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 at the St. George City Hall located at 61 South Main Street, St. George, Utah, on Thursday, June 18, 2026, 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-2026-001R to adopt the Fiscal Year 2026-2027 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 2026-2027 Budget. Staff recommends taking public comment and approval of the resolution.

2. **Public hearing to receive input and consideration Resolution No. RDA-2026-002R to amend the Fiscal Year 2025-2026 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 June 19, 2025.**

Christina Fernandez
Christina Fernandez, Secretary

June 12, 2026
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.

St.George

THE BRIGHTER SIDE

Agenda Date: 06/18/2026 **Agenda Item Number:** R1

Subject:

RDA Public hearing to receive input and consideration Resolution No. RDA-2026-001R to adopt the Fiscal Year 2026-2027 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:

61 S. Main

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 2026-2027 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 2026-2027 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.

Attachments

RESOLUTION NO. ________________

ADOPTING THE 2026-2027 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 18th day of June, 2026, upon motion duly made and seconded, it is unanimously

RESOLVED that the 2026-2027 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 18TH DAY OF JUNE, 2026.

ST. GEORGE CITY:

____
Jimmie B Hughes, Chairman

ATTEST:

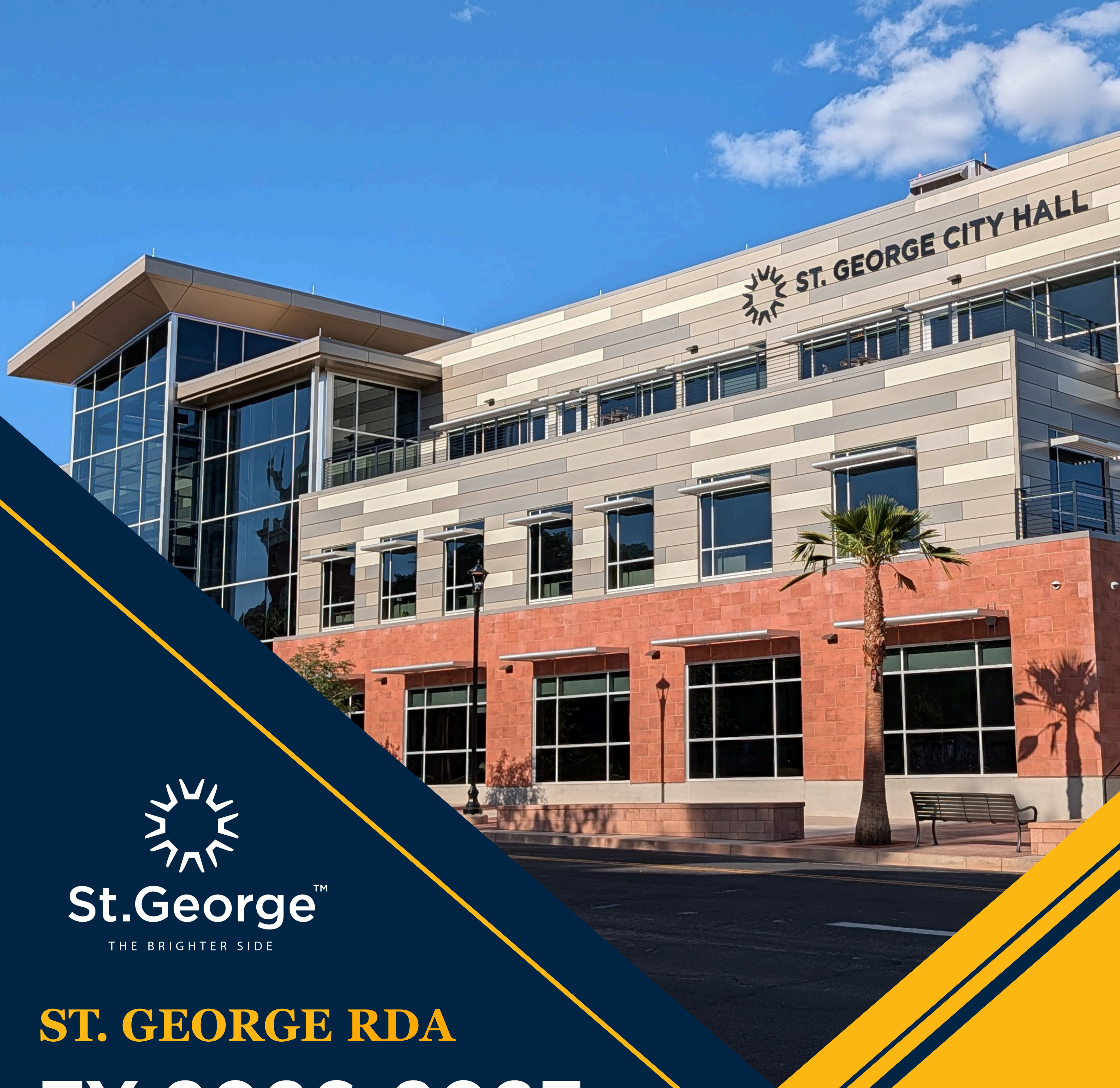
____
Christina Fernandez, Secretary

APPROVED AS TO FORM:
City Attorney's Office

____
Ryan Dooley, City Attorney

VOTING OF MEMBERS:

Agency Member Larkin _______
Agency Member Larsen _______
Agency Member Tanner _______
Agency Member Kemp _______
Agency Member Anderson _______



