Redevelopment will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah at 5:30 p.m. The agenda will consist of the following items:

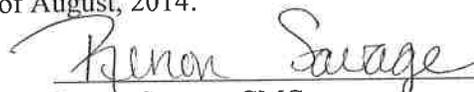
- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
 - Mayor and Council Business
 - Staff Comment
 - Employee of the Month, Derek Shirley
- IV. Public Agenda
 - Public Comments
 - Valley View Medical Center Update – Jason Wilson
- V. Business Agenda
 1. Approval of minutes dated July 16 & 30, 2014
 2. Approve a resolution authorizing preparation of amendments to the Aviation Way Project Area Plan – Brennan Wood/Paul Bittmenn

Dated this 11th day of August, 2014.


Renon Savage, CMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 11th day of August, 2014.


Renon Savage, CMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

REDEVELOPMENT AGENCY WORK MINUTES
JULY 16, 2014

The Redevelopment Agency held a meeting on Wednesday July 16, 2014, at 5:30 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Secretary Paul Cozzens; Members: John Black; Don Marchant; Maile Wilson.

EXCUSED: Councilmember Fred Rowley.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; Finance Director Jason Norris; City Recorder Renon Savage; Police Sergeant Jerry Womack; Fire Chief Paul Irons; Leisure Services Director Dan Rodgeron; Public Works Director Ryan Marshall; Economic Development Director Brennan Wood; Events Coordinator Byron Linford; Project Engineer Trevor McDonald.

OTHERS: Tom Jett, Bob Platt, Dan Roberts, Steve Baden, Coddie Baden, Tyler Braun, Cassi Orton, Keith Nicholes, Blake DeMille, Austin Jones, Alan Jones, Marilyn Kidwell, Douglas Hall, Holly Coombs.

CALL TO ORDER: Pastor Baden of Light of the Valley church gave the opening prayer; the pledge of allegiance was led by Mayor Wilson.

AGENDA ORDER APPROVAL: Councilmember Marchant moved to approve the agenda order for the RDA and City Council meetings; second by Mayor Wilson; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■ Mayor – we have got a letter drafted, signed and ready to be mailed to the Congressmen on the Coal Creek project. I will follow up with each of them after the letter is mailed. ■ Black – I thought the only ones still in the flood plain is the far end. Kit – they are all still in the flood plain, they won't give a letter for partial map revision to remove the flood plain.

PUBLIC COMMENTS: ■ Tom Jett – those that made it to the car show for July Jamboree, it was wonderful, fantastic turnout and a lot of positive comments, clean and music was fantastic. It was 12 years ago the first date with my wife, I congratulate the sponsors they pulled off an incredible event and thank those that organize that event. Black – kudos to Dan's staff that helps with that event. ■ Marchant – I caught a vision of the new SUMA Arts center and have to admit it is one of the ugliest buildings I have ever seen. I can't image us thinking that it will tie into our environment and Shakespeare. Someone needs to take another look. We could design something that would fit in and be beautiful.

APPROVAL OF PORT 15 INCENTIVE FOR PROJECT MAGNOLIAS –

BRENNAN WOOD: Brennan – as you are aware I have been working on a project for 8 months and we need to talk about an incentive offer. It is a steel fabrication company out of Georgia and they are looking for a southwestern site. They are looking in Utah, Nevada and Arizona. They need rail to bring the steel in, and they would use I-15 to truck the product out. We are a great location; it is a 3 phase project with 50 jobs with each phase. Port 15 is a RDA project area, established and collecting tax increment for the past 5 years, it is a 15 year project. The entities involved are shown on Exhibit “A”. 11.22% is for incentives in the project area. I have been working with Tom Pugh and Brent Drew of Quantum on this project. It would require 20 acres, we are looking a few sites, one across the railroad tracks, and the utilities are stubbed to this area. They would have to move the road about 400 feet if they choose that site. The other site is on the left side of the road. We are in competition with 2 other sites. They are currently filling out a GoEd application, to do that the City has to support the project. We are proposing to use a portion of the funds to incentivize this project. \$25,000 for training of residents, and up to \$51,000 for improvement within Port 15, the storm drain will most likely have to be moved. The project would be moving the storm drain and employee training and the incentive would be not to exceed \$76,000. I have had a number of meetings with Project Magnolias, they have been here 3 times. I have spent time with them in Idaho looking at one of their newer sites. Marchant – what other cities? Brennan – they have not specifically said, but I think outside Phoenix and Kingman. We feel the incentive would be an appropriate use of the funds. We want to grease the wheels on this project and also help Port 15 to make other property available. I believe we are 30 to 60 days away from the State incentive and their decision.

