



# REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE

## CENTRAL BUSINESS DISTRICT COMMUNITY DEVELOPMENT AREA & MILLCREEK COMMUNITY DEVELOPMENT AREA (CDA) PROJECT AREAS' PLANS PUBLIC HEARING MARCH 2016



**LEWIS YOUNG  
ROBERTSON & BURNINGHAM, INC.**

## INTRODUCTION:

### COMMUNITY DEVELOPMENT AND RENEWAL AGENCIES

- Under Utah Code 17C “Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act,” Utah’s local governments have the authority to conduct economic development activities within their communities through their Redevelopment Agencies or CDRA’s.
- Under the act, agencies are allowed to create three types of project areas:
  - Community Development Areas (CDAs)
  - Economic Development Areas (EDAs)
  - Urban Renewal Areas (URAs)

## **INTRODUCTION:**

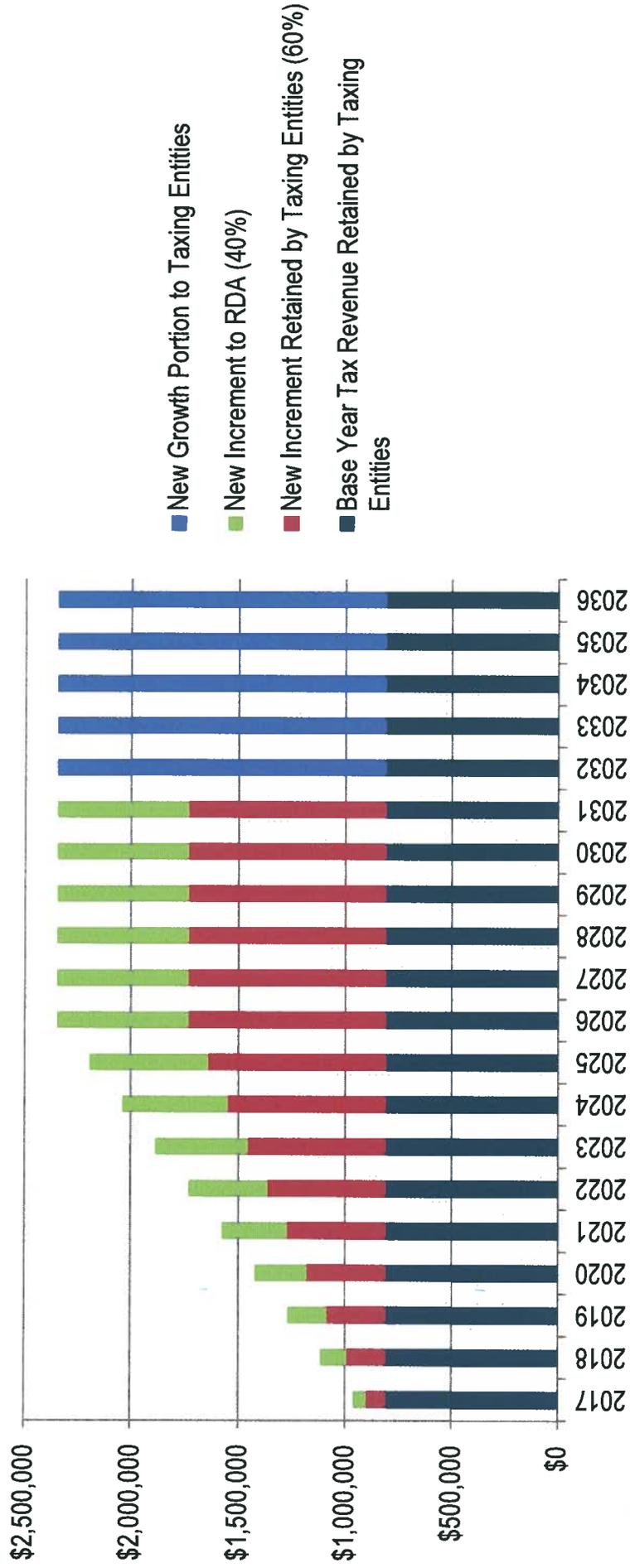
# **PURPOSE OF CDA TO ENCOURAGE COMMUNITY ENHANCEMENT & ASSISTANCE**

- If a CDA is established, tax increment funds become available for a specified period of time to provide assistance for:
  - Existing businesses
  - New development
  - Infrastructure improvements
  - Affordable housing
  - Crime reduction
  - Expanded employment opportunities
  - Other community concerns/priorities
- Limitations: No power of eminent domain!

## **INTRODUCTION: TAX INCREMENT**

- **Not the result of a tax increase!**
- Property taxes “frozen” the first year of the project (“base year”)
- A portion of property taxes in excess of the base year are redirected to the redevelopment agency for use within a defined geographic area in the community.

# INTRODUCTION: TAX INCREMENT EXAMPLE



## INTRODUCTION:

### PROCESS OF CREATION – CDAS

- Step 1:
  - Resolution authorizing the preparation of a Project Area Plan along with description of proposed Project Area (adopted by Agency December 17, 2015)
- Step 2:
  - Research of potential development and project needs
  - Drafting of Project Area Plan and Budget
- Step 3:
  - Noticing of Project Area Plan (mailings to property owners and taxing entities, newspaper notice, etc.)
  - Public Hearing regarding Project Area Plan
  - Adoption of Plan by RDA and City
- Step 4:
  - Negotiation and adoption of interlocal agreements with taxing entities (timeframe, base year, percent contribution)