St.George™

THE BRIGHTER SIDE

ST. GEORGE RDA

FY 2026-2027

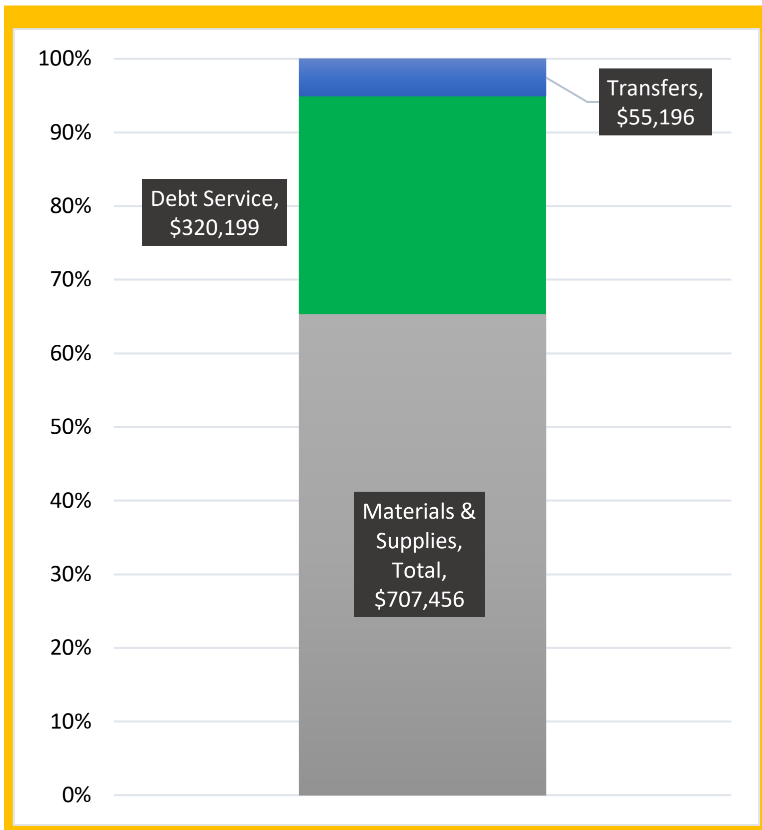
TENTATIVE BUDGET

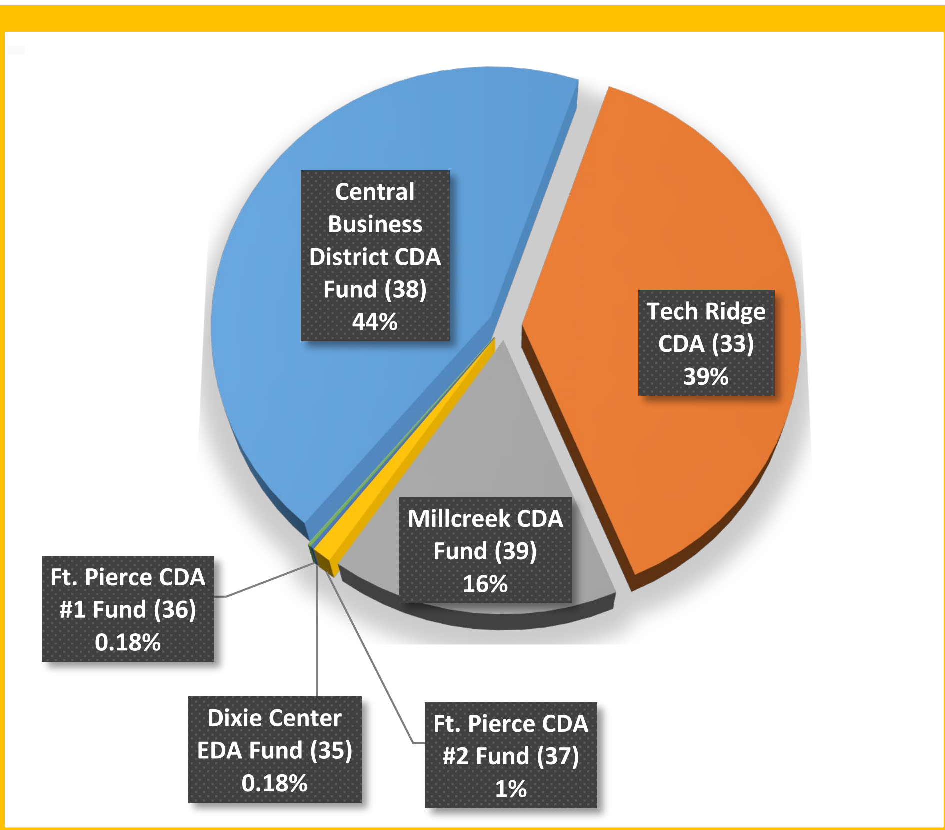
FY 2026-27 Budget
Economic Development Agency Funds

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 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Amended Budget	FY 2027 Budget	$ Diff from Adopted	% Diff from Adopted	# of Full-Time Personnel
Dixie Center EDA Fund (35)	176,371	2,000	2,000	2,000	0	0.0%	-
Ft. Pierce CDA #1 Fund (36)	387	2,000	2,000	2,000	0	0.0%	-
Ft. Pierce CDA #2 Fund (37)	8,500	8,710	8,710	11,800	3,090	35.5%	-
Central Business District CDA Fund (38)	195,623	228,955	228,955	478,200	249,245	108.9%	-
Millcreek CDA Fund (39)	19,259	875,375	875,375	172,895	-702,480	-80.2%	-
Tech Ridge CDA (33)	6,148,865	422,015	422,015	415,956	-6,059	-1.4%	-
Grand Total	**6,549,004**	**1,539,055**	**1,539,055**	**1,082,851**	**-456,204**	**-29.6%**	**-**





FY 2026-27 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.

