

**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 19, 2025, commencing at approximately 6:00 p.m.

The agenda for the meeting is as follows:


- 1. Public hearing to receive input and consideration Resolution No. RDA-2025-002R to adopt the Fiscal Year 2025-2026 budget for the St. George Neighborhood Redevelopment Agency (RDA).**

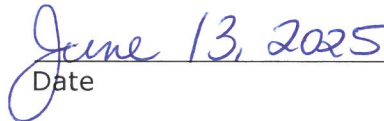
BACKGROUND and RECOMMENDATION: State Law requires the City and RDA to take public input regarding the proposed budget in at least one public hearing. Tonight's item is to hold a public hearing and consider approval of a resolution to officially adopt the St. George Neighborhood Redevelopment Agency's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

- 2. Public hearing to receive input and consideration Resolution No. RDA-2025-003R to amend the Fiscal Year 2024-2025 budget for the St. George Neighborhood Redevelopment Agency (RDA).**

BACKGROUND and RECOMMENDATION: State statute requires a public hearing when changes are requested to the RDA's budget. Staff typically bring budget openings forward to the RDA Board for consideration on an as needed basis during the fiscal year. Staff recommends taking public comment and approval of the resolution.

- 3. Consider approval of the minutes from the meeting held on April 3, 2025.**

  
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:** 06/19/2025

**Agenda Item Number:** RD

**Subject:**

Public hearing to receive input and consideration Resolution No. RDA-2025- 002R to adopt the Fiscal Year 2025-2026 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 2025-2026 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.

CITY OF ST. GEORGE  
FISCAL YEAR BUDGET 2025-2026  
PROPOSED ADJUSTMENTS TO THE RECOMMENDED BUDGET



FUND	DEPARTMENT	DESCRIPTION OF CHANGE	EXPENSE AMOUNT	FUNDING SOURCE	RECOMMENDED BUDGET	FINAL BUDGET
Millcreek CDA Fund	Public Works	3050 East Sidewalk/Trail Addition	705,000	Millcreek CDA		
TOTAL CHANGES TO RDA FUNDS			705,000		834,055	1,539,055

**RESOLUTION NO. \_\_\_\_\_**

**ADOPTING THE 2025-2026 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 19th day of June, 2025, upon motion duly made and seconded, it is unanimously

RESOLVED that the 2025-2026 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 19TH DAY OF JUNE, 2025.

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

## ST. George RDA Recommended Budget FY 2025-2026



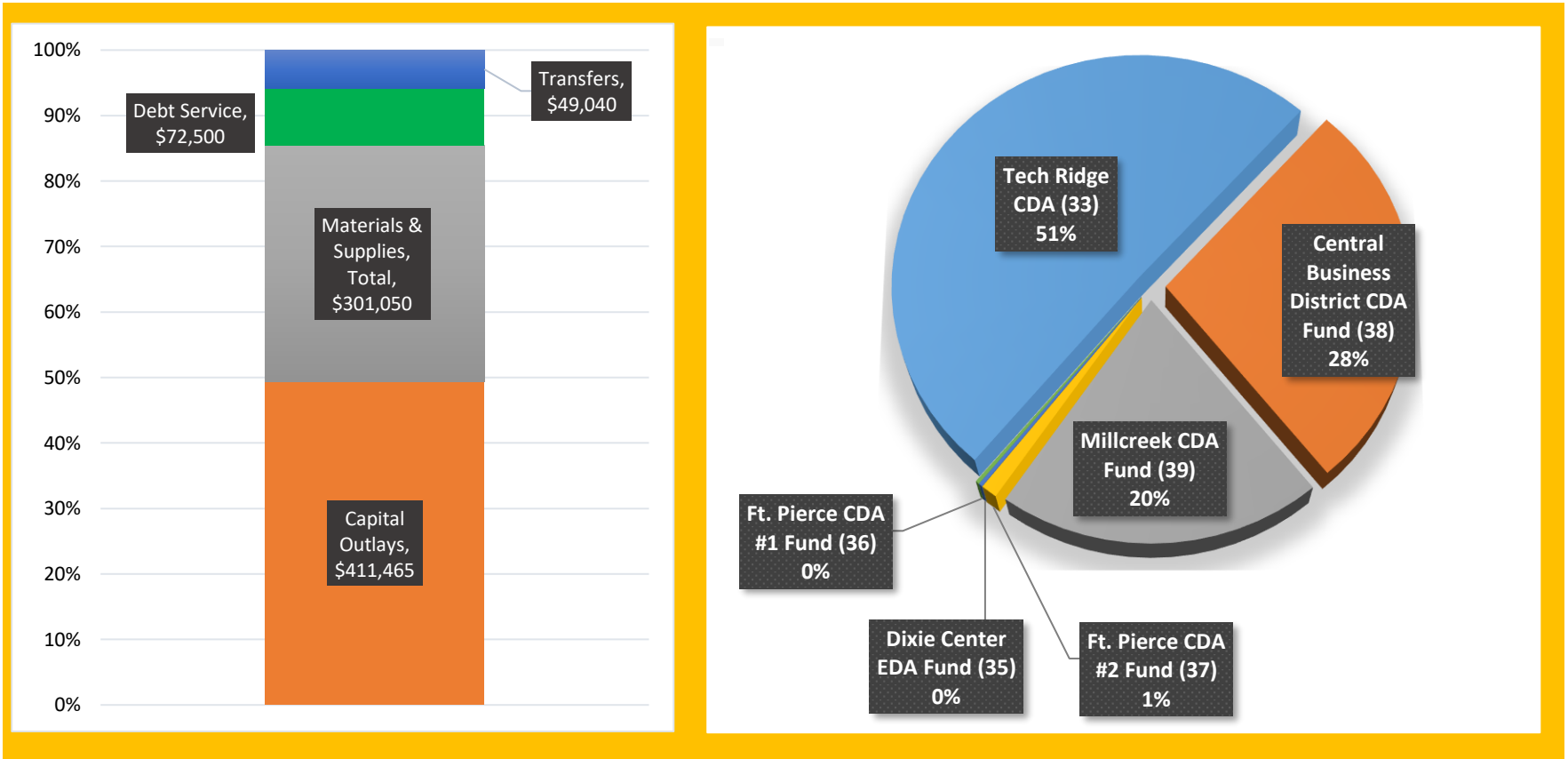


FY 2025-26 Budget  
Economic Development Agency Funds

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 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Amended Budget	FY 2026 Budget	\$ Diff from Adopted	% Diff from Adopted	# of Full- Time Personnel
Dixie Center EDA Fund (35)	232,060	2,000	2,000	2,000	0	0.0%	-
Ft. Pierce CDA #1 Fund (36)	16,972	2,000	2,000	2,000	0	0.0%	-
Ft. Pierce CDA #2 Fund (37)	6,922	8,500	8,500	8,710	210	2.5%	-
Central Business District CDA Fund (38)	206,967	235,745	235,745	228,955	-6,790	-2.9%	-
Millcreek CDA Fund (39)	20,187	176,791	176,791	170,375	-6,416	-3.6%	-
Tech Ridge CDA (33)	0	307,073	307,073	422,015	114,942	37.4%	-
Grand Total	483,109	732,109	732,109	834,055	101,946	13.9%	-