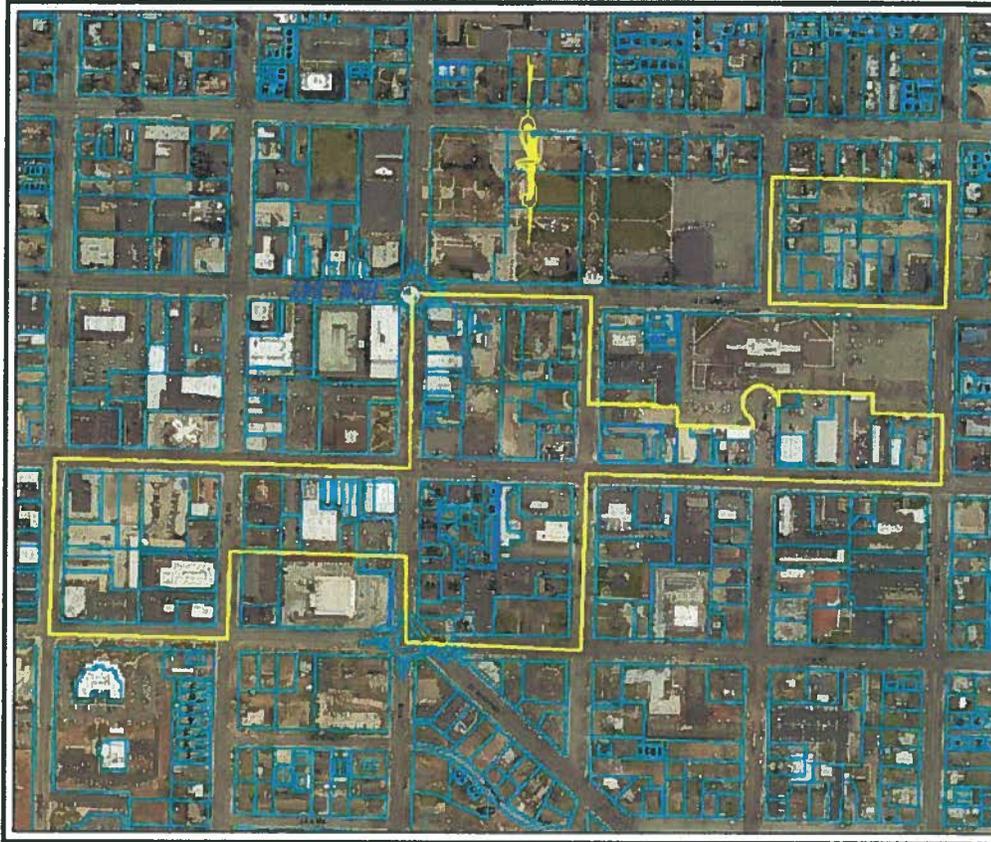
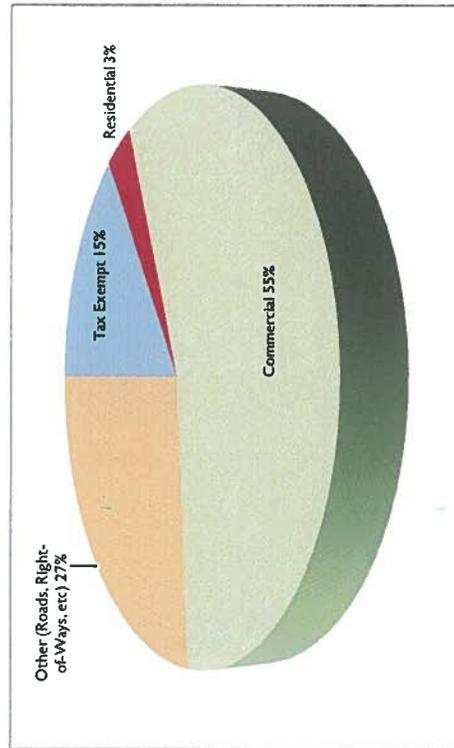
# CENTRAL BUSINESS DISTRICT CDA



# PROJECT AREA PLAN: PROPOSED CDA PROJECT AREA BOUNDARIES

- Total Project Area Acres: 44.39 acres

TYPE	ACRES	% OF AREA
Commercial	24.44	55%
Residential	1.44	3%
Tax Exempt	6.81	15%
Other (roads, undevelopable, etc.)	11.70	27%
<b>Total</b>	<b>44.39</b>	<b>100%</b>



**1-1**

DATE: 1/2008

SCALE: NONE

PROJECT: CDA

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 (435) 627-4000 · www.sjcity.org

**CDA**  
 Downtown



**PROJECT AREA PLAN:  
DEVELOPMENT ASSUMPTIONS – “PROPOSED COMMUNITY DEVELOPMENT”**

- **Timeframe: first tax increment receipt is assumed to be 2018**
- **Estimated Base Year Value: \$27,678,310**
- **Incremental Assessed Value in 15 years: \$55,000,000\***
- **Total Assessed Value in 15 Years: \$82,678,310**

\*This is an estimate of the incremental value that will be created by the probable developments in the CBD Project Area. The Project Area Budget and Interlocal Agreements will include a more thorough breakdown of the Project Area assessed value.

## **PROJECT AREA PLAN:**

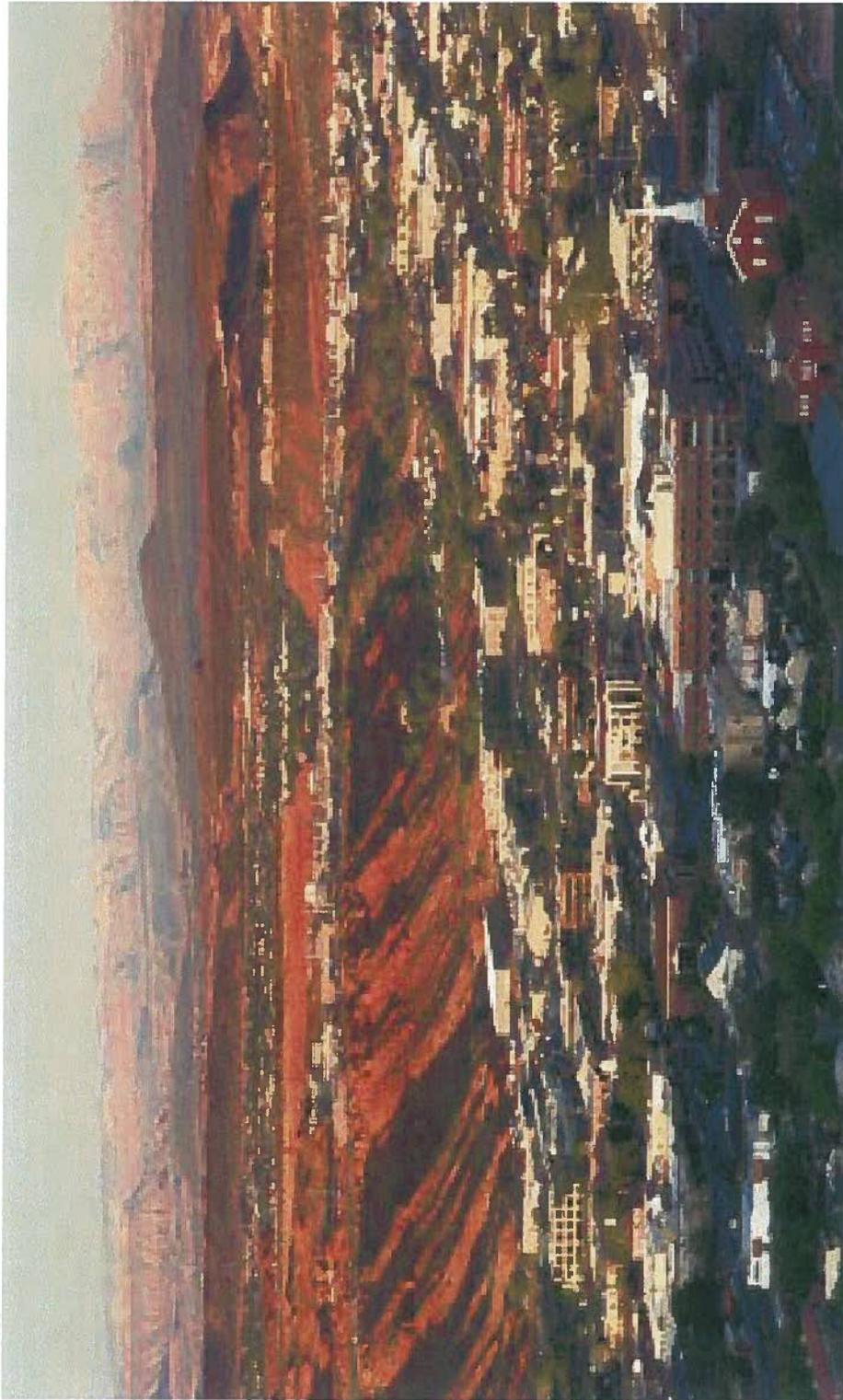
### **REASONS FOR CDA PROJECT AREA**

- **STIMULATES CAPITAL INVESTMENT & DEVELOPMENT**
  - CDA will facilitate development of vacant and under-utilized property
- **PROMOTES JOB CREATION**
  - CDA create additional new jobs that will benefit residents throughout the City, County, and State of Utah.
- **EXPANDS TAX BASE**
  - CDA will increase the tax base for all taxing entities.
- **PROVIDES FUNDING FOR LAND ASSEMBLAGE, DEMOLITION, REDEVELOPMENT, INCENTIVES, ETC.**
  - CDA will provide funding to create a higher and better use for property within the Project Area.