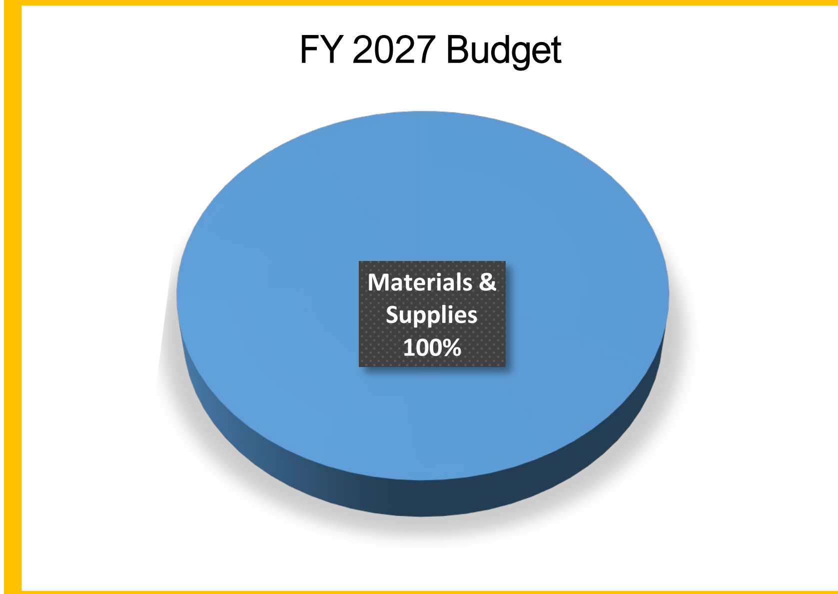
Department Position Overview

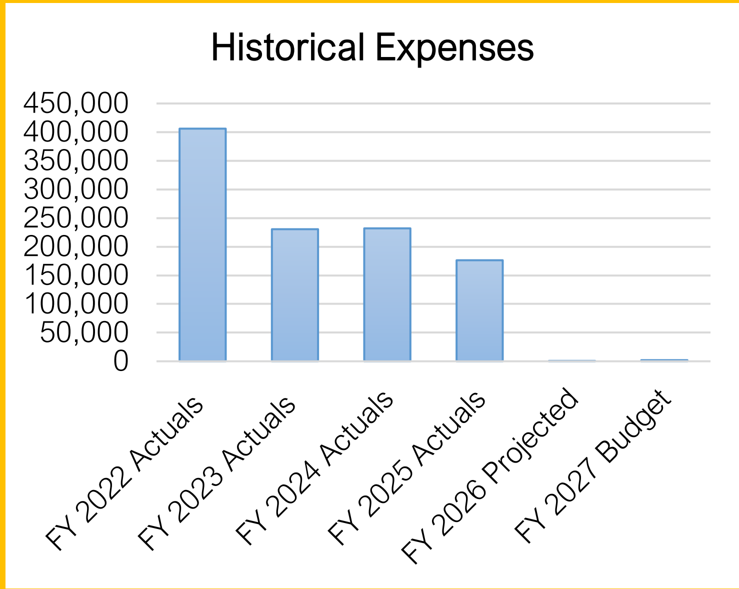
There are no full-time positions are funded in this budget.

Authorized FT	
2023	0
2024	0
2025	0
2026	0
2027	0

Summary of Expenses by Category

Expense Summary	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Projected	FY 2027 Budget	$ Diff (Budget vs. Budget)
Materials & Supplies	213,930	387	2,000	406	2,000	0
Capital Outlays	0	175,985	0	0	0	0
Debt Service	0	0	0	0	0	0
Transfers	18,130	0	0	0	0	0
Grand Total	232,060	176,371	2,000	406	2,000	0





Summary of Capital Outlay	FY 2027 Dept. Request	FY 2027 Proposed
There are no capital requests for FY 2027.	-	-
Grand Total	-	-

FY 2026-27 Budget
Dixie Center EDA Fund (35) - Line Item Budget

Account Number	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Amended Budget	FY 2026 12-Month Estimate	FY 2027 Dept Request	FY 2027 Budget
Revenue						
Miscellaneous Revenue						
35-36100 - Interest Earnings	91,554	58,000	58,000	70,500	58,000	60,000
Miscellaneous Revenue Total	**91,554**	**58,000**	**58,000**	**70,500**	**58,000**	**60,000**
Appropriated Fund Balance						
35-38800 - Appropriated Fund Balance	0	-56,000	-56,000	-70,094	0	-58,000
Appropriated Fund Balance Total	**0**	**-56,000**	**-56,000**	**-70,094**	**0**	**-58,000**
Revenue Total	**91,554**	**2,000**	**2,000**	**406**	**58,000**	**2,000**
Expense						
Materials & Supplies						
35-3100 - Professional & Tech. Services	387	2,000	2,000	406	2,000	2,000
Materials & Supplies Total	**387**	**2,000**	**2,000**	**406**	**2,000**	**2,000**
Capital Outlays						
35-7300 - Improvements	175,985	0	0	0	0	0
Capital Outlays Total	**175,985**	**0**	**0**	**0**	**0**	**0**
Expense Total	**176,371**	**2,000**	**2,000**	**406**	**2,000**	**2,000**

FY 2026-27 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.

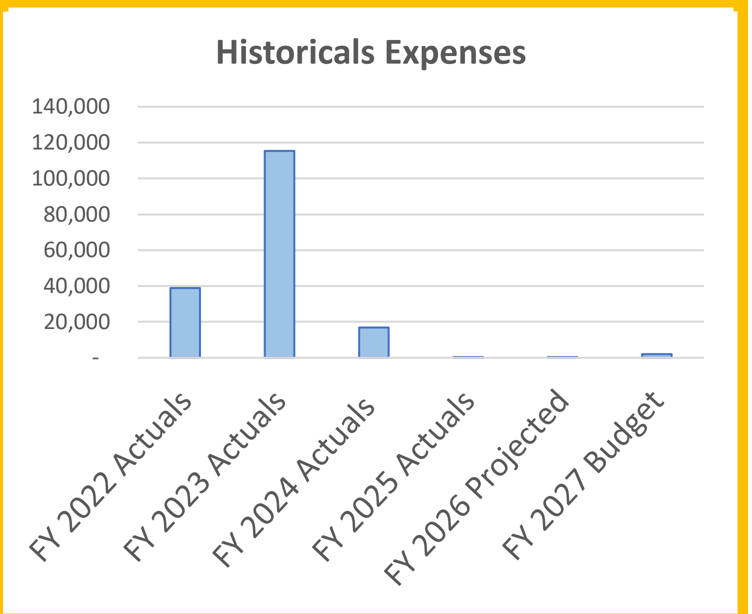
Department Position Overview

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

Authorized FT	
2023	0
2024	0
2025	0
2026	0
2027	0

Summary of Expenses by Category

Expense Summary	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Projected	FY 2027 Budget	$ Diff (Budget vs. Budget)
Materials & Supplies	16,972	387	2,000	406	2,000	0
Capital Outlays	0	0	0	0	0	0
Transfers	0	0	0	0	0	0
Grand Total	16,972	387	2,000	406	2,000	0



