

DRAFT

Agenda Item Number :

Request For Council Action

Date Submitted 2015-12-01 08:30:31

Applicant City of St. George

Quick Title RDA _ Central Business District CDA Resolution

Subject A resolution to create a Community Development Area or CDA at a proposed downtown Central Business District site.

Discussion To consider the approval of a resolution to create a Community Development Area or CDA in the Central Business District of downtown St. George for tax incentives to expand and build businesses in that area.

Cost \$0.00

City Manager Recommendation This resolution outlines the proposed boundaries of the Downtown CDA.

Action Taken

Requested by Matt Loo

File Attachments [CDA Central Business District Resolution.docx](#)

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments

Attachments [CDA Central Business District Resolution.docx](#)

Exhibit A
CDA – Downtown

Beginning at a intersection of Main Street and Tabernacle Street, said point being 7.81 feet South 50°34'34" West from HCN #247 (HCN Bearings used for rotation), said point being the POINT OF BEGINNING;
thence North 88°50'16" West 629.24 feet to the intersection of 100 West Street and Tabernacle Street;
thence North 01°35'03" East 369.94 feet;
thence North 88°25'20" West 226.50 feet;
thence North 01°35'08" East 4.12 feet;
thence North 88°25'25" West 84.69 feet;
thence North 01°34'50" East 68.13 feet;
thence North 88°53'07" West 266.00 feet;
thence South 01°33'14" West 19.20 feet to a point of curve to the left having a radius of 19.99 feet and a central angle of 56°29'17";
thence southeasterly along the arc a distance of 19.71 feet to a point of reverse curve to the right having a radius of 62.99 feet and a central angle of 122°15'11";
thence southerly along the arc, a distance of 134.40 feet to the point of curve of a non tangent curve to the right, of which the radius point lies North 19°09'18" West, a radial distance of 66.50 feet;
thence northwesterly along the arc, through a central angle of 110°41'15", a distance of 128.47 feet;
thence South 01°31'41" West 48.30 feet;
thence North 88°12'11" West 330.01 feet;
thence North 01°32'16" East 64.72 feet;
thence North 88°26'47" West 244.73 feet;
thence North 01°28'22" East 245.68 feet to the intersection of 300 West Street and St. George Boulevard;
thence South 88°25'25" East 1,242.35 feet to the intersection of 100 West Street and St. George Boulevard;
thence North 01°33'40" East 619.67 feet to the intersection of 100 West Street and 200 North Street;
thence South 87°25'50" East 617.60 feet to the intersection of Main Street and 200 North Street;
thence South 00°53'29" West 299.99 feet;
thence South 88°25'25" East 618.13 feet;
thence North 01°34'55" East 308.92 feet to the intersection of 100 East Street and 200 North Street;
thence South 88°26'54" East 618.01 feet to the intersection of 200 East Street and 200 North Street;
thence South 01°41'54" West 619.23 feet to the intersection of 200 East Street and St. George Boulevard;
thence North 88°26'39" West 1,234.24 feet to the intersection of Main Street and St. George Boulevard;
thence South 00°52'00" West 613.67 feet to the intersection of Main Street and Tabernacle Street, said point also being the POINT OF BEGINNING.
Containing 38.12 acres, more or less.

TOGETHER WITH

Beginning at the intersection of 200 West Street and Tabernacle Street, said point being

1256.95 feet North $88^{\circ}53'07''$ West from HCN #247 (HCN Bearings used for rotation),
said point being the POINT OF BEGINNING;
thence South $01^{\circ}32'28''$ West 441.98 feet;
thence North $88^{\circ}26'32''$ West 619.58 feet;
thence North $01^{\circ}48'32''$ East 441.77 feet to the intersection of 300 West Street and
Tabernacle Street;
thence South $88^{\circ}27'44''$ East, a distance of 617.52 feet to the intersection of 200 West
Street and Tabernacle Street to the POINT OF BEGINNING.
Containing 6.27 acres, more or less.



SHEET
1-1

DATE	Dec. 1, 2015
JOB	
SCALE	NONE
DRAWN	tj

CITY OF ST. GEORGE
175 EAST 200 NORTH
ST. GEORGE, UT 84770
(435) 627-4000 - www.sgcity.org

CDA
Downtown



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

Resolution No. _____

A RESOLUTION DESIGNATING THE PROPOSED CENTRAL BUSINESS DISTRICT COMMUNITY DEVELOPMENT PROJECT AREA, 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 REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE AS FOLLOWS:

1. The Agency designates the Proposed Project Area as the proposed *Central Business District Community Development Project Area*, 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 December, 2015.