## **NEXT STEPS**

- RDA Public Hearing to adopt Project Area Plan
- Negotiations with Taxing Entities (basis for Interlocal Agreements)
- Taxing Entities to consider Interlocal Agreements to participate in CDA
- RDA adopts Interlocal Agreements and Project Area Budget
- Gather and publish summary of Interlocal Agreements in Newspaper

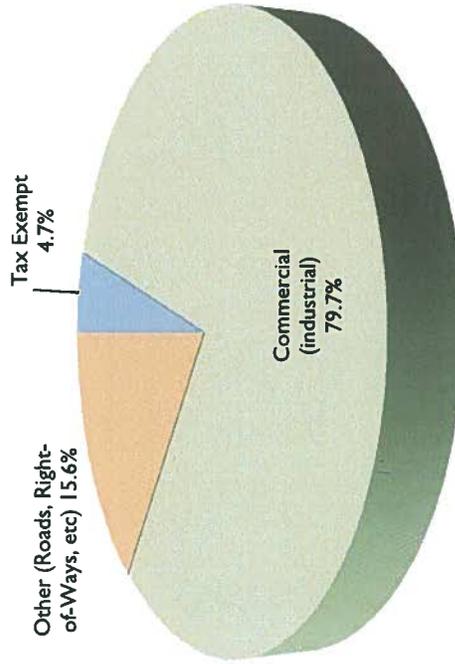
# MILLCREEK CDA



# PROJECT AREA PLAN: PROPOSED CDA PROJECT AREA BOUNDARIES

- Total Project Area Acres: 132.08 acres

TYPE	ACRES	% OF AREA
Commercial (Industrial)	105.30	79.7%
Tax Exempt	6.24	4.7%
Other (roads, undevelopable, etc.)	20.54	15.6%
<b>Total</b>	<b>132.08</b>	<b>100%</b>



9221  
**1-1**

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**Exhibit B**  
CDA - Midbreak Industrial Park

**PROJECT AREA PLAN:  
DEVELOPMENT ASSUMPTIONS – “PROPOSED COMMUNITY DEVELOPMENT”**

- **Timeframe: first tax increment receipt is assumed to be 2018**
- **Estimated Base Year Value: \$35,444,400**
- **Incremental Assessed Value in 15 years: \$15,149,916\***
- **Total Assessed Value in 15 years: \$50,594,316**

\* This is an estimated value of the potential new development and future expansion of users currently in the Millcreek Project Area. The main goal of this Project Area is to create new job growth through both the expansion of current tenants and new tenants. The new jobs will create a large benefit to the City and community.

**PROJECT AREA PLAN:**  
**REASONS FOR CDA PROJECT AREA**

- **PROMOTES JOB CREATION**
  - CDA create additional new jobs that will benefit residents throughout the City, County, and State of Utah.
- **EXPANDS TAX BASE**
  - CDA will increase the tax base for all taxing entities.
- **PROVIDES FUNDING FOR LAND ASSEMBLAGE, DEMOLITION, REDEVELOPMENT, INCENTIVES, ETC.**
  - CDA will provide funding to create a higher and better use for property within the Project Area.

## NEXT STEPS

- RDA Public Hearing to adopt Project Area Plan
- Negotiations with Taxing Entities (basis for Interlocal Agreements)
- Taxing Entities to consider Interlocal Agreements to participate in CDA
- RDA adopts Interlocal Agreement and Project Area Budget
- Gather and publish summary of Interlocal Agreements in Newspaper

## RESOLUTION NO.

### **RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE CENTRAL BUSINESS DISTRICT COMMUNITY DEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Redevelopment Agency of the City of St. George (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

**WHEREAS**, the City of St. George (the "City") has a planning commission and has adopted a general plan pursuant to applicable law; and

**WHEREAS**, the Agency, by Resolution, has authorized the preparation of a draft project area plan as provided in Section 17C-4-101 of the Act; and

**WHEREAS**, pursuant to Section 17C-4-103 of the Act, the Agency has (a) prepared a draft Central Business District Community Development Project Area Plan (the "Project Area Plan" or "Plan") and (b) made the draft Project Area Plan available to the public at the Agency's offices during normal business hours; and

**WHEREAS**, the Agency provided notice of the public hearing in strict compliance with Sections 17C-4-106, 401, and 402; and

**WHEREAS**, the Agency has held a public hearing on the draft Project Area Plan and at that Plan hearing (a) allowed public comment on the draft Project Area Plan and whether the draft Project Area Plan should be revised, approved or rejected, and (b) received all written and heard all oral objections to the draft Project Area Plan; and

**WHEREAS**, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Plan, and whether to revise, approve or reject the draft Project Area Plan;

**WHEREAS**, less than one year has passed since the date of the public hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the Agency:

**Section 1. Adoption of Project Area Plan.** It has become necessary and desirable to adopt the draft Project Area Plan as the official Project Area Plan for the Project Area. The draft Project Area Plan, in the form attached hereto as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby designated and adopted as the official Project Area Plan for the Project Area. The Agency shall submit the Project Area Plan, together with a copy of this Resolution, to the City Council of the City requesting that the Project

Area Plan be adopted by ordinance of the legislative body of City in accordance with the provisions of the Act.

**Section 2. Legal Description of the Project Area Boundaries.** The legal description of the boundaries of the Project Area covered by the Project Area Plan is attached hereto and incorporated herein as **Exhibit A**. A map of the Project Area is attached and incorporated herein as **Exhibit B**.

**Section 3. Agency's Purposes and Intent.** The Agency's purposes and intent with respect to the Project Area are to accomplish the following:

- A. Encourage and accomplish appropriate private development and community development activities within the Project Area.
- B. Provide a for redevelopment infrastructure improvements within or to serve the Project Area.
- C. Provide for the strengthening of the tax base and economic health of the community.

**Section 4. Project Area Plan Incorporated by Reference.** The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

**Section 5. Agency Board Findings.** The Agency Board hereby determines and finds as follows:

The adoption of the Project Area Plan will:

- A. Satisfy a public purpose by, among other things, encouraging and accomplishing appropriate community development activities within the Project Area;
- B. Provide a public benefit in the form of, among other things, increased development activity within the boundaries of the Agency, including in particular within the Project Area, that is desirable and will enhance the tax base of all taxing entities within the Project Area;
- C. Be economically sound and feasible; in that the revenue needed for the implementation of the Project Area Plan will come from incremental property taxes generated by new private development within the Project Area, all as further shown and supported by the analysis contained in the Project Area Plan;
- D. Conform to the City's general plan in that, among other things, the Project Area Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the City's general plan; and

E. Promote the public peace, health, safety and welfare of the citizens of the City.

**Section 6. Financing.** Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of sales tax, tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of community development project areas permitted by Chapter 4 of the Act.

**Section 7. Effective Date.** This Resolution shall take effect immediately upon adoption, and pursuant to the provisions of the Act, the Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the City.