Summary of Capital Outlay

	FY 2027 Dept. Request	FY 2027 Proposed
There are no capital requests for FY 2027.	-	-
Grand Total	-	-

FY 2026-27 Budget
Ft. Pierce CDA #1 Fund (36) - Line Item Budget

Account Number	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Amended Budget	FY 2026 12-Month Estimate	FY 2027 Dept Request	FY 2027 Budget
Revenue						
Miscellaneous Revenue						
36-36100 - Interest Earnings	184,072	125,000	125,000	150,000	125,000	125,000
Miscellaneous Revenue Total	**184,072**	**125,000**	**125,000**	**150,000**	**125,000**	**125,000**
Appropriated Fund Balance						
36-38800 - Appropriated Fund Balance	0	-123,000	-123,000	-149,594	0	-123,000
Appropriated Fund Balance Total	**0**	**-123,000**	**-123,000**	**-149,594**	**0**	**-123,000**
Revenue Total	**184,072**	**2,000**	**2,000**	**406**	**125,000**	**2,000**
Expense						
Materials & Supplies						
36-3100 - Professional & Tech. Services	387	2,000	2,000	406	2,000	2,000
Materials & Supplies Total	**387**	**2,000**	**2,000**	**406**	**2,000**	**2,000**
Expense Total	**387**	**2,000**	**2,000**	**406**	**2,000**	**2,000**

FY 2026-27 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.

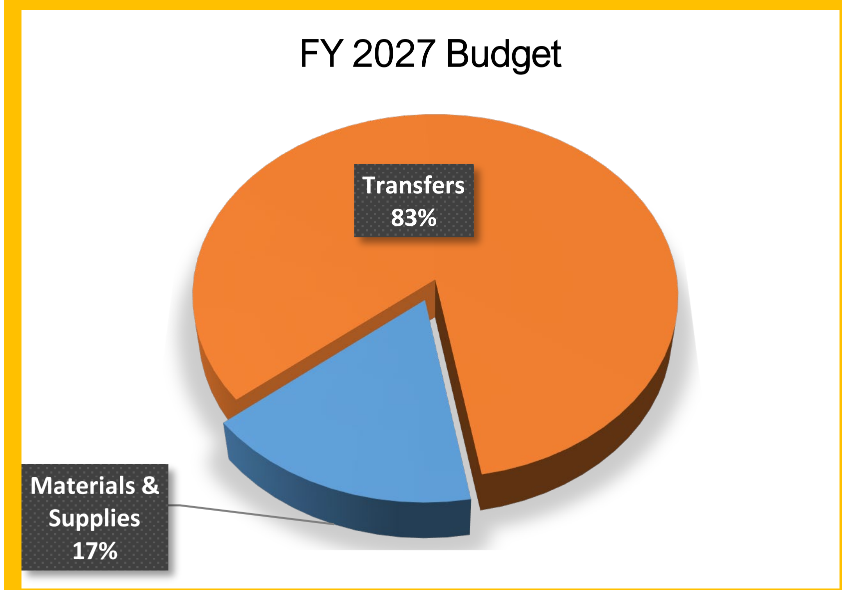
Department Position Overview

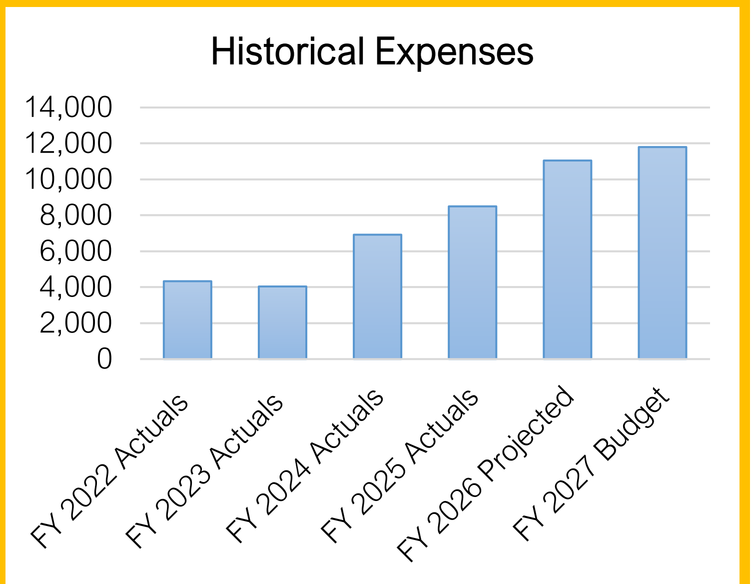
There are no full-time positions are funded in this budget.

Authorized FT	
2023	0
2024	0
2025	0
2026	0
2027	0

Summary of Expenses by Category

Expense Summary	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Projected	FY 2027 Budget	$ Diff (Budget vs. Budget)
Materials & Supplies	657	387	1,500	1,600	2,000	500
Capital Outlays	0	0	0	0	0	0
Transfers	6,265	8,113	7,210	9,450	9,800	2,590
Grand Total	**6,922**	**8,500**	**8,710**	**11,050**	**11,800**	**3,090**





Summary of Capital Outlay

	FY 2027 Dept. Request	FY 2027 Proposed
There are no capital requests for FY 2027.	-	-
Grand Total	-	-

FY 2026-27 Budget
Ft. Pierce CDA #2 Fund (37) - Line Item Budget

Account Number	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Amended Budget	FY 2026 12-Month Estimate	FY 2027 Dept Request	FY 2027 Budget
Revenue						
Intergovernmental						
37-38101 - Contributions From Other Governments	210,262	0	0	0	0	0
Intergovernmental Total	**210,262**	**0**	**0**	**0**	**0**	**0**
Miscellaneous Revenue						
37-36100 - Interest Earnings	29,543	22,000	22,000	25,000	22,000	22,000
Miscellaneous Revenue Total	**29,543**	**22,000**	**22,000**	**25,000**	**22,000**	**22,000**
Appropriated Fund Balance						
37-38800 - Appropriated Fund Balance	0	-219,290	-219,290	-283,950	0	-290,200
Appropriated Fund Balance Total	**0**	**-219,290**	**-219,290**	**-283,950**	**0**	**-290,200**
Restricted Taxes						
37-31101 - Current Property Taxes	27,242	206,000	206,000	270,000	280,000	280,000
Restricted Taxes Total	**27,242**	**206,000**	**206,000**	**270,000**	**280,000**	**280,000**
Revenue Total	**267,047**	**8,710**	**8,710**	**11,050**	**302,000**	**11,800**
Expense						
Materials & Supplies						
37-3100 - Professional & Tech. Services	387	1,500	1,500	1,600	2,000	2,000
Materials & Supplies Total	**387**	**1,500**	**1,500**	**1,600**	**2,000**	**2,000**
Transfers						
37-9100 - Transfers To Other Funds	8,113	7,210	7,210	9,450	9,800	9,800
Transfers Total	**8,113**	**7,210**	**7,210**	**9,450**	**9,800**	**9,800**
Expense Total	**8,500**	**8,710**	**8,710**	**11,050**	**11,800**	**11,800**

