

**REDEVELOPMENT AGENCY
OF THE CITY OF ST. GEORGE**

Resolution No. _____

A RESOLUTION DESIGNATING THE PROPOSED FORT PIERCE COMMUNITY DEVELOPMENT PROJECT AREA #2, AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN AND BUDGET, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, CONSULTANTS, STAFF, AND COUNSEL.

WHEREAS the City of St. George, Utah (the “City”), created the Redevelopment Agency of the City of St. George (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, known as the Community Development and Renewal Agencies Act (the “Act”), for the purposes of conducting urban renewal, economic development, and community development activities within the City, as contemplated by the Act; and

WHEREAS the Agency, having made a preliminary investigation and conducted initial studies and inquiries, desires now to conduct community development activities in the area depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference (the “Proposed Project Area”), pursuant to Section 17C-4-102(1) of the Act; and

WHEREAS the Agency desires to begin the process of adopting a project area plan for the Proposed Project Area by adopting this Resolution authorizing the preparation of a Draft Project Area Plan, pursuant to Section 17C-4-101(1) of the Act; and

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE NEIGHBORHOOD REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE AS FOLLOWS:

1. The Agency designates the Proposed Project Area as the proposed *Fort Pierce Community Development Project Area #2*, the boundaries of which are depicted on the map attached hereto as **Exhibit A**;
2. Agency consultants, counsel, and staff, as appropriate, are authorized and directed:
 - a. to make a preliminary determination as to whether the Proposed Project Area should be a community development project area under Title 17C, Chapter 4 of the Act, and to prepare the appropriate documents for presentation to, and final approval by, the Agency Board; and
 - b. to prepare a Draft Community Development Project Area Plan as provided under Section 17C-4-102(1)(a) of the Act;
 - c. to prepare a Draft Community Development Project Area Budget as provided under 17C-4-204(1) of the Act; and

- d. to take all other actions under the Act which may be necessary or proper for the successful establishment of the Proposed Project Area, including, without limitation, discussions with taxing entities, the preparation for all necessary hearings, the preparation, publication, and/or mailing of statutorily required notices, and the preparation, presentation, and negotiation of any and all interlocal cooperation agreements and related documents.

3. This resolution takes effect upon adoption.

APPROVED AND ADOPTED this ____ day of August, 2014.