**IN WITNESS WHEREOF**, the Governing Board of the Redevelopment Agency of the City of St. George has approved, passed and adopted this Resolution this \_\_\_ day of March, 2016.

\_\_\_\_\_  
Agency Chair

ATTEST:

\_\_\_\_\_

# EXHIBIT A – LEGAL DESCRIPTION OF THE PROJECT AREA

## Exhibit A CDA – Downtown

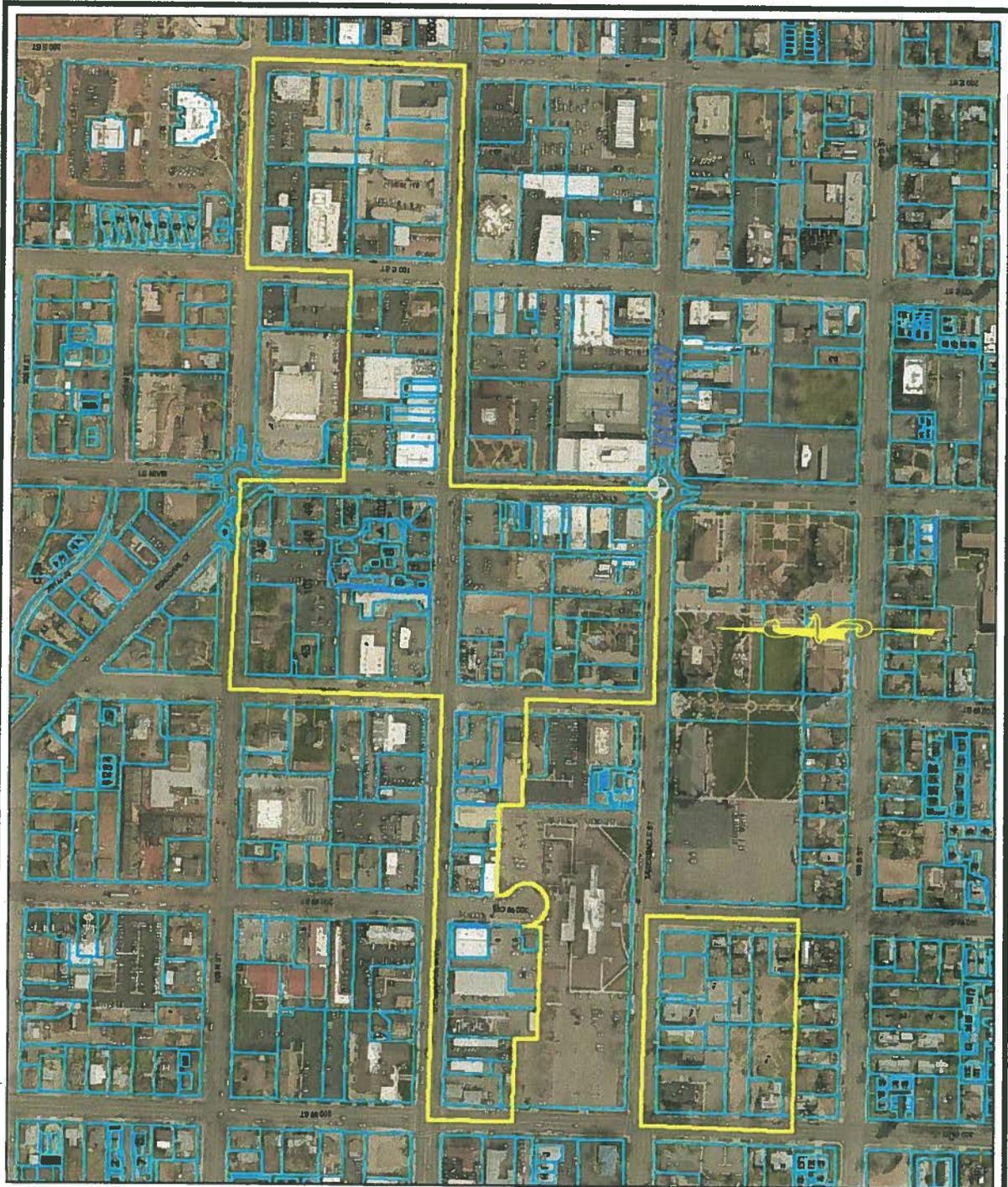
Beginning at a intersection of Main Street and Tabernacle Street, said point being 7.81 feet South 50°34'34" West from HCN #247 (HCN Bearings used for rotation), said point being the POINT OF BEGINNING;  
thence North 88°50'16" West 629.24 feet to the intersection of 100 West Street and Tabernacle Street;  
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°53'07" West from HCN #247 (HCN Bearings used for rotation),  
said point being the POINT OF BEGINNING;  
thence South 01°32'28" West 441.98 feet;  
thence North 88°26'32" West 619.58 feet;  
thence North 01°48'32" East 441.77 feet to the intersection of 300 West Street and  
Tabernacle Street;  
thence South 88°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.

# EXHIBIT B – MAP OF THE PROJECT AREA



SHEET  
**1-1**

DATE	Dec. 1, 2015
SCALE	NONE
DRAWN	tj

**CITY OF ST. GEORGE**  
175 EAST 200 NORTH  
ST. GEORGE, UT 84770  
(435) 627-4000 - [www.sgcity.org](http://www.sgcity.org)

**CDA**  
Downtown



## EXHIBIT C: PROJECT AREA PLAN

# DRAFT PROJECT AREA PLAN CENTRAL BUSINESS DISTRICT COMMUNITY DEVELOPMENT AREA (CDA)

REDEVELOPMENT AGENCY OF THE CITY OF  
ST. GEORGE, UTAH



**JANUARY 2016**

  
**LEWIS YOUNG**  
**ROBERTSON & BURNINGHAM, INC.**

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101  
P 801-595-0700 - T 800-581-1100 - (F) 801-596-2800 - [www.LewisYoung.com](http://www.LewisYoung.com)



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## Definitions

As used in this Community Development Project Area Plan, the term:

**"Act"** shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

**"Agency"** shall mean the Redevelopment Agency of the City of St. George, which is a separate body corporate and politic created by the City pursuant to the Act.

**"Base taxable value"** shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

**"Base taxable year"** shall mean the Tax Year during which the Project Area Budget is approved pursuant to Subsection 17C-1-102 (6), which shall be January 1, 2015.

**"City" or "Community"** shall mean the City of St. George.

**"Legislative body"** shall mean the City Council of St. George which is the legislative body of the Community.

**"Plan Hearing"** shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

**"Project Area"** shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (Exhibit A & B).

**"Project Area Budget"** shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- ☐ the base taxable value of property in the Project Area;
- ☐ the projected tax increment expected to be generated within the Project Area;
- ☐ the amount of tax increment expected to be shared with other taxing entities;
- ☐ the amount of tax increment expected to be used to implement the Project Area plan;



☐ the tax increment expected to be used to cover the cost of administering the Project Area plan;

☐ if the area from which tax increment is to be collected is less than the entire Project Area:

- the tax identification number of the parcels from which tax increment will be collected; or
- a legal description of the portion of the Project Area from which tax increment will be collected; and

☐ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

**“Project Area Plan”** shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

**“Taxes”** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

**“Taxing Entity”** shall mean any public entity that levies a tax on any property within the Project Area.

**“Tax Increment”** shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

**“Tax Increment Period”** shall mean the period of time in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

**“Tax Year”** shall mean the 12-month period between sequential tax roll equalizations (November 1<sup>st</sup>-October 31<sup>st</sup>) of the following year, e.g., the November 1, 2015-October 31, 2016 tax year.