FY 2026-27 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.

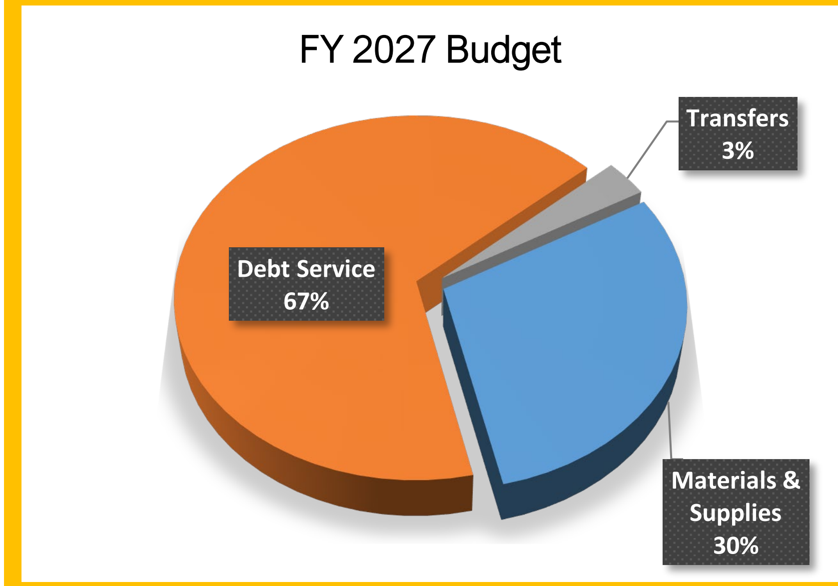
Department Position Overview

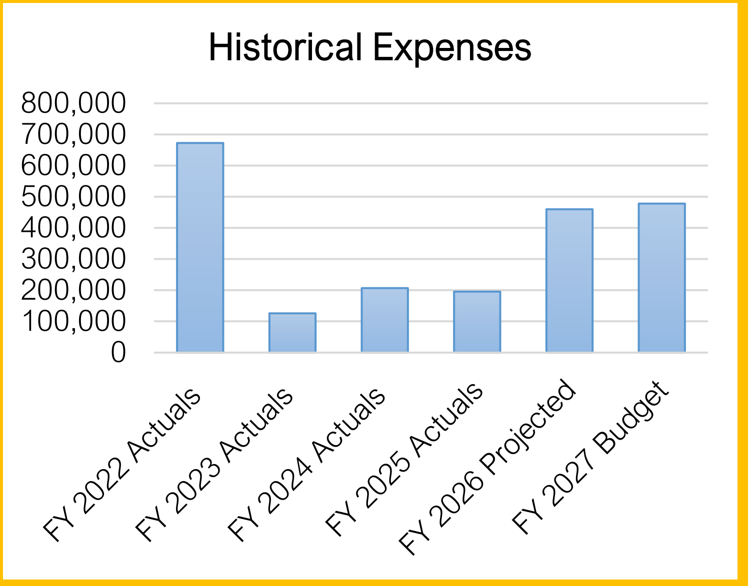
There are no full-time positions are funded in this budget.

Authorized FT	
2023	0
2024	0
2025	0
2026	0
2027	0

Summary of Expenses by Category

Expense Summary	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Projected	FY 2027 Budget	$ Diff (Budget vs. Budget)
Materials & Supplies	119,792	117,931	142,000	142,500	142,500	500
Capital Outlays	0	0	0	0	0	0
Debt Service	72,500	62,974	72,500	302,450	320,199	247,699
Transfers	14,675	14,717	14,455	15,050	15,501	1,046
Grand Total	206,967	195,623	228,955	460,000	478,200	249,245





Summary of Capital Outlay	FY 2027 Dept. Request	FY 2027 Proposed
There are no capital requests for FY 2027.	-	-
Grand Total	-	-

FY 2026-27 Budget
Central Business District CDA Fund (38) - Line Item Budget

Account Number	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Amended Budget	FY 2026 12-Month Estimate	FY 2027 Dept Request	FY 2027 Budget
Revenue						
Intergovernmental						
38-38101 - Contributions From Other Governments	376,212	0	0	0	0	0
Intergovernmental Total	**376,212**	**0**	**0**	**0**	**0**	**0**
Miscellaneous Revenue						
38-36100 - Interest Earnings	40,474	30,000	30,000	30,000	25,000	25,000
38-36400 - Sale of Property	1,600,000	0	0	0	0	0
Miscellaneous Revenue Total	**1,640,474**	**30,000**	**30,000**	**30,000**	**25,000**	**25,000**
Appropriated Fund Balance						
38-38800 - Appropriated Fund Balance	0	-214,045	-214,045	-10,000	0	0
Appropriated Fund Balance Total	**0**	**-214,045**	**-214,045**	**-10,000**	**0**	**0**
Restricted Taxes						
38-31101 - Current Property Taxes	48,742	413,000	413,000	440,000	442,900	453,200
Restricted Taxes Total	**48,742**	**413,000**	**413,000**	**440,000**	**442,900**	**453,200**
Revenue Total	**2,065,428**	**228,955**	**228,955**	**460,000**	**467,900**	**478,200**
Expense						
Materials & Supplies						
38-3100 - Professional & Tech. Services	887	2,000	2,000	2,500	2,500	2,500
38-6201 - Economic Incentives	117,045	140,000	140,000	140,000	140,000	140,000
Materials & Supplies Total	**117,931**	**142,000**	**142,000**	**142,500**	**142,500**	**142,500**
Debt Service						
38-8205 - Interest On Notes	62,974	72,500	72,500	302,450	309,899	320,199
Debt Service Total	**62,974**	**72,500**	**72,500**	**302,450**	**309,899**	**320,199**
Transfers						
38-9100 - Transfers To Other Funds	14,717	14,455	14,455	15,050	15,501	15,501
Transfers Total	**14,717**	**14,455**	**14,455**	**15,050**	**15,501**	**15,501**
Expense Total	**195,623**	**228,955**	**228,955**	**460,000**	**467,900**	**478,200**

FY 2026-27 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.