FY 2025-26 Budget  
EDA Funds - Dixie Center EDA

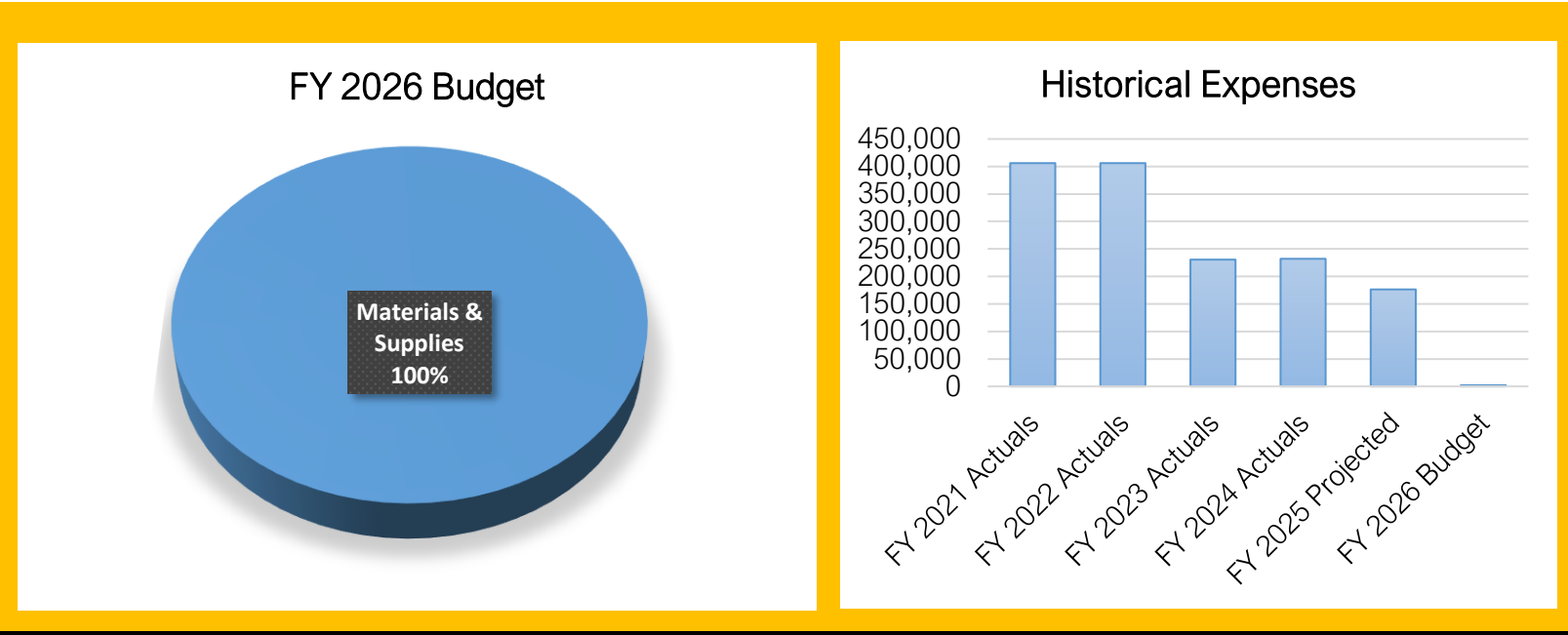
Department Overview

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	Authorized FT	
There are no full-time positions are funded in this budget.	2022	0
	2023	0
	2024	0
	2025	0
	2026	0

Summary of Expenses by Category

Expense Summary	FY 2023 Actuals	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Projected	FY 2026 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	212,551	213,930	2,000	387	2,000	0
Capital Outlays	0	0	0	175,985	0	0
Debt Service	0	0	0	0	0	0
Transfers	18,000	18,130	0	0	0	0
Grand Total	230,551	232,060	2,000	176,372	2,000	0



Summary of Capital Outlay

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





FY 2025-26 Budget  
Dixie Center EDA Fund (35) - Line Item Budget

Account Number	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Amended Budget	FY 2025 12-Month Estimate	FY 2026 Dept Request	FY 2026 Budget
<b>Revenue</b>						
<b>Intergovernmental</b>						
35-8101 - Contributions From Other Governments	458,445	0	0	0	0	0
<b>Intergovernmental Total</b>	<b>458,445</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Miscellaneous Revenue</b>						
35-6100 - Interest Earnings	96,849	58,000	58,000	68,000	0	58,000
<b>Miscellaneous Revenue Total</b>	<b>96,849</b>	<b>58,000</b>	<b>58,000</b>	<b>68,000</b>	<b>0</b>	<b>58,000</b>
<b>Appropriated Fund Balance</b>						
35-8800 - Appropriated Fund Balance	0	-56,000	-56,000	108,372	0	-56,000
<b>Appropriated Fund Balance Total</b>	<b>0</b>	<b>-56,000</b>	<b>-56,000</b>	<b>108,372</b>	<b>0</b>	<b>-56,000</b>
<b>Restricted Taxes</b>						
35-1100 - Current Property Taxes	59,572	0	0	0	0	0
<b>Restricted Taxes Total</b>	<b>59,572</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Revenue Total</b>	<b>614,866</b>	<b>2,000</b>	<b>2,000</b>	<b>176,372</b>	<b>0</b>	<b>2,000</b>
<b>Expense</b>						
<b>Materials &amp; Supplies</b>						
35-3100 - Professional & Tech. Services	1,720	2,000	2,000	387	2,000	2,000
35-6203 - Distributions To Taxing Agencies	212,210	0	0	0	0	0
<b>Materials &amp; Supplies Total</b>	<b>213,930</b>	<b>2,000</b>	<b>2,000</b>	<b>387</b>	<b>2,000</b>	<b>2,000</b>
<b>Capital Outlays</b>						
35-7300 - Improvements	0	0	0	175,985	0	0
<b>Capital Outlays Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>175,985</b>	<b>0</b>	<b>0</b>
<b>Transfers</b>						
35-9100 - Transfers To Other Funds	18,130	0	0	0	0	0
<b>Transfers Total</b>	<b>18,130</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Expense Total</b>	<b>232,060</b>	<b>2,000</b>	<b>2,000</b>	<b>176,372</b>	<b>2,000</b>	<b>2,000</b>





FY 2025-26 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.