## Introduction

The Redevelopment Agency of the City of St. George ("Agency"), following a thorough consideration of the needs and desires of the City of St. George (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the Central Business District Community Development Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies entirely within the City and runs generally between 200 North, Tabernacle Street, 300 West, and 200 East. The Plan is intended to define the method and means of development for the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing districts.

The Project Area is being undertaken as a community development project area pursuant to certain provisions of Chapters 1 and 4 of the Utah Limited Purpose Local Governmental Entities -- Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

## Resolution Authorizing the Preparation of a Draft Community Development Project Area Plan

Pursuant to the provisions of §17C-4-101 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **December 17, 2015**.

## Recitals of Prerequisites for Adopting a Community Development Project Area Plan

In order to adopt a community development project area plan, the agency shall;

- ☐ Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- ☐ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency's deliberations and considerations regarding the Project Area; and

Utah Code  
§17C-4-102



- ☐ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE  
§17C-4-103(1)

## Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area is located entirely within the City and runs generally between 200 North, Tabernacle Street, 300 West, and 200 East. There are no agricultural, forest or mining uses in the Project Area. The Project Area is comprised of approximately 117 parcels, equaling approximately 44.39 acres of property.

As delineated in the office of the Washington County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit C**.

UTAH CODE  
§17C-4-103(2)

## General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

### General Land Uses

A significant amount of property within the Project Area consists of commercial and tax exempt land not generating full beneficial tax base to the City or other taxing entities. Table 1 summarizes the approximate acreage of existing land uses by land use type.

**TABLE 1: LAND USES**

Type	Acres	% of Area
Commercial	24.44	55%
Residential	1.44	3%
Tax Exempt	6.81	15%
Other <sup>1</sup>	11.70	26%
<b>Total</b>	<b>44.39</b>	<b>100%</b>

<sup>1</sup> Other includes roads, right-of-ways, and other undevelopable land within the Project Area



This Project Area Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

### **Layout of Principal Streets**

The principal streets within the Project Area are **St. George Boulevard** and **Tabernacle Street**. The Project Area map, provided in **Exhibit B**, shows the principal streets in the area. St. George Boulevard and Tabernacle Street provide access to all the parcels in the Project Area and all improvements along these streets are anticipated to spur development within all parts of the Project Area.

### **Population Densities**

Currently, there are five residential parcels within the Project Area.

### **Building Densities**

Building densities may increase as potential future development could include multi-story structures. Also, the intent of this plan is to promote greater economic utilization of the land area, and provide a central business district in the City.

### **Impact of Community Development on Land Use, Layout of Principal Streets, and Population Densities**

Community development activities within the Project Area will mostly consist of development and economic enhancement of underutilized areas. The types of land uses will include: residential, retail, hotel and office. In order to promote the development of the Project Area, the Agency, along with property owners, developers, and/or businesses will need to assemble land, demolish dated structures, and create better utilization of land.

**Land Use** – It is not anticipated that the development of the Project Area will alter the current land use in the area.

**Layout of Principal Streets** – It is not anticipated that the community development of the Project Area will alter the layout of principal streets in the area.

**Population Densities** – The Agency currently anticipated that additional residential development will occur within the Project Area. It is anticipated that approximately 108 additional multi-family residential units will be constructed within the Project Area. The residential units will increase the population densities within the Project Area. This increase will create increased demand for government services. Also, the additional population density will create additional demand for goods and services, which will likely drive future expansion of retail, commercial and office uses.



UTAH CODE  
§17C-4-103(3)

## Standards Guiding the Community Development

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

### **Business attraction and expansion.**

St. George City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

### **Recruit, retain, and expand employers.**

St. George encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

UTAH CODE  
§17C-4-103(4)

## How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall



living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County, and the State.

UTAH CODE  
§17C-4-103(5)

## **Conformance of the Proposed Development to the Community's General Plan**

The proposed Community Development Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE  
§17C-4-103(6)

## **Describe any Specific Project or Projects that are the object of the Proposed Community Development**

The primary objectives of the community development area is to create a Central Business District within the City, which will include a combination of retail, office, residential, and other commercial uses. Tax increment generated from the CDA will assist the Agency in achieving this objective by providing means to: 1) assemble land to promote higher and more beneficial uses; and 2) provide redevelopment infrastructure improvements (including assistance with demolition, architectural treatments, streetscapes, parking needs, and other infrastructure improvements).

UTAH CODE  
§17C-4-103(7)

## **Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process**

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the



Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE  
§17C-4-103(8)

## Reason for Selection of the Project Area

This specific area of the City receives a significant amount of traffic, and once redevelopment, will strengthen the heart of the City and create a Central Business District. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan.

UTAH CODE  
§17C-4-103(9)

## Description of Physical, Social and Economic Conditions Existing in the Project Area

### Physical Conditions

The Project Area consists of approximately 44 acres of relatively flat, publicly and privately owned land as shown on the Project Area map.

### Social Conditions

As the center of the community, the Project Area (and the City) lacks a Central Business District, which would provide a place where the public could gather and enjoy entertainment, shopping, and places of employment.

### Economic Conditions

The Project Area has suffered from a lack of reinvestment. The Agency desires to promote a mix of uses to encourage retail and job development. Additional residential units will also be required to create demand for retail and other commercial establishments.

UTAH CODE  
§17C-4-103(10)

## Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and



other items from taxes during the tax increment period which the Agency deems to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this plan, specifically to:

- ☞ Foster and accelerate economic development;
- ☞ Stimulate job development;
- ☞ Promote the use of transit and the walkability of the area;
- ☞ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☞ Assist with property acquisition and/or land assembly; and
- ☞ Provide attractive development for high-quality commercial/industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

UTAH CODE  
§17C-4-103(11)

## **Anticipated Public Benefit to be Derived from the Community Development**

UTAH CODE  
§17C-4-103(11)(a)

### **The Beneficial Influences upon the Tax Base of the Community**

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.



UTAH CODE  
§17C-4-103(11)(b)

### **The Associated Business and Economic Activity Likely to be Stimulated**

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Business will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

DRAFT



## EXHIBIT A: Legal Description of Central Business District CDA

### 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.



# EXHIBIT B: Project Area Map



<b>SHEET</b> <b>1-1</b>	<b>DATE</b>	Dec. 1, 2015
	<b>JOB</b>	
	<b>SCALE</b>	NONE
	<b>DRAWN</b>	tj

**CITY OF ST. GEORGE**  
175 EAST 200 NORTH  
ST. GEORGE, UT 84770  
(435) 627-4000 - [www.sgcity.org](http://www.sgcity.org)