Mayor – in 5 years you have collected \$95,000 and we are offering them \$81,000, is that a concern? Brennan – no, if this project comes into Port 15 it will increase the value and revenue collected. The money is to help with momentum for Port 15 and increase funds for the next project. Don't set on dollars if you have a project ready to go as well as create good jobs. The ATC is increasing their welding by triple and it would be a good partnership. Marchant – that would be a win/win. Brennan – all the welders are finding jobs elsewhere. The project is steel beams they are cutting, bending and shaping. It is very clean the waste stream is next to nothing. This is for steel buildings, the more complicated they are more likely to land the job. They create an entire kit for buildings. The steel comes in on rail and then it is shipped out by truck. It is a very clean and quiet facility. Black – how soon do you need to know? Brennan – the action meeting in 2 weeks is sufficient. Black – 8 months? Brennan – yes and three site visits with them. It has been good working with Quantum, the company is also similar to GAF, and they are a quality company. Black – we need to be excited about activity at Port 15.

ADJOURN: Councilmember Marchant moved to adjourn and move into the City Council meeting at 5:55 p.m.; second by Councilmember Black; vote unanimous.

Renon Savage, CMC
City Recorder

**Cedar City Redevelopment Agency
Port 15 Utah Project Area
Tax Increment Allocation**

Tax Year	Total Tax Increment	Affordable Housing 20.00%	Iron County School District 22.30%	Admin Fee 5.00%	Cedar City Incentive 11.22%	Payments to Developer 41.48%	Total Allocated 100.00%
1 2009	\$ 82,174.78	\$ 16,434.96	\$ 18,324.98	\$ 4,108.74	\$ 9,220.01	\$ 34,086.10	\$ 82,174.78
2 2010	\$ 69,178.19	\$ 13,835.64	\$ 15,426.74	\$ 3,458.91	\$ 7,761.79	\$ 28,695.11	\$ 69,178.19
3 2011	\$ 262,219.97	\$ 52,443.99	\$ 58,475.05	\$ 13,111.00	\$ 29,421.08	\$ 108,768.84	\$ 262,219.97
4 2012	\$ 225,650.27	\$ 45,130.05	\$ 50,320.01	\$ 11,282.51	\$ 25,317.96	\$ 93,599.73	\$ 225,650.27
5 2013	\$ 214,135.13	\$ 42,827.03	\$ 47,752.13	\$ 10,706.76	\$ 24,025.96	\$ 88,823.25	\$ 214,135.13
6 2014	\$ -						
7 2015	\$ -						
8 2016	\$ -						
9 2017	\$ -						
10 2018	\$ -						
11 2019	\$ -						
12 2020	\$ -						
13 2021	\$ -						
14 2022	\$ -						
15 2023	\$ -						
		\$ 170,671.67	\$ 190,298.91	\$ 42,667.92	\$ 95,746.81	\$ 353,973.04	\$ 853,358.34
		Maximum Payout \$ 5,544,750				\$ 7,000,000	\$ 27,723,749

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REDEVELOPMENT AGENCY MINUTES
JULY 30, 2014

The Redevelopment Agency held a meeting on Wednesday July 30, 2014, at 5:30 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Members: John Black; Fred Rowley; Don Marchant; Maile Wilson.

EXCUSED: Secretary Paul Cozzens.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; Finance Director Jason Norris; City Recorder Renon Savage; Police Chief Robert D. Allinson; Fire Chief Paul Irons; Leisure Services Director Dan Rodgerson; Public Works Director Ryan Marshall; Water Superintendent Robbie Mitchell; Economic Development Director Brennan Wood.

OTHERS: Terry Irons, Debbie Drake, Tyler Brown, Keith Nichols, Landon J. Floyd, Cassi Orton, Brent Drew, Tom Jett, Tracie Sullivan.

CALL TO ORDER: Councilmember Rowley gave the opening prayer; the pledge of allegiance was led by Councilmember Marchant.

