

REDEVELOPMENT AGENCY WORK MINUTES
JUNE 12, 2024

The Redevelopment Agency held a meeting on Wednesday June 12, 2024, at 8:14 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

PRESENT: Chair R. Scott Phillips; Secretary W. Tyler Melling. Members: Robert Cox, Garth O. Green; Ronald Riddle; Carter Wilkey.

OTHERS PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; City Engineer Jonathan Stathis; Finance Director Jason Norris; City Recorder Renon Savage; Economic Development Director David Johnson; Fire Chief Mike Phillips; Police Chief Darin Adams.

PUBLIC HEARING TO CONSIDER A RESOLUTION FOR THE ADOPTION OF THE 2024-2025 FISCAL YEAR BUDGET. JASON NORRIS: Jason – same presentation as the tentative budget in the Council meeting.

Chair Phillips opened the public hearing. **David Johnson** – there are a few things I thought were being budgeted for the upcoming year that were not. We have received off and on RDA and grant funding for downtown sign and employee and that \$50,000 helps provide for both of those. We will be over both of those on the façade improvement and the Downtown Coordinator, and she has done a great job creating more synergy. I request at a minimum we include that \$50,000 and this year be able to evaluate the true cost. **Paul** - the source of the \$50,000 is all grants. **David** – the grant ended this June. There was a portion RDA and a portion that was a grant and there is no more grant. **Phillips** – the \$50,000 was from RDA and there was \$13,000 on top of that for the employee. **David** - so it was \$63,000. **Phillips** - we got the \$13,000 back from the grant. **David** - the \$13,000 didn't go through the RDA, it went through my department, so it is about \$63,000. In talking with the previous executive assistant that is what I am finding. **Wilkey** - so the 24-25 doesn't have anything in there and you don't think there will be any money from grants? **David** – we contacted the grant and there is no money, it is dry. **Paul** – the tenant improvement grant comes and goes with the RDA; do you want to use it or not. We have been saving the money to finish the streetlights on south main. **Melling** – I think that needs to be a priority. I like the façade improvement program. **David** – I would like it to continue even if it is a lesser amount. Some was for signs and some for the coordinator and some for the façade program. To continue the employee would be \$23,000. For the façade it would be good to continue with something good, even if it is a lesser amount. **Wilkey** - is there money there to do this? **Paul** – that is the same money for the street lighting. **Jason** – there is not a fund balance, I am not going to let you go to zero. This money is used for Christmas lights, etc. If you have priorities such as streetlights, it is your money, you are gifting it to other people and we have used the share of the balance for the Lin's expansion. We have talked about when the final payment is made you get back to capital items that you want to do. **Wilkey** – the Downtown Coordinator, was she paid by the RDA? **Jason** – the State of Utah paid for it and it was matched by the RDA. **Wilkey** – so his department doesn't have the money

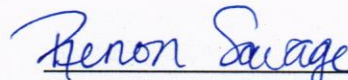
budgeted? **Jason** – no. When you get one time funding you need to know that Cedar City is not going to step in and make it ongoing. The RDA gifted its revenue to business owners across the street. The grant has to be reapplied and you match it, and the tenant improvement is your resource. **Wilkey** - RDA could give that department money for the employee. **David** – I don't recall this grant being a match. I am an advocate for building the RDA reserve, but maybe there is a way with the contractor individual to do less hours. **Phillips** - we paid Talisa Myers; I would be surprised if we hit \$15,000. It is important to have her, we lost Megan, this Main Street Program is a national program, we have never had a better relationship with the downtown businesses since Talisa Myers has been working. **David** – we have spent a little over \$10,000 this year. \$15,000 is about 14 hours a week for her. **Wilkey** - it sounds like the downtown person is important. **Paul** – don't set a precedence to let the department heads spend what they want. **Riddle** – do we have more money to put into the façade program. **Phillips** – it was a 50/50 match, and it was successful. The \$50,000 was not for personnel. I think it is important to have the person on board. **David** – maybe it makes more sense to add it as a part-time employee to my budget. **Phillips** – it is better to do programming in the RDA. **Jason** – the RDA, structurally we manage tax increment and then the RDA owns Lin's the RDA has wanted to do capital infrastructure around the Main Street area. If you want part time employees to do economic development stuff, it should be in the budget. **Paul** – if you add to the general fund, this general fund budget is a big budget. **Wilkey** – the RDA would give the money to the general fund and the general fund would pay the employees. **Jason** – if they are on payroll, we would have to transfer money to the general fund. If they are a contract vendor, we can 1099 them from the RDA. **David** – based on what you were saying, I think it makes more sense for capital items out of the RDA, maybe it is cleaner in the Economic Development budget. **Paul** – do you want to find a way to fund the \$15,000. **Melling** – this is why I hate one time funding, is it more or less valuable than a part-time person in the Police Department. **Phillips** - she is the coordinator with the downtown businesses, she did Hocus Focus, she was a major person with the downtown lighting. **David** – she is the alliance for the Downtown Alliance. **Melling** - if the downtown businesses don't want to fund the Downtown Alliance, then why should we. **David** – she plays the role of helping report on the real time with existing businesses. Economic Development is the complaint that there is so much focus on new businesses, this covers the complaint for the existing businesses. **Phillips** – she is the liaison for the Farmers Market and the parking issue also. **Melling** – if every business downtown paid \$40 a month it would cover the cost of her. If the grant is so valuable and doing so much, why is it better. **David** – there isn't cohesiveness there with the downtown, it isn't there yet, but she is working on it and if we can continue for the next year or two, I think we can get the businesses to do it. **Wilkey** – I would rather donate \$15,000 from the RDA to the general fund and no money for the façade tenant improvement for the year. **Melling** – where the \$15,000 hasn't been spent, maybe we throw in another \$10,000 and let the businesses downtown know this is it, so get it together and get it formed. If they don't want to do it the RDA can facilitate it, but it is \$10,000 from the street light project. **Wilkey** – we should be a paying member of the Downtown Alliance. The hearing closed.

PUBLIC HEARING TO CONSIDER A RESOLUTION FOR THE REVISION OF THE 2023-2024 FISCAL YEAR BUDGET. JASON NORRIS:

Jason – every year we receive tax increment for several different entities, I guess what that number is. More increment came in than I projected. I revised the budget for recipients in port 15, most goes to developer, the School District and \$607,000 is the change in the RDA, projected was \$498,000. Iron county accessor collects the tax for Port 15, they send me the money, the developer, School District and Housing Authority get the money. It is budget neutral to the RDA. **Paul** - we pass it back to the entities with the contract.

Chair Phillips opened the public hearing. There were no comments. The hearing closed.

ADJOURN: Melling moved to adjourn and go into the MBA meeting at 8:47 p.m.; second by Riddle; vote unanimous.



Renon Savage, MMC
City Recorder