**CDA**  
**Downtown**





## EXHIBIT C: Parcel List

Taxable Property Schedule (2015)		
Parcel_ID	Owner	Acres
SG-275-A	Courthouse Corner Investment Group LLC	0.86
SG-276	Dixie Sun Ventures LC	0.15
SG-274-B-3	Dixie Sun Ventures LC	0.11
SG-274-A	Dixie Sun Ventures LC	0.35
SG-277-A-2	Dixie Sun Ventures LC	0.03
SG-277-A-3	Dixie Sun Ventures LC	0.03
SG-277-A-1	Dixie Sun Ventures LC	0.27
SG-278-D	Dixie Sun Ventures LC	0.10
SG-278-A	Dixie Sun Ventures LC	0.20
SG-277-B-1	Dixie Sun Ventures LC	0.11
SG-279	Dixie Sun Ventures LC	0.20
SG-274-B-2	Dixie Sun Ventures LC	0.40
SG-280-B	Dixie Sun Ventures LC	0.20
SG-280-A	Dixie Sun Ventures LC	0.20
SG-273	Dixie Sun Ventures LC	0.24
SG-269-B-1-A	Dixie Sun Ventures LC	0.56
SG-268-C	Dixie Sun Ventures LC	0.55
SG-268-B	Dixie Sun Ventures LC	0.25
SG-464	LDS Corp of President of Church	0.80
SG-AS-43-A-1	Church Family LLC	0.22
SG-AS-101-A	Ancestor Square Owners ASSN	1.19
SG-AS-45-A	Ktaylorgo Commercial Properties LLC	0.10
SG-469	Michele Brandley Davis TR	0.14
SG-470-B-1-A	Southwest Utah Community Health Center Inc	0.21
SG-AS-48-A	St. George Redevelopment Agency	0.16
SG-AS-49-A	Aston Stow Co LLC	0.19
SG-459-B	Asilomar Partners Utah LLC	1.11
SG-459-A	Foundation of Dixie Regional Medical Center	0.49
SG-ASC-32-A	Christensen Ent & Inv LC	0.04
SG-ASC-39-A	Stephen W. Wade	0.10
SG-ASC-8-A	F A L LLC	0.19
SG-ASC-31-A	Christensen Ent & Inv LC	0.04
SG-ASC-7-A	F A L LLC	0.09
SG-ASC-10-A	Bi-Cell Technologies LC	0.08
SG-ASC-4-A	Charlene M. Ashworth TR	0.30
SG-ASC-5-A	Varvarigos Holdings LLC	0.16
SG-ASC-14-A	Christensen Ent & Inv LC	0.03
SG-ASC-46-A	Christensen Ent & Inv LC	0.02
SG-ASC-27-A	Matkatamiba LLC	0.03
SG-ASC-6-A	F A L LLC	0.00
SG-AS-102-A	Ancestor Square Owners ASSN	0.48
SG-AS-2-A	Randy J. Lang	0.09
SG-AS-40-A	Michael T. Madsen	0.09



SG-AS-1-A	Anthony Atkin Trafalga Co	0.22
SG-AS-3-A	Terrell Investments Limited Ptshp	0.18
SG-449	Orpha Morris	0.03
SG-448	St. George City	0.15
SG-447	St. George City	0.22
SG-446	Aston Stow Co LLC	0.23
SG-444	Aston Stow Co LLC	0.11
SG-442-C-1	S&H Investments LC	0.22
SG-442-B	St. George City	0.13
SG-435-A	St. George City	0.80
SG-439-A	Milne Irvin Wesley TR	0.04
SG-443	Classic Printing	0.06
SG-440-C-1	Vmik Inv LLC	0.03
SG-440-A-1	Milne Irvin Wesley TR	0.06
SG-438	Pickett Lumber Co	0.70
SG-437	Pickett Lumber Co	0.20
SG-436	Pickett Lumber Co	0.20
SG-435-B	Daughters of Utah Pioneers McQuarrie	0.24
SG-426-A	Mijo LLC	0.25
SG-426-B	Nicholas D. Lang	0.50
SG-425	Remkin Inc	0.75
SG-424	Nicholas D. Lang	0.10
SG-423	St. George City	0.27
SG-422	Timber Creek LC	0.34
SG-420	AIH LLC	0.99
SG-427-A	AIH LLC	0.45
SG-431-A	Lester Wittwer Investment Co LC	0.95
SG-434-A	AIH LLC	0.20
SG-427-B-1	AIH LLC	0.34
SG-419	AIH LLC	0.50
SG-418-A	AIH LLC	0.25
SG-418-B	AIH LLC	0.50
SG-368	St. George City	0.32
SG-369	Ryan Gubler	0.02
SG-370-A	Penny Jo Baker	0.18
SG-370-B	United Venture Capital Fund LC	0.03
SG-371	St. George Redevelopment Agency District 1	0.05
SG-372	Cedar Development Corp	0.08
SG-373-A	Edward L. & Naunie S. Nelson	0.18
SG-349	Mcarthur Holdings LLC	0.06
SG-351	Basix Financial	0.17
SG-350	MMC Investment LLC	0.28
SG-348	Mervmary LC	0.20
SG-355	Laura L. Bowler LTD	0.70
SG-353	Mervmary LC	0.02
SG-356	St. George City	0.10
SG-367	Lunt Motor Company	0.80
SG-360-B	St. George City	0.51



SG-364	Fast Bucks USA LC	0.28
SG-362	St. George City	0.06
SG-363	Fast Bucks USA LC	0.06
SG-360-A-2-A	St. George City	0.19
SG-360-A-1-A	St. George City	0.27
SG-360-A-1-B	St. George City	0.20
SG-357-A-1	Vijaya L. & Shree N, Sharma TRS	0.18
SG-357-A-2	Green Gate Village Investors LLP	0.18
SG-359	Green Gate Village Investors LLP	0.28
SG-357-B	Green Gate Village Investors LLP	0.56
SG-358	Green Gate Village Investors LLP	0.40
SG-342-B-1	Tidball & Coleman Inc	0.62
SG-343	Tidball & Coleman Inc	0.04
SG-342-A	Hess-Nelson Marquita	0.15
SG-344	Sun & Snow Properties LLC	0.42
SG-341-B-1	Red Hills Property LC	0.23
SG-341-B-3-A	Stress Free Mgmt LLC	0.18
SG-341-A-3	P Foster Enterprises LC	0.16
SG-341-A-2	Comerstone Innovations LLC	0.26
SG-334-A	Davton Enterprises LC	0.92
SG-333-1-A	Chert St George LLC	0.55
SG-333-2	Tuscan Holdings LLC	0.54
SG-332	Dallin T. & Stephanie Robinson	0.30
SG-331-B-1	Swig Properties LLC	0.12
SG-331-A	RDK Ventures LLC	0.35
SG-331-B-2	Swig Properties LLC	0.12
Roads and Other Right-of-Ways		11.70
Total		44.39

**RESOLUTION NO.**

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE  
ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE MILLCREEK  
COMMUNITY DEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Redevelopment Agency of the City of St. George (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

**WHEREAS**, the City of St. George (the "City") has a planning commission and has adopted a general plan pursuant to applicable law; and

**WHEREAS**, the Agency, by Resolution, has authorized the preparation of a draft project area plan as provided in Section 17C-4-101 of the Act; and

**WHEREAS**, pursuant to Section 17C-4-103 of the Act, the Agency has (a) prepared a draft Millcreek Community Development Project Area Plan (the "Project Area Plan" or "Plan") and (b) made the draft Project Area Plan available to the public at the Agency's offices during normal business hours; and

**WHEREAS**, the Agency provided notice of the public hearing in strict compliance with Sections 17C-4-106, 401, and 402; and

**WHEREAS**, the Agency has held a public hearing on the draft Project Area Plan and at that Plan hearing (a) allowed public comment on the draft Project Area Plan and whether the draft Project Area Plan should be revised, approved or rejected, and (b) received all written and heard all oral objections to the draft Project Area Plan; and

**WHEREAS**, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Plan, and whether to revise, approve or reject the draft Project Area Plan;

**WHEREAS**, less than one year has passed since the date of the public hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the Agency:

**Section 1. Adoption of Project Area Plan.** It has become necessary and desirable to adopt the draft Project Area Plan as the official Project Area Plan for the Project Area. The draft Project Area Plan, in the form attached hereto as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby designated and adopted as the official Project Area Plan for the Project Area. The Agency shall submit the Project Area Plan, together with a copy of this Resolution, to the City Council of the City requesting that the Project

Area Plan be adopted by ordinance of the legislative body of City in accordance with the provisions of the Act.