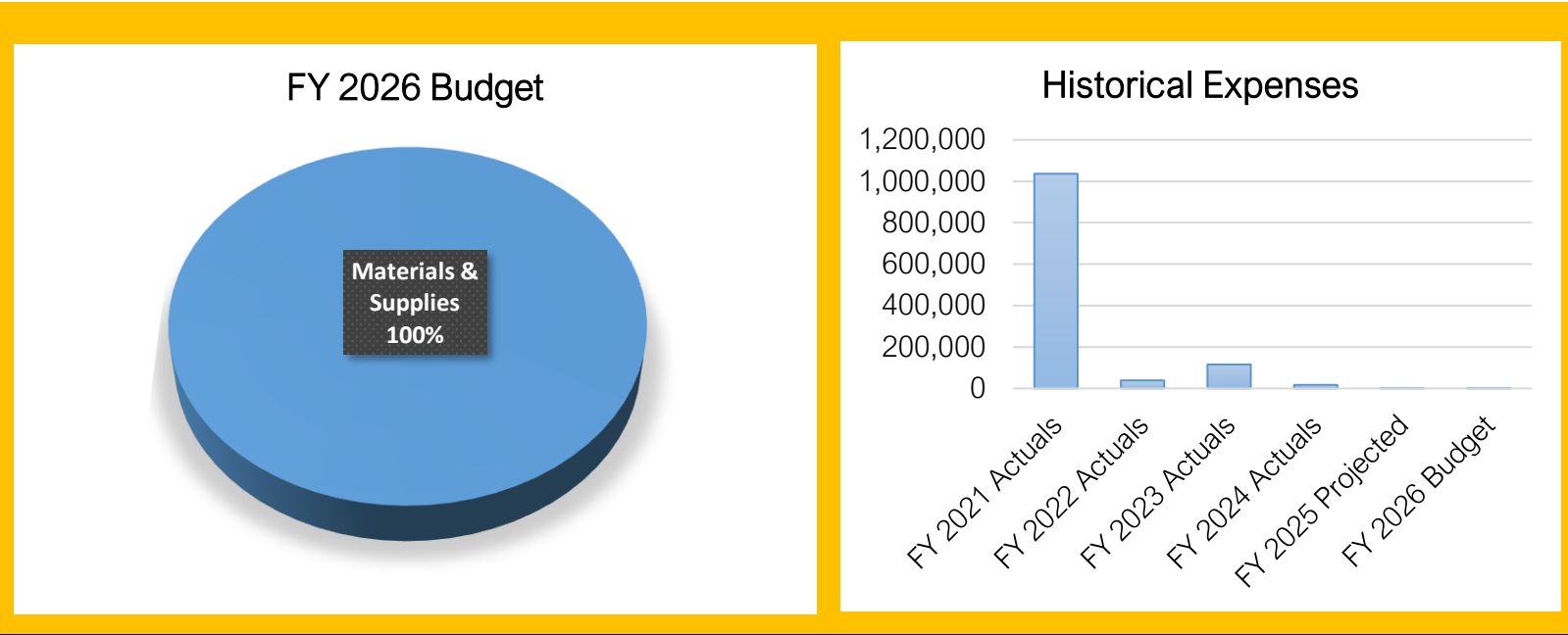
Department Position Overview

Authorized FT

There are no full-time positions are funded in this budget.	2022	0
	2023	0
	2024	0
	2025	0
	2026	0

Summary of Expenses by Category

Expense Summary	FY 2023 Actuals	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Projected	FY 2026 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	85,341	16,972	2,000	387	2,000	0
Capital Outlays	0	0	0	0	0	0
Transfers	30,000	0	0	0	0	0
Grand Total	115,341	16,972	2,000	387	2,000	0



Summary of Capital Outlay

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



FY 2025-26 Budget  
Ft. Pierce CDA #1 Fund (36) - Line Item Budget

Account Number	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Amended Budget	FY 2025 12-Month Estimate	FY 2026 Dept Request	FY 2026 Budget
Revenue						
Miscellaneous Revenue						
36-6100 - Interest Earnings	198,793	122,000	122,000	125,000	0	125,000
Miscellaneous Revenue Total	198,793	122,000	122,000	125,000	0	125,000
Appropriated Fund Balance						
36-8800 - Appropriated Fund Balance	0	-120,000	-120,000	-124,613	0	-123,000
Appropriated Fund Balance Total	0	-120,000	-120,000	-124,613	0	-123,000
Revenue Total	198,793	2,000	2,000	387	0	2,000
Expense						
Materials & Supplies						
36-3100 - Professional & Tech. Services	1,972	2,000	2,000	387	2,000	2,000
36-6201 - Economic Incentives	15,000	0	0	0	0	0
Materials & Supplies Total	16,972	2,000	2,000	387	2,000	2,000
Expense Total	16,972	2,000	2,000	387	2,000	2,000