Chair

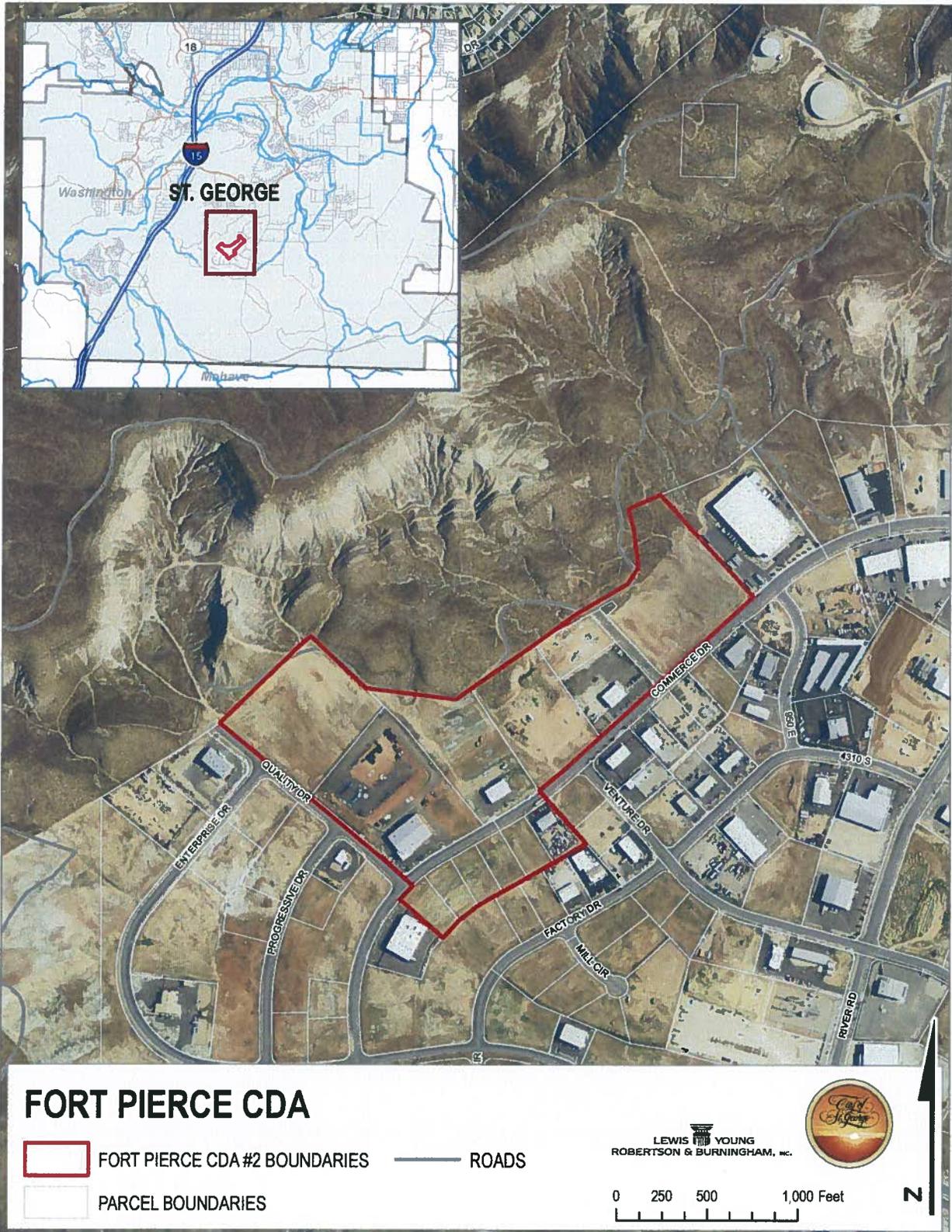
Attest:

Secretary

Redevelopment Agency Board Vote as Recorded:

<u>Name:</u>	<u>Vote:</u>
Board Chairman Pike	_____
Board Member Almquist	_____
Board Member Arial	_____
Board Member Bowcutt	_____
Board Member Hughes	_____
Board Member Randall	_____

EXHIBIT A
MAP OF PROPOSED PROJECT AREA BOUNDARIES



**ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES
JUNE 13, 2013, 5:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

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PRESENT:

- Chairman Daniel McArthur**
- Agency Member Ben Nickle**
- Agency Member Gail Bunker**
- Agency Member Jon Pike**
- Agency Member Gil Almquist**
- City Manager Gary Esplin**
- City Attorney Shawn Guzman**
- City Recorder Christina Fernandez**

EXCUSED:

- Agency Member Jimmie Hughes**

PUBLIC HEARING:

Public hearing to receive public input on the 2013-2014 fiscal year budget.

Chairman McArthur opened the public hearing. There being no public comment, he closed the public hearing.

ADOPTION OF BUDGET/RESOLUTION:

Public hearing to consider adoption of the 2013-2014 fiscal year budget.

City Manager Gary Esplin advised he believes the RDA expires in 2016 and is used to make improvements in the downtown area.

MOTION: A motion was made by Agency Member Bunker to adopt the budget by resolution.

SECOND: The motion was seconded by Agency Member Almquist.

VOTE: Chairman McArthur called for a roll call vote, as follows:

- Agency Member Almquist - aye
- Agency Member Pike - aye
- Agency Member Bunker - aye
- Agency Member Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes of the Redevelopment Agency meeting held June 21, 2012.