**Section 2. Legal Description of the Project Area Boundaries.** The legal description of the boundaries of the Project Area covered by the Project Area Plan is attached hereto and incorporated herein as **Exhibit A**. A map of the Project Area is attached and incorporated herein as **Exhibit B**.

**Section 3. Agency's Purposes and Intent.** The Agency's purposes and intent with respect to the Project Area are to accomplish the following:

- A. Encourage and accomplish appropriate private development and community development activities within the Project Area.
- B. Provide a for redevelopment infrastructure improvements within or to serve the Project Area.
- C. Provide for the strengthening of the tax base and economic health of the community.

**Section 4. Project Area Plan Incorporated by Reference.** The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

**Section 5. Agency Board Findings.** The Agency Board hereby determines and finds as follows:

The adoption of the Project Area Plan will:

- A. Satisfy a public purpose by, among other things, encouraging and accomplishing appropriate community development activities within the Project Area;
- B. Provide a public benefit in the form of, among other things, increased development activity within the boundaries of the Agency, including in particular within the Project Area, that is desirable and will enhance the tax base of all taxing entities within the Project Area;
- C. Be economically sound and feasible; in that the revenue needed for the implementation of the Project Area Plan will come from incremental property taxes generated by new private development within the Project Area, all as further shown and supported by the analysis contained in the Project Area Plan;
- D. Conform to the City's general plan in that, among other things, the Project Area Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the City's general plan; and

E. Promote the public peace, health, safety and welfare of the citizens of the City.

**Section 6. Financing.** Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of sales tax, tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of community development project areas permitted by Chapter 4 of the Act.

**Section 7. Effective Date.** This Resolution shall take effect immediately upon adoption, and pursuant to the provisions of the Act, the Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the City.

**IN WITNESS WHEREOF**, the Governing Board of the Redevelopment Agency of the City of St. George has approved, passed and adopted this Resolution this \_\_\_ day of March, 2016.

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Agency Chair

ATTEST:

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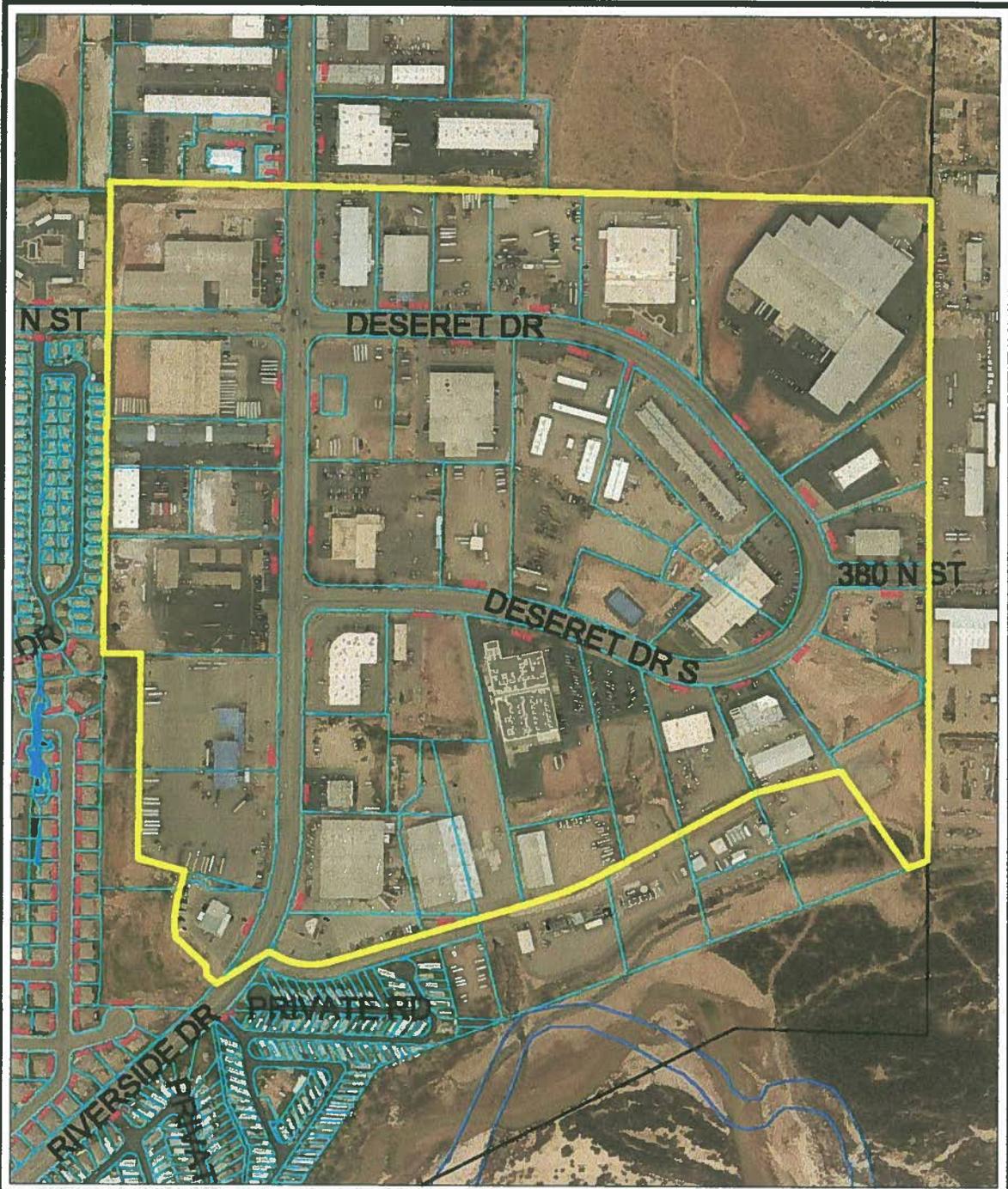
# EXHIBIT A – LEGAL DESCRIPTION OF THE PROJECT AREA