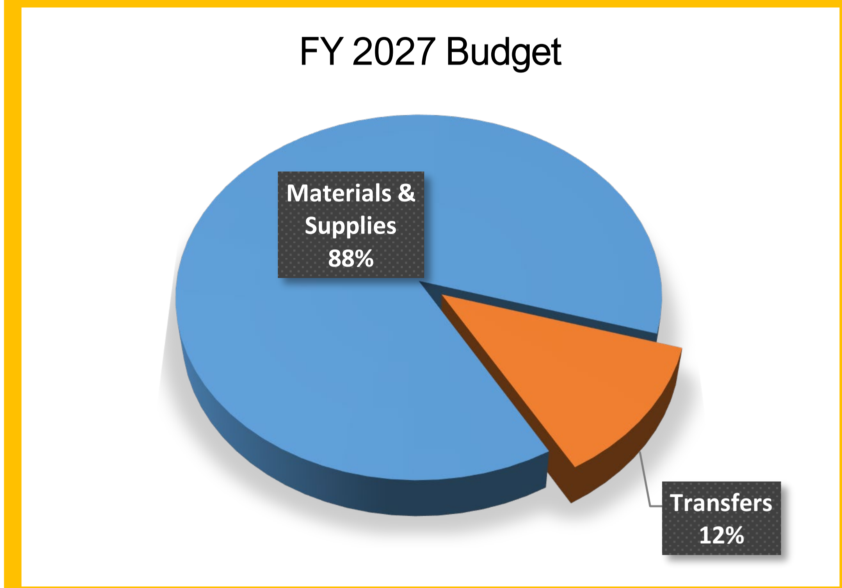
Department Position Overview

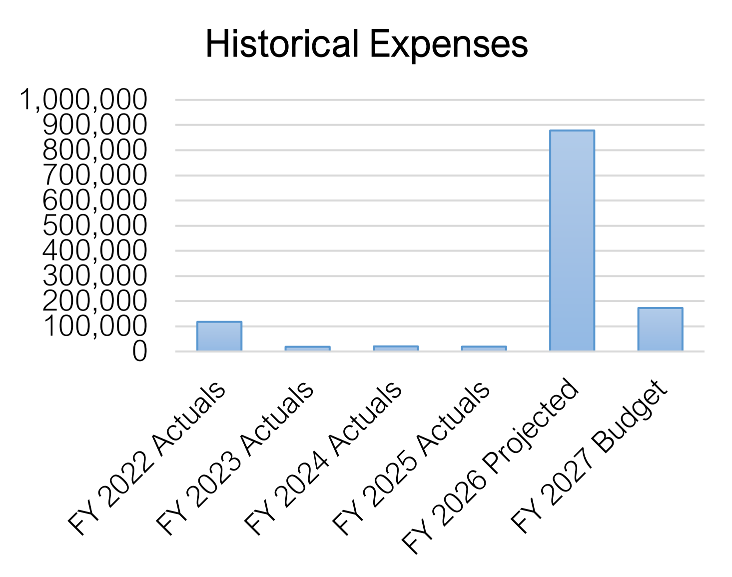
There are no full-time positions are funded in this budget.

Authorized FT	
2023	0
2024	0
2025	0
2026	0
2027	0

Summary of Expenses by Category

Expense Summary	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Projected	FY 2027 Budget	$ Diff (Budget vs. Budget)
Materials & Supplies	1,392	387	152,000	155,000	152,000	0
Capital Outlays	0	0	705,000	705,000	0	-705,000
Transfers	18,795	18,872	18,375	18,375	20,895	2,520
Grand Total	**20,187**	**19,259**	**875,375**	**878,375**	**172,895**	**-702,480**





Summary of Capital Outlay	FY 2027 Dept. Request	FY 2027 Proposed
There are no capital requests for FY 2027.	-	-
Grand Total	-	-

FY 2026-27 Budget
Millcreek CDA Fund (39) - Line Item Budget

Account Number	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Amended Budget	FY 2026 12-Month Estimate	FY 2027 Dept Request	FY 2027 Budget
Revenue						
Intergovernmental						
39-38101 - Contributions From Other Governments	477,848	0	0	0	0	0
Intergovernmental Total	**477,848**	**0**	**0**	**0**	**0**	**0**
Miscellaneous Revenue						
39-36100 - Interest Earnings	114,750	0	0	110,000	90,000	90,000
Miscellaneous Revenue Total	**114,750**	**0**	**0**	**110,000**	**90,000**	**90,000**
Appropriated Fund Balance						
39-38800 - Appropriated Fund Balance	0	335,375	335,375	188,375	0	-514,105
Appropriated Fund Balance Total	**0**	**335,375**	**335,375**	**188,375**	**0**	**-514,105**
Restricted Taxes						
39-31101 - Current Property Taxes	61,910	540,000	540,000	580,000	540,000	597,000
Restricted Taxes Total	**61,910**	**540,000**	**540,000**	**580,000**	**540,000**	**597,000**
Revenue Total	**654,508**	**875,375**	**875,375**	**878,375**	**630,000**	**172,895**
Expense						
Materials & Supplies						
39-3100 - Professional & Tech. Services	387	2,000	2,000	5,000	2,000	2,000
39-6201 - Economic Incentives	0	150,000	150,000	150,000	150,000	150,000
Materials & Supplies Total	**387**	**152,000**	**152,000**	**155,000**	**152,000**	**152,000**
Capital Outlays						
39-7300 - Improvements	0	705,000	705,000	705,000	0	0
Capital Outlays Total	**0**	**705,000**	**705,000**	**705,000**	**0**	**0**
Transfers						
39-9100 - Transfers To Other Funds	18,872	18,375	18,375	18,375	18,900	20,895
Transfers Total	**18,872**	**18,375**	**18,375**	**18,375**	**18,900**	**20,895**
Expense Total	**19,259**	**875,375**	**875,375**	**878,375**	**170,900**	**172,895**

FY 2026-27 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.