FY 2025-26 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

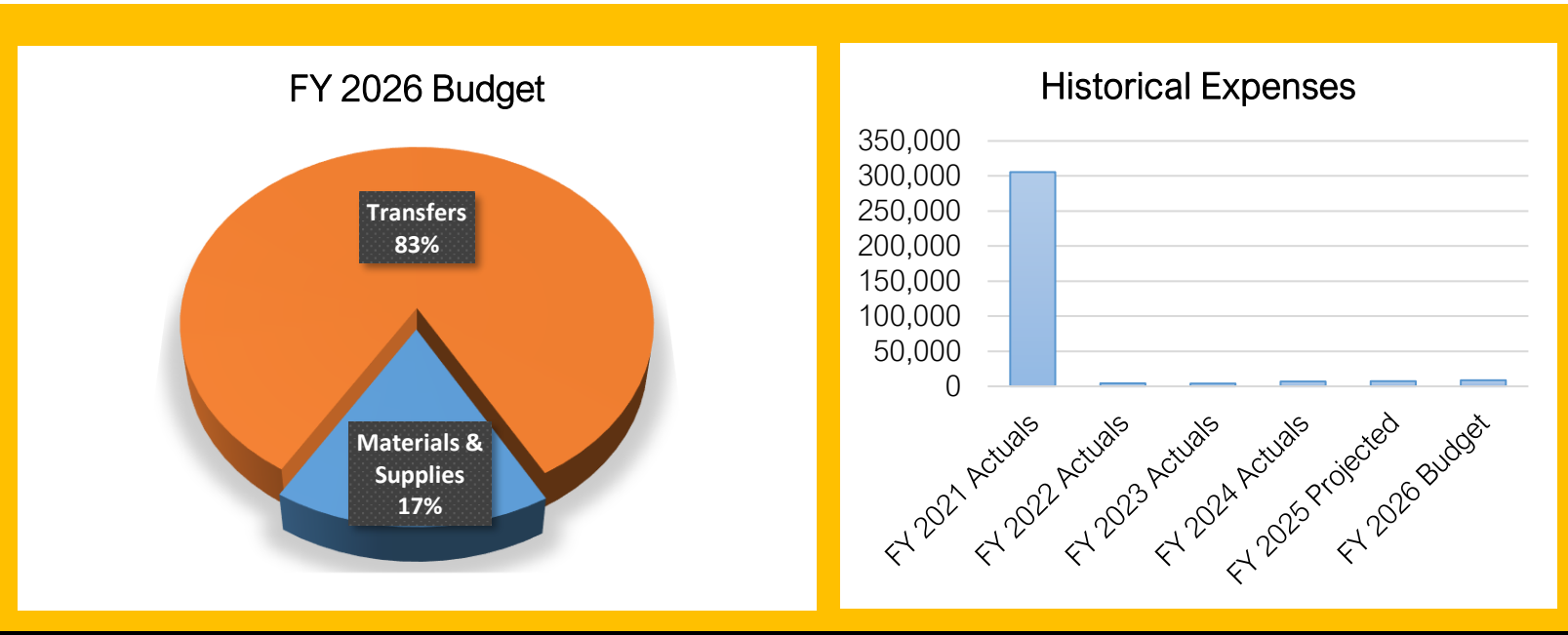
Authorized FT

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

2022	0
2023	0
2024	0
2025	0
2026	0

Summary of Expenses by Category

Expense Summary	FY 2023 Actuals	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Projected	FY 2026 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	341	657	1,500	387	1,500	0
Capital Outlays	0	0	0	0	0	0
Transfers	3,700	6,265	7,000	7,000	7,210	210
Grand Total	4,041	6,922	8,500	7,387	8,710	210



Summary of Capital Outlay

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



FY 2025-26 Budget  
Ft. Pierce CDA #2 Fund (37) - Line Item Budget

Account Number	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Amended Budget	FY 2025 12-Month Estimate	FY 2026 Dept Request	FY 2026 Budget
<b>Revenue</b>						
<b>Intergovernmental</b>						
37-8101 - Contributions From Other Governments	158,490	0	0	0	0	0
<b>Intergovernmental Total</b>	<b>158,490</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Miscellaneous Revenue</b>						
37-6100 - Interest Earnings	21,216	8,500	8,500	22,000	0	22,000
<b>Miscellaneous Revenue Total</b>	<b>21,216</b>	<b>8,500</b>	<b>8,500</b>	<b>22,000</b>	<b>0</b>	<b>22,000</b>
<b>Appropriated Fund Balance</b>						
37-8800 - Appropriated Fund Balance	0	-159,650	-159,650	-214,613	0	-219,290
<b>Appropriated Fund Balance Total</b>	<b>0</b>	<b>-159,650</b>	<b>-159,650</b>	<b>-214,613</b>	<b>0</b>	<b>-219,290</b>
<b>Restricted Taxes</b>						
37-1101 - Current Property Taxes	20,595	159,650	159,650	200,000	0	206,000
<b>Restricted Taxes Total</b>	<b>20,595</b>	<b>159,650</b>	<b>159,650</b>	<b>200,000</b>	<b>0</b>	<b>206,000</b>
<b>Revenue Total</b>	<b>200,301</b>	<b>8,500</b>	<b>8,500</b>	<b>7,387</b>	<b>0</b>	<b>8,710</b>
<b>Expense</b>						
<b>Materials &amp; Supplies</b>						
37-3100 - Professional & Tech. Services	657	1,500	1,500	387	1,500	1,500
<b>Materials &amp; Supplies Total</b>	<b>657</b>	<b>1,500</b>	<b>1,500</b>	<b>387</b>	<b>1,500</b>	<b>1,500</b>
<b>Transfers</b>						
37-9100 - Transfers To Other Funds	6,265	7,000	7,000	7,000	7,000	7,210
<b>Transfers Total</b>	<b>6,265</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,210</b>
<b>Expense Total</b>	<b>6,922</b>	<b>8,500</b>	<b>8,500</b>	<b>7,387</b>	<b>8,500</b>	<b>8,710</b>



FY 2025-26 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.