MOTION: A motion was made by Agency Member Almquist to approve the minutes as presented.

SECOND: The motion was seconded by Agency Member Pike.

VOTE: Chairman McArthur called for a vote, as follows:

Agency Member Almquist - aye
Agency Member Pike - aye
Agency Member Bunker - aye
Agency Member Nickle - aye

The vote was unanimous and the motion carried.

ADJOURN:

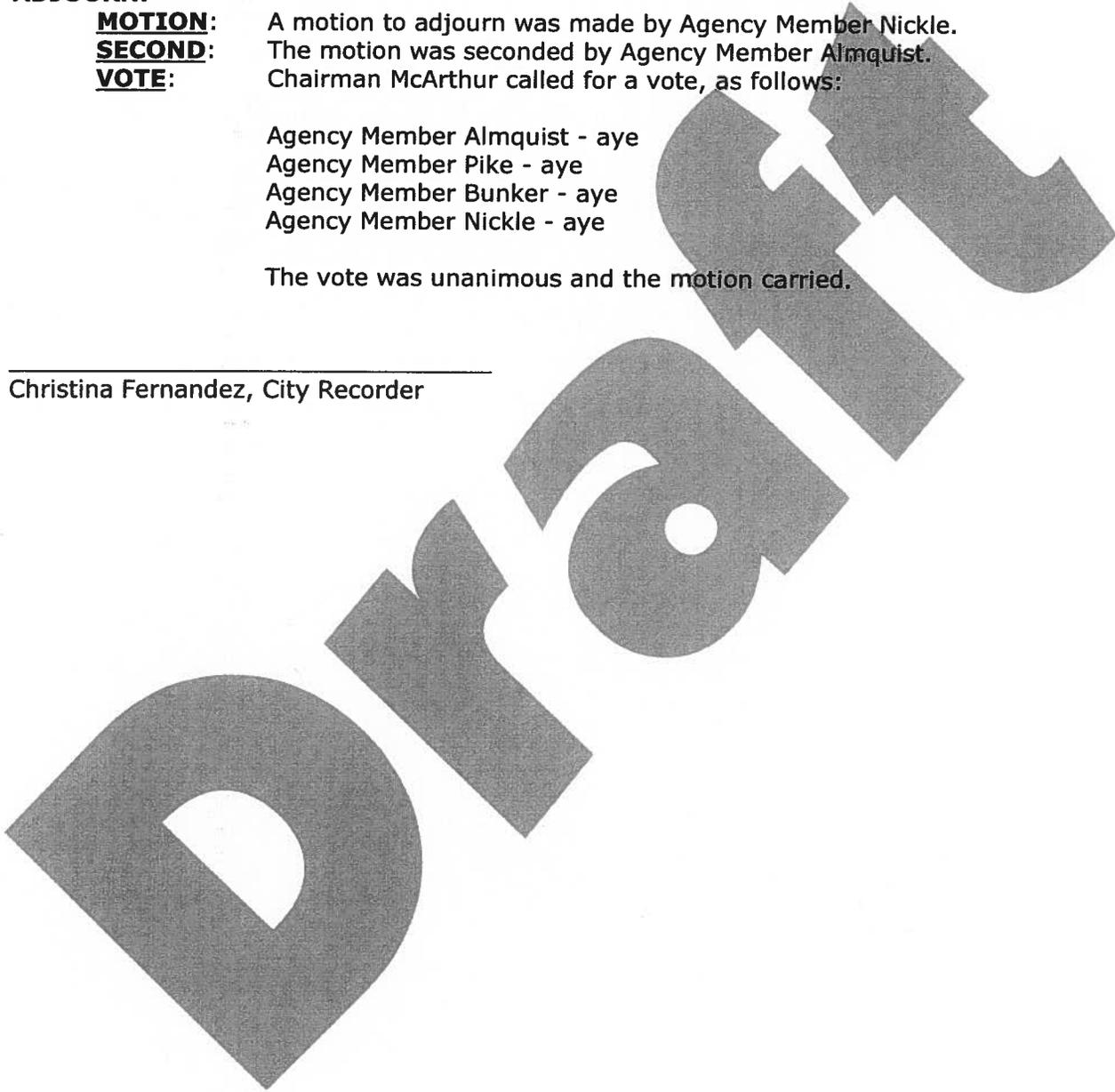
MOTION: A motion to adjourn was made by Agency Member Nickle.
SECOND: The motion was seconded by Agency Member Almquist.
VOTE: Chairman McArthur called for a vote, as follows:

Agency Member Almquist - aye
Agency Member Pike - aye
Agency Member Bunker - aye
Agency Member Nickle - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

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**ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES
JUNE 27, 2013, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Chairman Daniel D. McArthur
Agency Member Jimmie Hughes
Agency Member Ben Nickle
Agency Member Gail Bunker
Agency Member Gil Almquist
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

Agency Member Jon Pike

PUBLIC HEARING/AMEND BUDGET/RESOLUTION:

Public hearing to consider amendments to the 2012-13 fiscal year budget.

City Manager Gary Esplin advised he recommends the following amendments: 1) \$20,000.00 to pay for the city's share of the cost-participation agreement for the Family Dollar project; 2) due to property tax revenues being greater than budgeted he is recommending to transfer \$30,000.00 from the Dixie Center EDA to debt service for the 2009 sales tax Road Bond; and 3) \$88,500.00 to budget for unforeseen repairs to the carousel and corresponding decreases in personnel costs and decreases in revenues due to the downtime while the repairs were performed.

MOTION: A motion was made by Agency Member Bunker to approve the amendments by resolution.

SECOND: The motion was seconded by Agency Member Almquist.

VOTE: Chairman McArthur called for a roll call vote, as follows:

Agency Member Bunker - aye
Agency Member Almquist - aye
Agency Member Nickle - aye
Agency Member Hughes - aye

The vote was unanimous and the motion carried.

ADJOURN:

MOTION: A motion to adjourn to the City Council meeting was made by Agency Member Almquist.

SECOND: The motion was seconded by Agency Member Almquist.

VOTE: Chairman McArthur called for a vote, as follows:

Agency Member Bunker - aye
Agency Member Almquist - aye
Agency Member Nickle - aye
Agency Member Hughes - aye

The vote was unanimous and the motion carried.

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RECONVENE:

MOTION: A motion was made by Agency Member Hughes to reconvene.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a vote as follows:

- Agency Member Bunker - aye
- Agency Member Almquist - aye
- Agency Member Nickle - aye
- Agency Member Hughes - aye

The vote was unanimous and the motion carried.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Agency Member Almquist to accept the previous motion.
SECOND: The motion was seconded by Councilmember Bunker.
VOTE: Mayor McArthur called for a roll call vote as follows:

- Agency Member Bunker - aye
- Agency Member Almquist - aye
- Agency Member Nickle - aye
- Agency Member Hughes - aye

The vote was unanimous and the motion carried.

ADJOURN AND RECONVENE:

MOTION: A motion was made by Agency Member Hughes to adjourn as Neighborhood Redevelopment Agency and reconvene as City Council.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a vote as follows:

- Agency Member Bunker - aye
- Agency Member Almquist - aye
- Agency Member Nickle - aye
- Agency Member Hughes - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

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1 **REGULAR MEETING OF THE NEIGHBORHOOD REDEVELOPMENT AGENCY**
2 **OF THE CITY OF ST. GEORGE,**
3 **WASHINGTON COUNTY, UTAH**
4 **June 19, 2014**
5 **City Council Chambers**
6