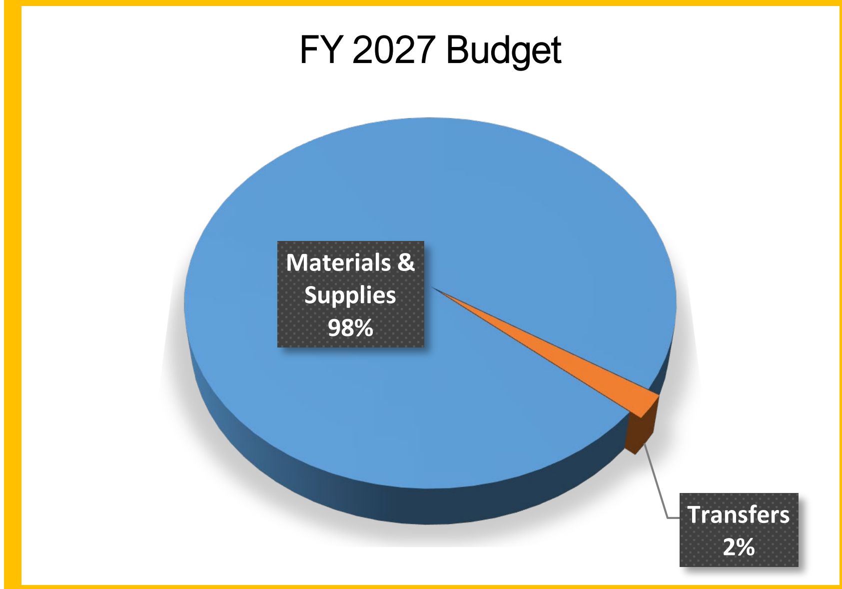
Department Position Overview

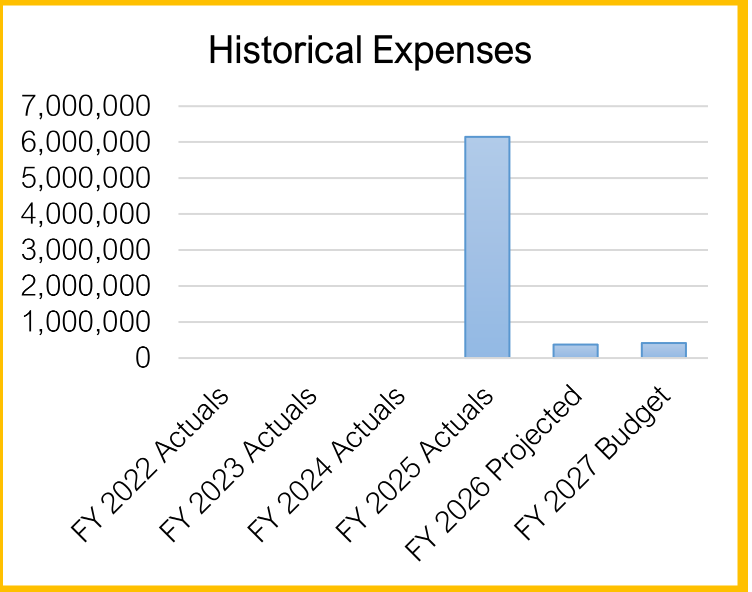
There are no full-time positions are funded in this budget.

Authorized FT	
2023	0
2024	0
2025	0
2026	0
2027	0

Summary of Expenses by Category

Expense Summary	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Projected	FY 2027 Budget	$ Diff (Budget vs. Budget)
Materials & Supplies	0	136,738	1,550	366,000	406,956	405,406
Capital Outlays	0	0	411,465	0	0	-411,465
Transfers	0	6,012,127	9,000	9,000	9,000	0
Grand Total	**0**	**6,148,865**	**422,015**	**375,000**	**415,956**	**-6,059**





Summary of Capital Outlay

	FY 2027 Dept. Request	FY 2027 Proposed
There are no capital requests for FY 2027.	-	-
Grand Total	-	-

FY 2026-27 Budget
Tech Ridge CDA (33) - Line Item Budget

Account Number	FY 2025 Actuals	FY 2026 Adopted Budget	FY 2026 Amended Budget	FY 2026 12-Month Estimate	FY 2027 Dept Request	FY 2027 Budget
Revenue						
Miscellaneous Revenue						
33-36100 - Interest Earnings	8,759	7,000	7,000	8,100	7,000	7,000
Miscellaneous Revenue Total	**8,759**	**7,000**	**7,000**	**8,100**	**7,000**	**7,000**
Contributions & Transfers						
33-38101 - Contributions from Other Governments	306,733	0	0	0	0	0
Contributions & Transfers Total	**306,733**	**0**	**0**	**0**	**0**	**0**
Appropriated Fund Balance						
33-38800 - Appropriated Fund Balance	0	-7,000	-7,000	-18,100	0	-1,044
Appropriated Fund Balance Total	**0**	**-7,000**	**-7,000**	**-18,100**	**0**	**-1,044**
Restricted Taxes						
33-31101 - Current Property Taxes	39,741	422,015	422,015	385,000	410,000	410,000
Restricted Taxes Total	**39,741**	**422,015**	**422,015**	**385,000**	**410,000**	**410,000**
Revenue Total	**355,233**	**422,015**	**422,015**	**375,000**	**417,000**	**415,956**
Expense						
Materials & Supplies						
33-3100 - Professional & Tech. Services	387	1,550	1,550	2,100	2,100	2,100
33-8200 - Interest on Bonds	136,352	0	0	0	0	0
33-8201 - Bonds	0	0	0	152,150	179,356	179,356
33-6201 - Economic Incentives	0	0	0	211,750	225,500	225,500
Materials & Supplies Total	**136,738**	**1,550**	**1,550**	**366,000**	**406,956**	**406,956**
Capital Outlays						
33-7300 - Improvements	0	411,465	411,465	0	0	0
Capital Outlays Total	**0**	**411,465**	**411,465**	**0**	**0**	**0**
Transfers						
33-9100 - Transfers To Other Funds	6,012,127	9,000	9,000	9,000	9,000	9,000
Transfers Total	**6,012,127**	**9,000**	**9,000**	**9,000**	**9,000**	**9,000**
Expense Total	**6,148,865**	**422,015**	**422,015**	**375,000**	**415,956**	**415,956**