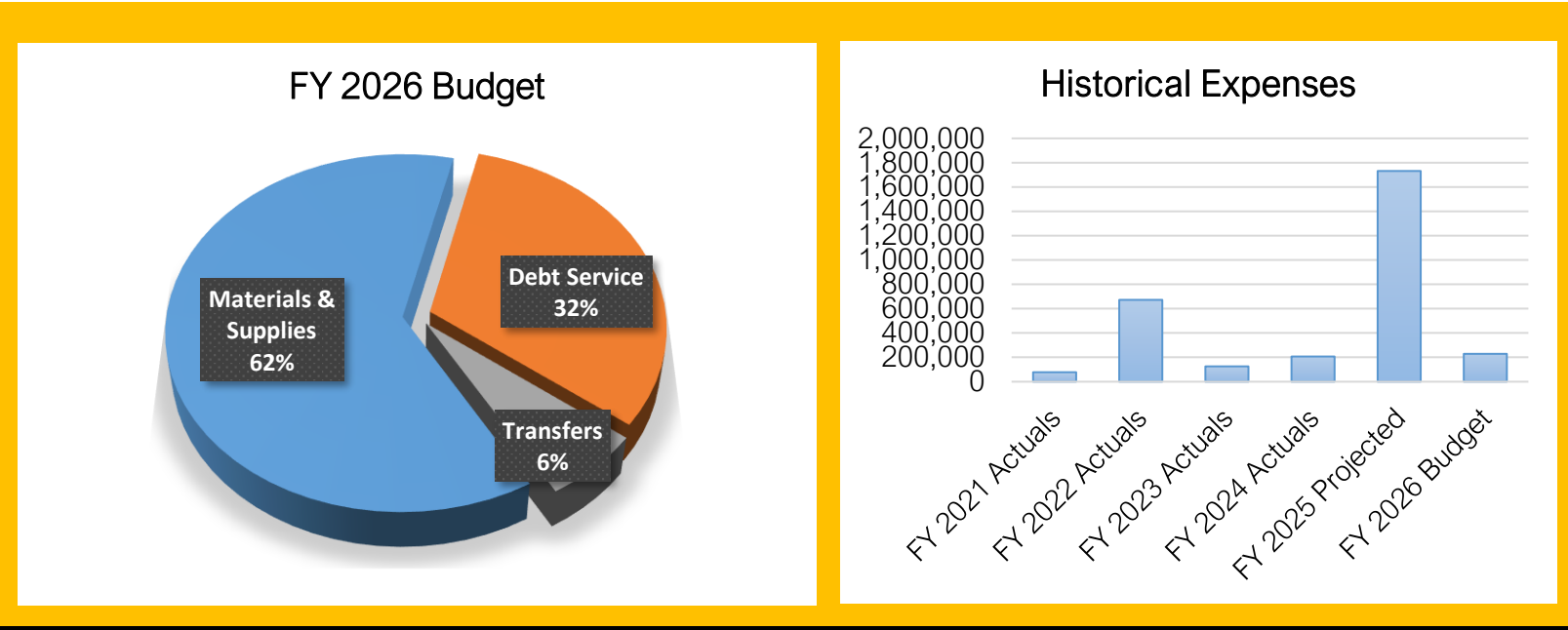
Department Position Overview

Authorized FT

There are no full-time positions are funded in this budget.	2022	0
	2023	0
	2024	0
	2025	0
	2026	0

Summary of Expenses by Category

Expense Summary	FY 2023 Actuals	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Projected	FY 2026 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	110,977	119,792	145,500	117,432	142,000	-3,500
Capital Outlays	0	0	0	0	0	0
Debt Service	0	72,500	72,500	1,600,000	72,500	0
Transfers	15,000	14,675	17,745	14,455	14,455	-3,290
Grand Total	125,977	206,967	235,745	1,731,887	228,955	-6,790



Summary of Capital Outlay

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



FY 2025-26 Budget  
Central Business District CDA Fund (38) - Line Item Budget

Account Number	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Amended Budget	FY 2025 12-Month Estimate	FY 2026 Dept Request	FY 2026 Budget
<b>Revenue</b>						
<b>Intergovernmental</b>						
38-8101 - Contributions From Other Governments	371,570	0	0	0	0	0
<b>Intergovernmental Total</b>	<b>371,570</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Miscellaneous Revenue</b>						
38-6100 - Interest Earnings	29,907	10,000	10,000	30,000	0	30,000
38-6400 - Sale of Property	0	0	0	1,600,000	0	0
<b>Miscellaneous Revenue Total</b>	<b>29,907</b>	<b>10,000</b>	<b>10,000</b>	<b>1,630,000</b>	<b>0</b>	<b>30,000</b>
<b>Appropriated Fund Balance</b>						
38-8800 - Appropriated Fund Balance	0	-281,255	-281,255	-311,113	0	-214,045
<b>Appropriated Fund Balance Total</b>	<b>0</b>	<b>-281,255</b>	<b>-281,255</b>	<b>-311,113</b>	<b>0</b>	<b>-214,045</b>
<b>Restricted Taxes</b>						
38-1101 - Current Property Taxes	48,283	507,000	507,000	413,000	0	413,000
<b>Restricted Taxes Total</b>	<b>48,283</b>	<b>507,000</b>	<b>507,000</b>	<b>413,000</b>	<b>0</b>	<b>413,000</b>
<b>Revenue Total</b>	<b>449,761</b>	<b>235,745</b>	<b>235,745</b>	<b>1,731,887</b>	<b>0</b>	<b>228,955</b>
<b>Expense</b>						
<b>Materials &amp; Supplies</b>						
38-3100 - Professional & Tech. Services	2,299	5,500	5,500	387	5,500	2,000
38-6201 - Economic Incentives	117,493	140,000	140,000	117,045	140,000	140,000
<b>Materials &amp; Supplies Total</b>	<b>119,792</b>	<b>145,500</b>	<b>145,500</b>	<b>117,432</b>	<b>145,500</b>	<b>142,000</b>
<b>Debt Service</b>						
38-8205 - Interest On Notes	72,500	72,500	72,500	1,600,000	72,500	72,500
<b>Debt Service Total</b>	<b>72,500</b>	<b>72,500</b>	<b>72,500</b>	<b>1,600,000</b>	<b>72,500</b>	<b>72,500</b>
<b>Transfers</b>						
38-9100 - Transfers To Other Funds	14,675	17,745	17,745	14,455	17,745	14,455
<b>Transfers Total</b>	<b>14,675</b>	<b>17,745</b>	<b>17,745</b>	<b>14,455</b>	<b>17,745</b>	<b>14,455</b>
<b>Expense Total</b>	<b>206,967</b>	<b>235,745</b>	<b>235,745</b>	<b>1,731,887</b>	<b>235,745</b>	<b>228,955</b>



FY 2025-26 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.