7 **Present:**

8 Chairman Jon Pike
9 Agency Member Gil Almquist
10 Agency Member r Jimmie Hughes
11 Agency Member Michele Randall
12 Agency Member r Joe Bowcutt
13 Agency Member Bette Arial
14 City Manager Gary Esplin
15 City Attorney Shawn Guzman
16 Deputy City Recorder René Fleming
17

18 **Public hearing to consider amendments to the 2013-2014 fiscal year budget.**

19 City Manager Esplin explained that state law dictates the manner in which RDA's operate.
20 There is one agency and five redevelopment areas. This amendment applies to the Ft. Pierce
21 area as more funds were received than was budgeted. The adjustments were agreed to by the
22 taxing agencies. He reviewed the adjustments.
23

24 Chairman Pike opened the public hearing, seeing no one wishing to comment, he closed the
25 public hearing
26

27 **MOTION:** A motion was made by Agency Member Almquist to adopt as a resolution and accept
28 the three amendments for the fiscal year 2013-2014 budget.
29

30 **SECOND:** The motion was seconded by Agency Member Randall.
31

32 Chairman Pike called for a vote is as follows
33

34 Agency Member Gil Almquist, aye
35 Agency Member r Jimmie Hughes, aye
36 Agency Member Michele Randall, aye
37 Agency Member r Joe Bowcutt, aye
38 Agency Member Bette Arial, aye
39

40 The vote was unanimous, motion carried.
41

42 **Public hearing to receive public input on the 2014-2015 fiscal year budget.**

43 City Manger Esplin explained this budget deals with the same redevelopment areas as
44 discussed in the earlier action. With respect to the downtown redevelopment area there is only
45 one more bond payment to be made of approximately \$884,000. This was the bond used to
46 build town square. He indicated there will be one more tax year in which revenues can be used
47 to pay off other obligations. He discussed the budget for each of the five areas.
48

49 Agency Member Almquist stated RDA's are one of the most misunderstood ways of economic
50 development. But they are one of the best ways that cities can take a non-tax revenue area and
51 turn it into something for the public to use which also becomes a tax revenue generating
52 property.
53

1 City Manager Esplin commented that using an RDA for economic development can result in
2 companies relocating to the area. He explained that all the properties developed via the RDA
3 are now part of the tax base, prior to development the properties were owned by SITLA.
4

5 There was discussion regarding the glass company that had relocated to the Ft. Pierce
6 Industrial Park. The company expects to be back in operation in the next year.
7

8 Chairman Pike opened the public hearing, seeing no one wishing to comment, he closed the
9 public hearing.
10

11 **MOTION:** A motion was made by Agency Member Almquist approve the resolution adopting the
12 2014-2015 fiscal year budget for the Neighborhood Redevelopment Agency.
13

14 **SECOND:** The motion was seconded by Agency Member Arial
15

16 Chairman Pike called for a vote is as follows
17

18 Agency Member Gil Almquist, aye
19 Agency Member r Jimmie Hughes, aye
20 Agency Member Michele Randall, aye
21 Agency Member r Joe Bowcutt, aye
22 Agency Member Bette Arial, aye
23

24 The vote was unanimous, motion carried.
25

26 **Consider approval of the minutes of the Redevelopment Agency meeting held June 13,**
27 **2013.**

28 As minutes were not distributed prior to the meeting, there was no action on this item.
29

30 **Consider approval of the minutes of the Redevelopment Agency meeting held June 27,**
31 **2013.**

32 As minutes were not distributed prior to the meeting, there was no action on this item.
33

34 **ADJOURN:**

35 **MOTION:** A motion was made by Agency Member Arial to adjourn the meeting.
36

37 **SECOND:** The motion was seconded by Agency Member Almquist.
38

39 Chairman Pike called for a vote is as follows
40

41 Agency Member Gil Almquist, aye
42 Agency Member r Jimmie Hughes, aye
43 Agency Member Michele Randall, aye
44 Agency Member r Joe Bowcutt, aye
45 Agency Member Bette Arial, aye
46