AGENDA ORDER APPROVAL: Councilmember Rowley moved to approve the agenda order for the RDA and City Council meetings; second by Councilmember Black; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■Marchant – a few months ago we had people here talking about the unplugged program, it has been well received and I have heard nothing but good about the program. Dan Rodgerson – the first month we had 350 participants, this last session we had 620. The average child did about 23 activities, a great collaboration between Tourism, Healthy Utah and the City. The program is kid friendly, used as a guidebook also. ■Rowley – Rocky Vista is running into some bureaucratic snags, so anything we can do to help that along we should encourage. ■Black – can we get an update on the recycling plant. Rick – they are still closed. I have been in communication with the State and they are doing things with them as well. My last text is they are moving material out of the building, but have not hauled it to the landfill yet. Black – what are the timeframes from the City and State? Rick – we have told them they cannot do any business until conditions are met, we have closed them down. We may want to contact the building owner about getting the property cleaned up. Rowley – once Mr. Stoddard accepts material he cannot take it to the landfill unless it is damaged by fire? Rick – the State contact said non CRT items and items damaged by fire can go to the landfill. ■Black – we had a follow-up complaint about the property on Westview and U-56. Chief Allinson – that property is owned by 3 partners, we sent a letter and didn't hear, we contacted one owner, the property is up for sale, the tenant is moving out and when he is gone they will

bring in equipment and clean up the property. There are nuisance ordinance violations to be taken care of. ■ Mayor – Saturday 6PM the introduction of teams for Tour of Utah and Monday we have activities all day. ■ Dan Rodgerson – exciting news on the Golf Course project, the front 9 is done, we have a few punch list items, 18 is done and they are backfilling the 18. We were able to start 200 feet to the north. There is 9700 feet of project; 200 feet didn't do, 6500 feet completed. We have about 2600 feet left to do. Rowley – do we have a down payment on the billboard for the Golf Course, and do you have a new picture? Dan – we have gone back and forth, we have not pulled the trigger yet, we will get you some design for you to see and give feedback.

PUBLIC COMMENTS: ■ There were no comments.

APPROVAL OF MINUTES DATED JUNE 18 & 25, 2014: Councilmember Rowley moved to approve the minutes of June 18 & 25 with the typo corrections, 2014; second by Councilmember Black; vote unanimous.

APPROVAL OF PORT 15 INCENTIVE FOR PROJECT MAGNOLIAS – BRENNAN WOOD: Brennan – Brent Drew is with me as well if you have questions from Quantum. We have been working with them for quite some time with 20+ acres in Port 15 and 11.22% of the tax goes into an incentive fund. We are proposing up to \$81,000 to this project, \$25,000 for training of local residents. A lot will be training through the ATC, they will hire 125 employees, most welders. The additional \$56,000, there are 3 properties proposing, one has a storm drain that will be moved, if they don't use that property, the other properties have more acreage. The up to \$56,000 will be for infrastructure. I am proposing \$81,000 for this project. Black – only spent if they select one of those sites? Brennan – yes. Rowley – Mr. Hale has been named new Economic Development Director by the Governor. Brennan – over the Governor's office of Economic Development; I don't know him, but do know Teresa Foxley. Chris Connoby does real estate and he is going to the private real estate. \$56,000 in two ways, initial proposed property would require moving a storm drain, estimate \$51,000. Two other parcels, we can move the project out of the storm drain but it will require additional 2 or 4 acres. Drew – they are on the north side of the tracks, but the storm drain had already been put in. Rowley – the size of the lots are firmly locked? Drew – because of the angle of the rail they will get a triangle piece which will give them additional property. Brennan – The initial parcel is 20 acres; the other two are 22+ or 24+ acres. If you pick this parcel you can move the storm drain, if they chose the other is to purchase the additional property. Paul – the tax increment can be for incentives? Drew – yes, it can be incentives to get them here.

Councilmember Black moved to approve the Port 15 incentive for project Magnolias; second by Councilmember Rowley; vote unanimous.

Brennan – we have been working with them, they would be a great asset to Port 15 and our community. They have a similar site in Idaho Falls and it has been a game changer for that area and I see it as a positive for our community.

ADJOURN: Councilmember Rowley moved to adjourn and move into the City Council meeting at 5:50 p.m.; second by Councilmember Black; vote unanimous.

Renon Savage, CMC
City Recorder