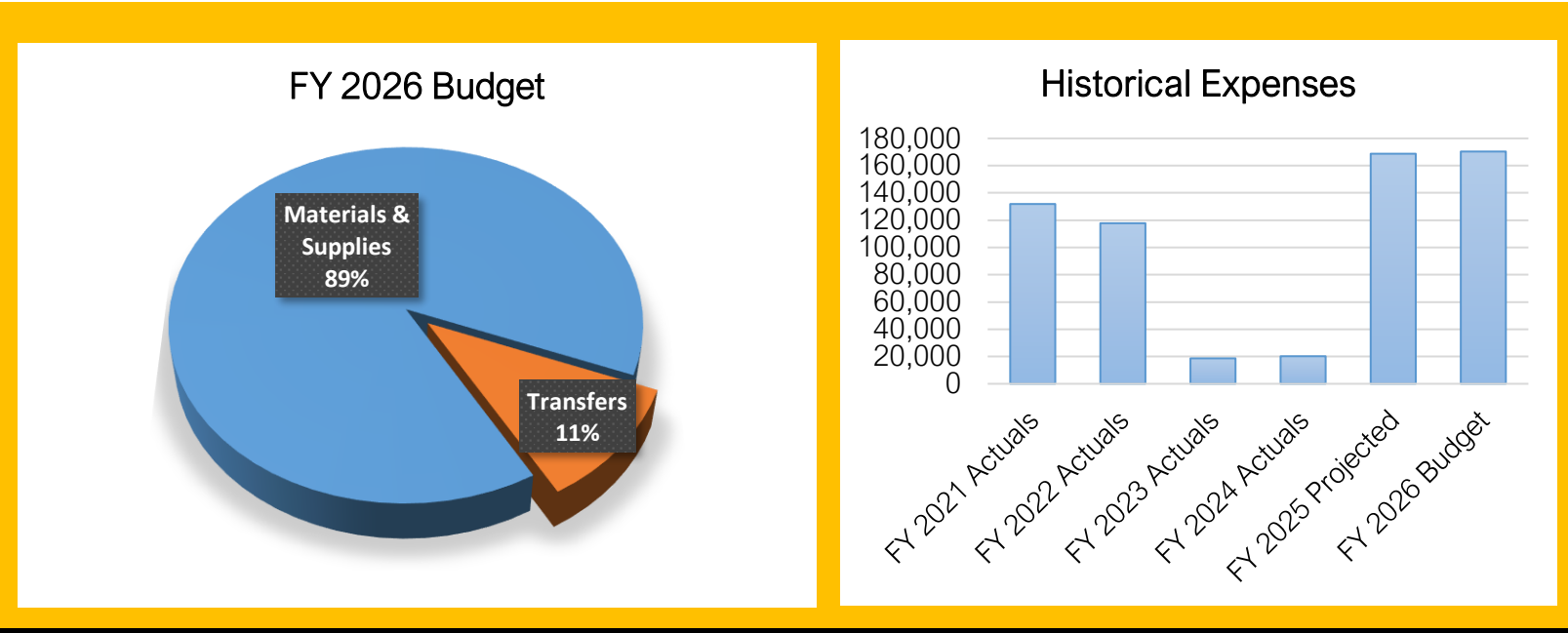
Department Position Overview

Authorized FT

There are no full-time positions are funded in this budget.	2022	0
	2023	0
	2024	0
	2025	0
	2026	0

Summary of Expenses by Category

Expense Summary	FY 2023 Actuals	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Projected	FY 2026 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	341	1,392	155,000	150,387	152,000	-3,000
Capital Outlays	0	0	0	0	0	0
Transfers	18,300	18,795	21,791	18,375	18,375	-3,416
Grand Total	18,641	20,187	176,791	168,762	170,375	-6,416



Summary of Capital Outlay

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





FY 2025-26 Budget  
Millcreek CDA Fund (39) - Line Item Budget

Account Number	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Amended Budget	FY 2025 12-Month Estimate	FY 2026 Dept Request	FY 2026 Budget
<b>Revenue</b>						
<b>Intergovernmental</b>						
39-8101 - Contributions From Other Governments	477,690	0	0	0	0	0
<b>Intergovernmental Total</b>	<b>477,690</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Miscellaneous Revenue</b>						
39-6100 - Interest Earnings	95,225	40,000	40,000	40,000	0	0
<b>Miscellaneous Revenue Total</b>	<b>95,225</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>0</b>	<b>0</b>
<b>Appropriated Fund Balance</b>						
39-8800 - Appropriated Fund Balance	0	-485,816	-485,816	-396,238	0	-369,625
<b>Appropriated Fund Balance Total</b>	<b>0</b>	<b>-485,816</b>	<b>-485,816</b>	<b>-396,238</b>	<b>0</b>	<b>-369,625</b>
<b>Restricted Taxes</b>						
39-1101 - Current Property Taxes	62,073	622,607	622,607	525,000	0	540,000
<b>Restricted Taxes Total</b>	<b>62,073</b>	<b>622,607</b>	<b>622,607</b>	<b>525,000</b>	<b>0</b>	<b>540,000</b>
<b>Revenue Total</b>	<b>634,987</b>	<b>176,791</b>	<b>176,791</b>	<b>168,762</b>	<b>0</b>	<b>170,375</b>
<b>Expense</b>						
<b>Materials &amp; Supplies</b>						
39-3100 - Professional & Tech. Services	1,392	5,000	5,000	387	5,000	2,000
39-6201 - Economic Incentives	0	150,000	150,000	150,000	150,000	150,000
<b>Materials &amp; Supplies Total</b>	<b>1,392</b>	<b>155,000</b>	<b>155,000</b>	<b>150,387</b>	<b>155,000</b>	<b>152,000</b>
<b>Transfers</b>						
39-9100 - Transfers To Other Funds	18,795	21,791	21,791	18,375	21,791	18,375
<b>Transfers Total</b>	<b>18,795</b>	<b>21,791</b>	<b>21,791</b>	<b>18,375</b>	<b>21,791</b>	<b>18,375</b>
<b>Expense Total</b>	<b>20,187</b>	<b>176,791</b>	<b>176,791</b>	<b>168,762</b>	<b>176,791</b>	<b>170,375</b>



FY 2025-26 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.