St.George
THE BRIGHTER SIDE

Agenda Date: 06/18/2026 **Agenda Item Number:** R2

Subject:

RDA Public hearing to receive input and consideration Resolution No. RDA-2026-002R to amend 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:

61 S. Main

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):

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.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: $229,950

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:

CDA Funds

Description of funding source:

CDA Funds

Recommendation (Include any conditions):

Staff recommends taking public comment and approval of the resolution.

Attachments

RESOLUTION NO. _______________

AMENDING THE 2025-2026 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 18th day of June, 2026, upon motion duly made and seconded, it is unanimously.

RESOLVED that the 2025-2026 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 18TH DAY OF JUNE, 2026

REDEVELOPMENT AGENCY OF
THE CITY OF ST. GEORGE:

____
Jimmie B Hughes, Chairman

ATTEST:

____
Christina Fernandez, Secretary

APPROVED AS TO FORM:
City Attorney's Office

____
Ryan N Dooley, City Attorney

VOTING OF MEMBERS:

Agency Member Larkin _______
Agency Member Larsen _______
Agency Member Tanner _______
Agency Member Kemp _______
Agency Member Anderson _______

ST. GEORGE REVELOPMENT AGENCY
Budget Opening - Fiscal Year 2025-26
June 18, 2026

EXHIBIT A

St.George
THE BRIGHTER SIDE

RDA FUND ADJUSTMENTS

			Debit	Credit
1	38-38800	Central Business District CDA Fund - Appropriated Fund Balance		229,950
	38-3800-8205	Central Business District CDA Fund - Debt	229,950	

Staff requests to amend the budget to make an additional payment toward outstanding debt in the Central Business District CDA Fund. In FY 2019, the Central Business District CDA received an interfund loan from the Economic Development Capital Project Fund for the acquisition of properties located near 100 West and St. George Boulevard. Following the sale of the property in 2025, the majority of the outstanding debt was retired using the sale proceeds. The remaining balance is approximately $327,858. Funding is available from prior-year rollover funds and revenues anticipated to be received during the current fiscal year. Staff requests to amend the budget in the amount of $229,950 to make an additional payment toward the remaining debt balance.

ST. GEORGE NEIGHBORHOOD
REDEVELOPMENT AGENCY MINUTES
REGULAR MEETING
JUNE 19, 2025, 6:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Chairwoman Michele Randall
Agency Member Jimmie Hughes
Agency Member Dannielle Larkin
Agency Member Natalie Larsen
Agency Member Michelle Tanner
Agency Member Steve Kemp

STAFF MEMBERS PRESENT:

Assistant City Manager Robert Myers
City Attorney Ryan Dooley
City Recorder Christina Fernandez

Link to Chairwoman Randall calling the meeting to order: 00:00:00

PUBLIC HEARING/ADOPT FY2025-26 BUDGET/RESOLUTION:

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.

Link to presentation from Assistant City Manager Robert Myers: 00:00:07

Agenda Packet [Page 2]

Link to public hearing; no comments were given: 00:00:50

Link to motion: 00:01:02

MOTION:

A motion was made by Agency Member Tanner to approve Resolution No. RDA-2025- 002R to adopt the Fiscal Year 2025-2026 budget for the St. George Neighborhood Redevelopment Agency (RDA), including the amendment.

SECOND:

The motion was seconded by Agency Member Larsen.

VOTE:

Chairwoman Randall called for a roll call vote, as follows:

Agency Member Hughes – aye
Agency Member Larkin – aye
Agency Member Larsen – aye
Agency Member Tanner – aye
Agency Member Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FY2024-2025 BUDGET/RESOLUTION:

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.

Link to presentation from Assistant City Manager Robert Myers: 00:01:54

Agenda Packet [Page 19]

Link to public hearing; no comments were given: 00:02:32

Link to motion: 00:02:44

MOTION:
A motion was made by Agency Member Larkin to approve Resolution No. RDA-2025-003R to amend the Fiscal Year 2024-2025 budget for the St. George Neighborhood Redevelopment Agency (RDA).

SECOND:
The motion was seconded by Agency Member Larsen.

VOTE:
Chairwoman Randall called for a roll call vote, as follows:

Agency Member Hughes – aye
Agency Member Larkin – aye
Agency Member Larsen – aye
Agency Member Tanner – aye
Agency Member Kemp – aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

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

Link to presentation from Chairwoman Randall: 00:03:04

Agenda Packet [Page 22]

Link to motion: 00:03:11

MOTION:

A motion was made by Agency Member Hughes to approve the minutes from the meeting held on April 3, 2025.

SECOND:

The motion was seconded by Agency Member Larkin.

VOTE:

Chairwoman Randall called for a vote, as follows:

Agency Member Hughes – aye
Agency Member Larkin – aye
Agency Member Larsen – aye
Agency Member Tanner – aye
Agency Member Kemp – aye

The vote was unanimous and the motion carried.

ADJOURN:

Link to motion: 00:03:22

MOTION:

A motion was made by Agency Member Larkin to adjourn from the RDA meeting.

SECOND:

The motion was seconded by Agency Member Hughes.

VOTE:

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

Agency Member Hughes – aye
Agency Member Larkin – aye
Agency Member Larsen – aye
Agency Member Tanner – aye
Agency Member Kemp – aye

The vote was unanimous and the motion carried.

____

Christina Fernandez, City Recorder