47 The vote was unanimous, motion carried.
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52 _____
René Fleming, Deputy City Recorder

_____ Date



ST. GEORGE FORT PIERCE CDA #2 CALENDAR

Updated: August 8, 2014

ESTIMATED TIME PERIOD	ACTION ITEM(S)	RESPONSIBLE PARTY	STATUS
Aug 8	☞ Draft Authorizing Resolution for RDA consideration	LYRB, RDA	Completed
Aug 21	☞ Board of Redevelopment Agency ("RDA") adopts a resolution authorizing the drafting of a <u>PROJECT AREA PLAN</u> and <u>PROJECT AREA BUDGET</u> for a specific designated area; <i>(need to include map and legal description of proposed boundaries, if available)</i> (§17C-4-101)	RDA, LYRB	
Sep 11	☞ Prepare and disseminate to RDA staff for review purposes, copies of <u>DRAFT PROJECT AREA PLAN & DRAFT PROJECT AREA BUDGET</u> (§17C-4-102(a))	LYRB	
Sep 12-Sep 18	☞ Meet with staff and/or elected officials of each taxing entity that levies a tax in the proposed Project Area to review RDA's request for participation in the CDA	RDA, LYRB	
Oct 2	☞ Make plan available to public at the offices of the RDA/City	RDA, City	
Oct 2	☞ Provide notice of Public Hearing on the draft <u>PROJECT AREA PLAN AND PROJECT AREA BUDGET</u> ; <i>(at least 30 days before public hearing)</i> Send notice to: i) each property owner in CDA <i>(pulled from County records no more than 30 days prior)</i> , ii) State Tax Commission, iii) County Assessor and Auditor, iv) State Board of Education, and v) all taxing entities that levy tax within Project Area (§17C-4-402(1)(b))	LYRB	
Oct 22	☞ Prepare and disseminate draft Interlocal Agreements, Resolutions and other material for taxing entity participation	LYRB	
Oct 23	☞ Publish Notice of Public Hearing in newspaper <i>(14 days before public hearing)</i> (§17C-4-402(a)(1))	RDA, LYRB	
Nov 5	☞ Provide Public Notice of RDA & City public meetings by posting agenda <i>(at least 24 hours before meeting)</i>	RDA, LYRB	
Nov 6	☞ RDA holds Public Hearing on draft Project Area Plan & Budget (§17C-4-102(1)(d))		
	☞ RDA considers approval of draft Project Area Plan as the "official" Project Area Plan by resolution; and approval of Project Area Budget by resolution (§17C-4-102(1)(f) & §17C-4-104))		
	☞ City considers adoption of the Project Area Plan and designation of the plan as the official development plan of the Project Area by ordinance (§17C-4-105)	RDA, City, LYRB	
	☞ City and RDA adopt Interlocal Agreements; RDA adopts Interlocal Agreements with other participating taxing entities (§17C-4-201)		
Nov 10	☞ Make adopted Project Area Plan & Budget available to public at City/RDA offices (§17C-4-106(1)(b)(ii))		
	☞ Publish notice <i>(copy of Ordinance)</i> in newspaper - begin 30 day protest period (§17C-4-106(1)(a))	RDA, LYRB	
Oct 22 – Dec 9 ¹	☞ Taxing entities consider Interlocal Agreements to participate in CDA (§17C-4-201)		
Nov 11	☞ Record Project Area documentation with County Recorder <i>(within 30 days of City Ordinance adoption)</i> (§17C-4-107(1))		
	☞ Transmit land description and map to Automated Geographic Reference <i>(within 30 days of City Ordinance adoption)</i> (§17C-4-107(2))	RDA, LYRB	
Nov 11	☞ Transmit land description, map, and ordinances to: <i>(within 30 days of City Ordinance adoption)</i> (§17C-4-107(3))		
	☞ County Auditor, Recorder, Attorney, Surveyor and Assessor	RDA, LYRB	

¹ Negotiations with taxing entities can be longer or shorter than this. The length of this step is greatly controlled by the other taxing entities and their rules, policies, and tax increment philosophy. Generally it is anticipated that two meetings with each taxing entity will be required.