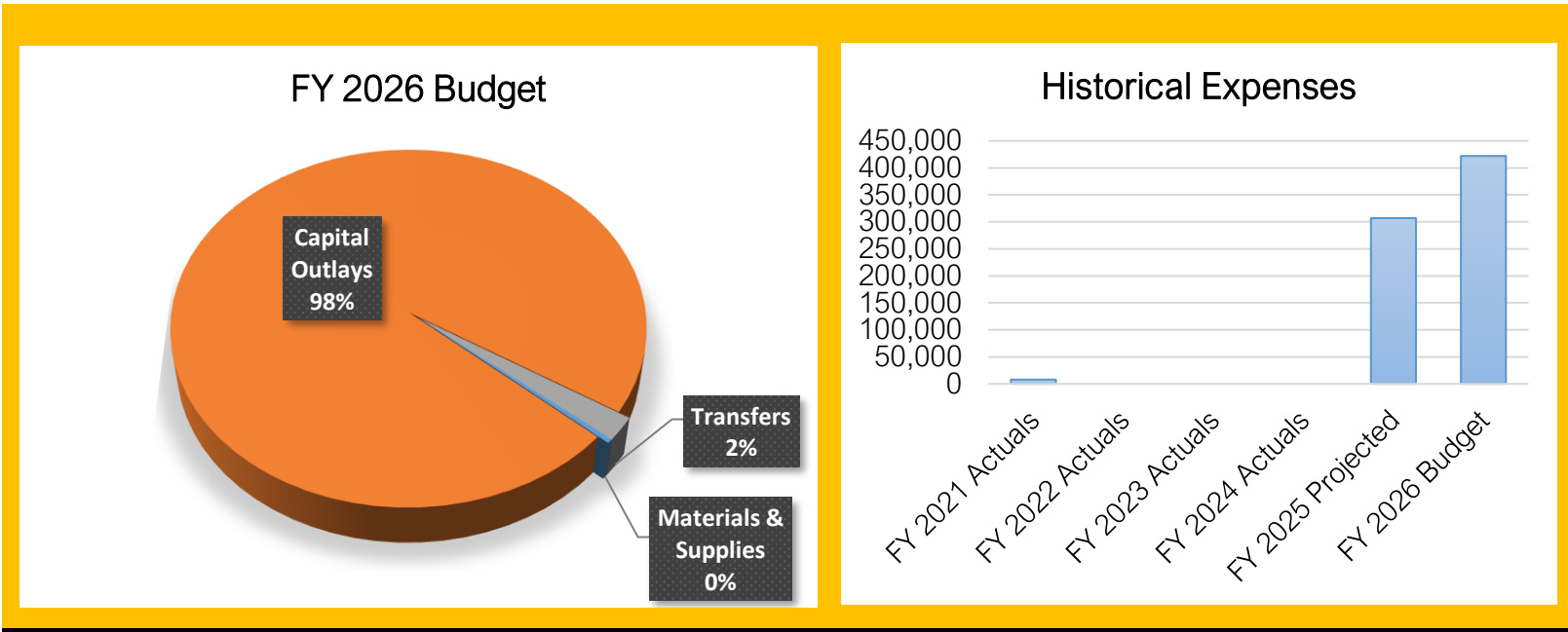
Department Position Overview

Authorized FT

There are no full-time positions are funded in this budget.	2022	0
	2023	0
	2024	0
	2025	0
	2026	0

Summary of Expenses by Category

Expense Summary	FY 2023 Actuals	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Projected	FY 2026 Budget	\$ Diff (Budget vs. Budget)
Materials & Supplies	0	0	577	387	1,550	973
Capital Outlays	0	0	299,396	299,396	411,465	112,069
Transfers	0	0	7,100	7,100	9,000	1,900
Grand Total	0	0	307,073	306,883	422,015	114,942



Summary of Capital Outlay

	FY 2026 Dept. Request	FY 2026 Proposed
Tech Ridge Development Improvements	411,465	411,465
Grand Total	411,465	411,465



FY 2025-26 Budget  
Tech Ridge CDA (33) - Line Item Budget

Account Number	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Amended Budget	FY 2025 12-Month Estimate	FY 2026 Dept Request	FY 2026 Budget
Revenue						
Miscellaneous Revenue						
33-6100 - Interest Earnings	0	0	0	7,000	0	7,000
Miscellaneous Revenue Total	0	0	0	7,000	0	7,000
Appropriated Fund Balance						
33-8800 - Appropriated Fund Balance	0	0	0	-50,117	0	-7,000
Appropriated Fund Balance Total	0	0	0	-50,117	0	-7,000
Restricted Taxes						
33-1100 - Current Property Taxes	0	307,073	0	350,000	422,015	422,015
33-1101 - Current Property Taxes	0	0	307,073	0	0	0
Restricted Taxes Total	0	307,073	307,073	350,000	422,015	422,015
Revenue Total	0	307,073	307,073	306,883	422,015	422,015
Expense						
Materials & Supplies						
33-3100 - Professional & Tech. Services	0	577	577	387	1,550	1,550
Materials & Supplies Total	0	577	577	387	1,550	1,550
Capital Outlays						
33-7300 - Improvements	0	299,396	299,396	299,396	411,465	411,465
Capital Outlays Total	0	299,396	299,396	299,396	411,465	411,465
Transfers						
33-9100 - Transfers To Other Funds	0	7,100	7,100	7,100	9,000	9,000
Transfers Total	0	7,100	7,100	7,100	9,000	9,000
Expense Total	0	307,073	307,073	306,883	422,015	422,015



**Agenda Date:** 06/19/2025

**Agenda Item Number:** RD

**Subject:**

Public hearing to receive input and consideration Resolution No. RDA-2025-003R to amend 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 statute requires a public hearing when changes are requested to the RDA's budget. Staff typically bring budget openings forward to the RDA Board for consideration on an as needed basis during the fiscal year. Staff recommends taking public comment and approval of the resolution.

**Staff Narrative (need/purpose):**

In Fiscal Year 2025, the City sold approximately 3.73 acres of land located at the corner of 100 West and St. George Boulevard. A portion of this property originally acquired in FY 2019 was owned by the Central Business District Fund. The sale generated \$1,600,000 attributable to the Central Business Districts share. These proceeds will be used to repay a significant portion of the principal on an interfund loan made in FY 2019 from the Economic Development Capital Fund to the Central Business District Fund for the initial property acquisition. Staff requests to amend the budget in the amount of \$1,600,000 for the repayment of an interfund loan.

**Name of Legal Dept approver:** Ryan Dooley

**Budget Impact:**

Cost for the agenda item: \$1,600,000  
Amount approved in current FY budget for item: \$0  
If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

Proceeds from the sale of the 100 West Property that were credited to the Central Business District CDA Fund.

Description of funding source:

Proceeds from the sale of the 100 West Property that were credited to the Central Business District CDA Fund.

**Recommendation (Include any conditions):**

Staff recommends taking public comment and approval of the resolution.

**RESOLUTION NO. \_\_\_\_\_**

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

WHEREAS, pursuant to the Uniform Fiscal Procedures Act for Utah Cities (the "Act"), the St. George Neighborhood Redevelopment Agency is required to adopt an annual budget with regard to the funds of the City; and

WHEREAS, the St. George Neighborhood Redevelopment Agency 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 19th day of June, 2025, upon motion duly made and seconded, it is unanimously.