Chair

Attest:

Secretary

Redevelopment Agency Board Vote as Recorded:

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

EXHIBIT A
MAP OF PROPOSED PROJECT AREA BOUNDARIES



SHEET 1-1	DATE	Dec. 1, 2015	CITY OF ST. GEORGE 175 EAST 200 NORTH ST. GEORGE, UT 84770 (435) 627-4000 - www.sgcity.org	CDA Downtown	
	JOB				
	SCALE	NONE			
	DRAWN	tj			

DRAFT

Agenda Item Number :

Request For Council Action

Date Submitted 2015-12-01 08:23:49

Applicant City of St. George

Quick Title RDA - Millcreek CDA Resolution

Subject A resolution to create a Community Development Area or CDA at a proposed Millcreek Industrial site.

Discussion To consider the approval of a resolution to create a Community Development Area or CDA in the Millcreek Industrial Park for tax incentives to expand and build industry.

Cost \$0.00

City Manager Recommendation This resolution sets the boundary for the proposed CDA in Millcreek Business Park. If created it would provide a mechanism for incentives for those businesses wishing to expand like RAM, etc. Recommend approval.

Action Taken

Requested by Matt Loo

File Attachments [CDA Millcreek Project Area Resolution.docx](#)

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments

Attachments [CDA Millcreek Project Area Resolution.docx](#)

Exhibit A
CDA – Millcreek Industrial Park

Beginning at the East ¼ Corner of Section 22, Township 42 South, Range 15 West, SLB&M, said point being the POINT OF BEGINNING; thence S 00°05'52" W, along the east line of said Section 22 a distance of 2,115.47 feet; thence S 69°08'46" W, 69.34 feet; thence N 34°49'46" W, 377.17 feet; thence S 75°19'14" W, 284.72 feet; thence S 61°10'32" W, 262.38 feet; thence S 61°49'29" W, 208.53 feet; thence S 60°58'14" W, 67.36 feet to a point of curve to the right having a radius of 1,079.92 feet and a central angle of 11°44'59"; thence southwesterly along the arc a distance of 221.46 feet; thence S 72°43'13" W, 63.13 feet; thence S 73°16'59" W, 637.24 feet to a point of curve to the right having a radius of 220.46 feet and a central angle of 47°00'09"; thence westerly along the arc a distance of 180.85 feet; thence N 63°11'21" W, 23.36 feet; thence S 57°56'12" W, 195.29 feet; thence N 49°09'38" W, 44.00 feet; thence N 00°01'11" E, 28.39 feet; thence N 46°46'26" W, 134.70 feet; thence N 05°35'27" W, 47.40 feet; thence N 06°18'32" E, 68.40 feet; thence N 14°27'03" E, 99.59 feet; thence N 74°46'27" W, 154.42 feet; thence N 00°33'18" E, 656.32 feet; thence West 119.99 feet; thence N 00°32'57" E, 1,514.63 feet; thence S 88°53'24" E, 2,618.91 feet to the POINT OF BEGINNING.

Containing 5,753,604.53 square feet or 132.0846 acres, more or less.



SHEET 1-1	DATE	Feb. 12, 2015
	JOB	
	SCALE	NONE
	DRAWN	tj

CITY OF ST. GEORGE
 175 EAST 200 NORTH
 ST. GEORGE, UT 84770
 (435) 627-4000 - www.sgcity.org

Exhibit B
 CDA - Millcreek Industrial Park



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

Resolution No. _____

A RESOLUTION DESIGNATING THE PROPOSED MILLCREEK COMMUNITY DEVELOPMENT PROJECT AREA, 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 REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE AS FOLLOWS:

1. The Agency designates the Proposed Project Area as the proposed *Millcreek Community Development Project Area*, 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 December, 2015.

Chair

Attest:

Secretary

Redevelopment Agency Board Vote as Recorded:

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

EXHIBIT A
MAP OF PROPOSED PROJECT AREA BOUNDARIES



SHEET
1-1

DATE
 Feb. 12, 2015
 SCALE
 NONE
 DRAWN

CITY OF ST. GEORGE
 175 EAST 200 NORTH
 ST. GEORGE, UT 84770
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Exhibit B
 CDA - Millcreek Industrial Park



**ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES
JUNE 4, 2015
CITY COUNCIL CHAMBERS**

PRESENT:

**Chairman Jon Pike
Agency Member Gil Almquist
Agency Member Jimmie Hughes
Agency Member Michele Randall
Agency Member Joe Bowcutt
Agency Member Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

PUBLIC HEARING/ADOPT FISCAL YEAR 2015-16 BUDGET:

Public Hearing to receive public input on the Fiscal Year 2015-16 Budget.