ESTIMATED TIME PERIOD	ACTION ITEM(S)	RESPONSIBLE PARTY	STATUS
	<ul style="list-style-type: none"> ☐ Legislative body or governing board of taxing entities ☐ State Tax Commission ☐ State Board of Education 		
Dec 10	☐ Protest period for City's Project Area Plan adoption ordinance ends (<i>§17C-4-106(3)</i>)		
Dec 11	☐ Gather all executed Interlocal Agreements and make available to public (<i>§17C-4-202(5)</i>)	LYRB	
Dec 12	☐ Publish summary of Interlocal Agreements in Newspaper (<i>begin 30 day protest period</i>) (<i>§17C-4-202</i>)	RDA, LYRB	
Dec 15	☐ File Interlocal Agreements with State Tax Commission, State Board of Education, State Auditor, and County Auditor (<i>within 30 days of publishing summary in the Newspaper</i>) (<i>§17C-4-203</i>)	RDA, LYRB	
Dec 16	☐ Receive Signed Certification from Attorney regarding legality of the proceedings (<i>§17C-4-201(3)</i>)	Legal	
Jan 11	☐ Protest period for Interlocal Agreements expires (<i>§17C-4-202(4)</i>)		



DISTRIBUTION LIST

CITY OF ST. GEORGE

Mayor Jon Pike

175 E. 200 N.

St. George, UT 84014

Phone: (435) 627-4001

E-mail: jon.pike@sgcity.org

Gary Esplin, City Manager

E-mail: gary.esplin@sgcity.org

Deanna Brklacich, Budget and Financial Planning
Manager

E-mail: deanna.brklacich@sgcity.org

Matt Loo, Economic & Housing Director

E-mail: matt.loo@sgcity.org

Christina Fernandez, City Recorder

Email: Christina.fernandez@sgcity.org

Shawn Guzman, City Attorney

Email: shawn.guzman@sgcity.org

LEWIS YOUNG ROBERTSON & BURNINGHAM

Jason Burningham, Principal

41 North Rio Grande, Suite 101

Salt Lake City, UT 84101

Phone: (801) 596-0700

Facsimile: (801) 596-2800

E-mail: jason@lewisyoung.com

Rob Sant, Analyst

E-mail: rob@lewisyoung.com

Christina Fernandez

From: Rob Sant [rob@lewisyoung.com]
Sent: Friday, August 08, 2014 3:11 PM
To: Gary Esplin; Jon Pike; Deanna Brklacich; Matt Loo; Shawn Guzman; Christina Fernandez
Cc: Jason Burningham; Randy Sant
Subject: Fort Pierce CDA #2
Attachments: Fort Pierce #2 CDA Creation Calendar (8.8.14).docx; Agenda Language.docx; St. George Fort Pierce CDA #2 - Agency Authorize Plan & budget (8.7.14).docx

All,

I have attached a Creation Calendar, the Resolution authorizing the drafting of a plan & budget, and its accompanying agenda language for the Fort Pierce #2 Community Development Area. Please review the attachments and let me know of any changes or comments you may have. The starting action for the Project is the adoption of the attached Resolution by the RDA Board. I have assumed this will take place on August 21st. Please confirm that this date will work, or let me know if it needs to be revised. I look forward to working with you all in the creation of a beneficial project to the City; again please contact myself or Jason with any questions that you may have.

Rob Sant

Lewis Young Robertson & Burningham

41 N. Rio Grande, Suite 101
Salt Lake City, UT 84101
Phone: (801) 596-0700
Cell: (801) 698-0469
Fax: (801) 596-2800
E-mail: rob@lewisyoung.com

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