RESOLVED that the 2024-2025 fiscal budget for the Neighborhood Redevelopment Agency of the City of St. George thereto, is hereby amended. Said amendments are attached hereto as Exhibit "A."

VOTED UPON AND PASSED BY THE ST. GEORGE NEIGHBORHOOD  
REDEVELOPMENT AGENCY AT A REGULAR MEETING OF SAID AGENCY  
HELD ON THE 19TH DAY OF JUNE, 2025

REDEVELOPMENT AGENCY OF  
THE CITY OF ST. GEORGE:

ATTEST:

\_\_\_\_\_  
Michele Randall, Chairwoman

\_\_\_\_\_  
Christina Fernandez, Secretary

APPROVED AS TO FORM:  
City Attorney's Office

VOTING OF MEMBERS:

\_\_\_\_\_  
Ryan N Dooley, City Attorney

Agency Member Hughes \_\_\_\_\_  
Agency Member Larkin \_\_\_\_\_  
Agency Member Larsen \_\_\_\_\_  
Agency Member Tanner \_\_\_\_\_  
Agency Member Kemp \_\_\_\_\_



RDA ADJUSTMENTS

			<a href="#">Debit</a>	<a href="#">Credit</a>
1	38-36400	Sale of Property		1,600,000
	38-3800-8125	Central Business District CDA - Principal on Loan	1,600,000	

In Fiscal Year 2025, the City sold approximately 3.73 acres of land located at the corner of 100 West and St. George Boulevard. A portion of this property—originally acquired in FY 2019—was owned by the Central Business District Fund. The sale generated \$1,600,000 attributable to the Central Business District's share. These proceeds will be used to repay a significant portion of the principal on an interfund loan made in FY 2019 from the Economic Development Capital Fund to the Central Business District Fund for the initial property acquisition. Staff requests to amend the budget in the amount of \$1,600,000 for the repayment of an interfund loan.

1  
2  
3 **ST. GEORGE NEIGHBORHOOD**  
4 **REDEVELOPMENT AGENCY MINUTES**  
5 **REGULAR MEETING**  
6 **APRIL 3, 2025, 6:00 P.M.**  
7 **CITY COUNCIL CHAMBERS**

8 **PRESENT:**

9 **Chair Pro Tem Jimmie Hughes**  
10 **Agency Member Dannielle Larkin**  
11 **Agency Member Natalie Larsen**  
12 **Agency Member Steve Kemp**  
13

14 **EXCUSED:**

15 **Chairwoman Michele Randall**  
16 **Agency Member Michelle Tanner**  
17

18 **STAFF MEMBERS PRESENT:**

19 **City Manager John Willis**  
20 **City Attorney Ryan Dooley**  
21 **City Recorder Christina Fernandez**  
22 **Budget and Financial Planning Director Robert Myers**  
23

24 Link to Chair Pro Tem Hughes calling the meeting to order: [00:00:00](#)  
25

26 **PUBLIC HEARING/AMEND FY 2024-25 BUDGET/RESOLUTION:**

27 **Public hearing and consideration of Resolution No. RDA-2025-001R to**  
28 **review and approve amendments to the Fiscal Year 2024-25 Budget.**  
29

30 BACKGROUND and RECOMMENDATION: State statute requires a public hearing when  
31 changes are requested to the Redevelopment Agency's budget. Staff typically bring  
32 budget openings forward to the Redevelopment Agency Board for consideration on  
33 an as needed basis as changes occur during the fiscal year. Staff recommends taking  
34 public comment and approval of the resolution.  
35

36 Link to introduction from City Manager John Willis and presentation from Budget and  
37 Financial Planning Director Robert Myers: [00:00:03](#)  
38

39 [Agenda Packet \[Page 6\]](#)  
40

41 Link to public hearing; no comments were provided: [00:01:27](#)  
42

43 Link to motion: [00:01:43](#)  
44

45 **MOTION:**

46 A motion was made by Agency Member Kemp to approve the approve  
47 Resolution No. RDA-2025-001R to review and approve amendments to the  
48 Fiscal Year 2024-25 Budget.

49 **SECOND:**

50 The motion was seconded by Agency Member Larsen.

51 **VOTE:**

52 Chair Pro Tem Hughes called for a roll call vote, as follows:  
53



1 St. George Neighborhood Redevelopment Agency Minutes  
2 April 3, 2025  
3 Page Two  
4

5 Agency Member Hughes – aye  
6 Agency Member Larkin – aye  
7 Agency Member Larsen – aye  
8 Agency Member Tanner – absent  
9 Agency Member Kemp – aye  
10

11 The vote was unanimous and the motion carried.  
12

13 **APPROVAL OF MINUTES:**

14 **Consider approval of the minutes from the meeting held on March 6, 2025.**

15  
16 Link to presentation from Chair Pro Tem Hughes: [00:02:42](#)

17  
18 [Agenda Packet \[Page 9\]](#)  
19

20 Link to motion: [00:02:54](#)  
21

22 **MOTION:**

23 A motion was made by Agency Member Larsen to approve the minutes from  
24 the meeting held on March 6, 2025.

25 **SECOND:**

26 The motion was seconded by Agency Member Larkin

27 **VOTE:**

28 Chair Pro Tem Hughes called for a vote, as follows:  
29

30 Agency Member Hughes – aye  
31 Agency Member Larkin – aye  
32 Agency Member Larsen – aye  
33 Agency Member Tanner – absent  
34 Agency Member Kemp – aye  
35

36 The vote was unanimous and the motion carried.  
37

38 **ADJOURN:**

39 Link to motion: [00:03:08](#)  
40

41 **MOTION:**

42 A motion was made by Agency Member Larsen to adjourn from the RDA  
43 meeting and back into the City Council meeting.

44 **SECOND:**

45 The motion was seconded by Agency Member Larkin.

46 **VOTE:**

47 Chair Pro Tem Hughes called for a roll call vote, as follows:  
48

49 Agency Member Hughes – aye  
50 Agency Member Larkin – aye  
51 Agency Member Larsen – aye  
52  
53

1 St. George Neighborhood Redevelopment Agency Minutes  
2 April 3, 2025  
3 Page Three

4  
5 Agency Member Tanner – absent  
6 Agency Member Kemp – aye

7  
8 The vote was unanimous and the motion carried.  
9

10  
11  
12  
13  
14 

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Christina Fernandez, City Recorder