City Manager Gary Esplin stated that not too much discussed at recent work meetings with regards to the RDAs, CDAs or EDAs. The City has an RDA that is the umbrella over all the individual EDAs, CDAs and RDAs in the City. The budgets are as follows:

1. Ft. Pierce EDA #2 \$142,000
2. Ft. Pierce EDA #1 \$298,895
3. Dixie Center EDA \$376,500 which may be amended
4. Ft. Pierce CDA #1 \$1,651,155 with economic incentives of \$755,155 and transfers to other funds in the amount of \$895,000
5. Ft. Pierce CDA #2 \$47,034
6. Downtown RDA \$635,987, \$602,000 of which will be transferred back to the Capital Projects Fund for monies that were advanced to the RDA to do the project at Town Square

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

MOTION: A motion was made by Agency Member Hughes to approve the resolution adopting the budget for Fiscal Year 2015-16.

SECOND: The motion was seconded by Agency Member Arial.

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

Agency Member Almquist - aye
Agency Member Hughes - aye
Agency Member Randall - aye
Agency Member Bowcutt - aye
Agency Member Arial - aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes of the Redevelopment Agency meeting held December 18, 2014.

MOTION: A motion was made by Agency Member Arial to approve the minutes from December 18, 2014.

SECOND: The motion was seconded by Agency Member Almquist.

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

Agency Member Almquist - aye
Agency Member Hughes - aye
Agency Member Randall - aye
Agency Member Bowcutt - aye
Agency Member Arial - aye

The vote was unanimous and the motion carried.

ADJOURN TO CITY COUNCIL MEETING:

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

SECOND: The motion was seconded by Agency Member Almquist.
VOTE: Chairman Pike called for a vote, as follows:

Agency Member Almquist - aye
Agency Member Hughes - aye
Agency Member Randall - aye
Agency Member Bowcutt - aye
Agency Member Arial - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

1 **REGULAR MEETING OF THE NEIGHBORHOOD REDEVELOPMENT AGENCY**
2 **OF THE CITY OF ST. GEORGE,**
3 **WASHINGTON COUNTY, UTAH**
4 **June 18, 2015**
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 Joe Bowcutt
13 Agency Member Bette Arial
14 Administrative Services Director Deanna Brklacich
15 City Attorney Shawn Guzman
16 Deputy City Recorder René Fleming
17

18 **Public hearing to consider amendments to the 2014-15 fiscal year budget.**

19
20 Administrative Services Director Brklacich detailed the budget amendments.

21
22 Agency Member Arial stepped out of the room.

23
24 Chairman Pike opened the public hearing, seeing no one wishing to comment, closed the public
25 hearing.

26
27 **MOTION:** A motion was made by Agency Member Almquist as a resolution to accept the
28 amendments to the 2014-15 budget.

29
30 **SECOND:** The motion was seconded by Agency Member Randall.

31
32 Chairman Pike called for a roll call vote is as follows:

33
34 Agency Member Gil Almquist, aye
35 Agency Member Jimmie Hughes, aye
36 Agency Member Michele Randall, aye
37 Agency Member Joe Bowcutt, aye
38

39 The vote was unanimous, motion carried.

40
41 **Consider approval of the minutes of the Redevelopment Agency meeting held June 4**
42 **2015.**

43
44 Administrative Services Director Brklacich explained the minutes for June 4, 2015 have not
45 been reviewed and will need to be approved in the next Redevelopment Agency meeting.

46
47 Agency Member Arial returned.

48
49 Chairman Pike asked for a motion.

50
51 **MOTION:** A motion was made by Agency Member Hughes to table consideration of the minutes
52 of the Redevelopment Agency meeting held June 4, 2015.

53
54 **SECOND:** The motion was seconded by Agency Member Bowcutt.

1
2 Chairman Pike called for a vote is as follows

- 3
4 Agency Member Gil Almquist, aye
5 Agency Member r Jimmie Hughes, aye
6 Agency Member Michele Randall, aye
7 Agency Member Joe Bowcutt, aye
8 Agency Member Bette Arial, aye

9
10 The vote was unanimous, motion carried.

11
12 **ADJOURN:**

13 MOTION: A motion was made by Agency Member Randall to adjourn the Redevelopment
14 Agency meeting and regular city council meeting.

15
16 SECOND: The motion was seconded by Agency Member Hughes.

17
18 Chairman Pike called for a vote is as follows

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

25
26 The vote was four ayes, motion carried.

27
28
29
30
31
32

René Fleming, Deputy City Recorder

Date