## Exhibit A CDA – Millcreek Industrial Park

Beginning at the East  $\frac{1}{4}$  Corner of Section 22, Township 42 South, Range 15 West, SLB&M, said point being the POINT OF BEGINNING; thence S  $00^{\circ}05'52''$  W, along the east line of said Section 22 a distance of 2,115.47 feet; thence S  $69^{\circ}08'46''$  W, 69.34 feet; thence N  $34^{\circ}49'46''$  W, 377.17 feet; thence S  $75^{\circ}19'14''$  W, 284.72 feet; thence S  $61^{\circ}10'32''$  W, 262.38 feet; thence S  $61^{\circ}49'29''$  W, 208.53 feet; thence S  $60^{\circ}58'14''$  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  $11^{\circ}44'59''$ ; thence southwesterly along the arc a distance of 221.46 feet; thence S  $72^{\circ}43'13''$  W, 63.13 feet; thence S  $73^{\circ}16'59''$  W, 637.24 feet to a point of curve to the right having a radius of 220.46 feet and a central angle of  $47^{\circ}00'09''$ ; thence westerly along the arc a distance of 180.85 feet; thence N  $63^{\circ}11'21''$  W, 23.36 feet; thence S  $57^{\circ}56'12''$  W, 195.29 feet; thence N  $49^{\circ}09'38''$  W, 44.00 feet; thence N  $00^{\circ}01'11''$  E, 28.39 feet; thence N  $46^{\circ}46'26''$  W, 134.70 feet; thence N  $05^{\circ}35'27''$  W, 47.40 feet; thence N  $06^{\circ}18'32''$  E, 68.40 feet; thence N  $14^{\circ}27'03''$  E, 99.59 feet; thence N  $74^{\circ}46'27''$  W, 154.42 feet; thence N  $00^{\circ}33'18''$  E, 656.32 feet; thence West 119.99 feet; thence N  $00^{\circ}32'57''$  E, 1,514.63 feet; thence S  $88^{\circ}53'24''$  E, 2,618.91 feet to the POINT OF BEGINNING.

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

# EXHIBIT B – MAP OF THE PROJECT AREA



SHEET  
**1-1**

DATE	Feb. 12, 2015
JOB	
SCALE	NONE
DRAWN	ty

**CITY OF ST. GEORGE**  
175 EAST 200 NORTH  
ST. GEORGE, UT 84770  
(435) 627-4000 - [www.sgcity.org](http://www.sgcity.org)

**Exhibit B**  
CDA - Millicreek Industrial Park



## EXHIBIT C: PROJECT AREA PLAN

# DRAFT PROJECT AREA PLAN MILLCREEK COMMUNITY DEVELOPMENT AREA (CDA)

REDEVELOPMENT AGENCY OF THE CITY OF  
ST. GEORGE, UTAH



**JANUARY 2016**

  
**LEWIS YOUNG**  
**ROBERTSON & BURNINGHAM, INC.**

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101  
P 801-596-0700 - TF 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM



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## Definitions

As used in this Community Development Project Area Plan, the term:

**"Act"** shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

**"Agency"** shall mean the Redevelopment Agency of the City of St. George, which is a separate body corporate and politic created by the City pursuant to the Act.

**"Base taxable value"** shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

**"Base taxable year"** shall mean the Tax Year during which the Project Area Budget is approved pursuant to Subsection 17C-1-102 (6), which shall be January 1, 2015.

**"City" or "Community"** shall mean the City of St. George.

**"Legislative body"** shall mean the City Council of St. George which is the legislative body of the Community.

**"Plan Hearing"** shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

**"Project Area"** shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (Exhibit A & B).

**"Project Area Budget"** shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- ☞ the base taxable value of property in the Project Area;
- ☞ the projected tax increment expected to be generated within the Project Area;
- ☞ the amount of tax increment expected to be shared with other taxing entities;
- ☞ the amount of tax increment expected to be used to implement the Project Area plan;



☞ the tax increment expected to be used to cover the cost of administering the Project Area plan;

☞ if the area from which tax increment is to be collected is less than the entire Project Area:

- the tax identification number of the parcels from which tax increment will be collected; or
- a legal description of the portion of the Project Area from which tax increment will be collected; and

☞ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

**“Project Area Plan”** shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

**“Taxes”** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

**“Taxing Entity”** shall mean any public entity that levies a tax on any property within the Project Area.

**“Tax Increment”** shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

**“Tax Increment Period”** shall mean the period of time in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

**“Tax Year”** shall mean the 12-month period between sequential tax roll equalizations (November 1<sup>st</sup>-October 31<sup>st</sup>) of the following year, e.g., the November 1, 2015-October 31, 2016 tax year.



## Introduction

The Redevelopment Agency of the City of St. George ("Agency"), following a thorough consideration of the needs and desires of the City of St. George (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the Millcreek Community Development Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies entirely within the Millcreek Industrial Park and runs generally along both sides of Deseret Drive Riverside Drive. The Plan is intended to define the method and means of development for the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing districts.

The Project Area is being undertaken as a community development project area pursuant to certain provisions of Chapters 1 and 4 of the Utah Limited Purpose Local Governmental Entities -- Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

### **Resolution Authorizing the Preparation of a Draft Community Development Project Area Plan**

Pursuant to the provisions of §17C-4-101 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **December 17, 2015**.

Utah Code  
§17C-4-102

### **Recitals of Prerequisites for Adopting a Community Development Project Area Plan**

In order to adopt a community development project area plan, the agency shall;

- ☐ Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- ☐ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input



into the Agency's deliberations and considerations regarding the Project Area; and

- ☐ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE  
§17C-4-103(1)

## Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area is located entirely within the Millcreek Industrial Park and runs along both sides of Deseret Drive and Riverside Drive. There are no agricultural, forest or mining uses in the Project Area. The Project Area is comprised of approximately 42 parcels, equaling approximately 132.08 acres of property.

As delineated in the office of the Washington County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit C**.

UTAH CODE  
§17C-4-103(2)

## General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

### General Land Uses

A significant amount of property within the Project Area consists of industrial and other commercial property. Table 1 summarizes the approximate acreage of existing land uses by land use type.

**TABLE 1: LAND USES**

Type	Acres	% of Area
Commercial (Industrial)	105.3	79.7%
Tax Exempt	6.24	4.7%
Other <sup>1</sup>	20.54	15.6%
<b>Total</b>	<b>101.78</b>	<b>100%</b>

<sup>1</sup> Other includes roads, right-of-ways, and other undevelopable land within the Project Area



This Project Area Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

### **Layout of Principal Streets**

The principal streets within the Project Area are **Deseret Drive** and **Riverside Drive**. The Project Area map, provided in **Exhibit B**, shows the principal streets in the area. Deseret Drive and Riverside Drive provide access to all the parcels in the Project Area and all improvements along these streets are anticipated to spur development within all parts of the Project Area.

### **Population Densities**

Currently, there are no residential units within the Project Area.

### **Building Densities**

Building densities may increase as potential future development could include multi-story structures. Also, the intent of this plan is to promote greater economic utilization of the land area.

### **Impact of Community Development on Land Use, Layout of Principal Streets, and Population Densities**

Community development activities within the Project Area will mostly consist of development and economic enhancement of underutilized areas. The types of land uses will include: industrial and other related commercial uses. In order to promote the development of the Project Area, the Agency, along with property owners, developers, and/or businesses will need to construct infrastructure improvements and create better utilization of land.

**Land Use** – It is not anticipated that any future development within the Project Area will alter the current land use in the area.

**Layout of Principal Streets** – It is not anticipated that the community development of the Project Area will alter the layout of principal streets in the area.

**Population Densities** – The Project Area will not include any residential development, thus the population density will not increase.

UTAH CODE  
§17C-4-103(3)

### **Standards Guiding the Community Development**

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above



are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

**Business attraction and expansion.**

St. George City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

**Recruit, retain, and expand employers.**

St. George encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

UTAH CODE  
§17C-4-103(4)

## How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County, and the State.

UTAH CODE  
§17C-4-103(5)

## Conformance of the Proposed Development to the Community's General Plan

The proposed Community Development Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.



UTAH CODE  
§17C-4-103(6)

## **Describe any Specific Project or Projects that are the object of the Proposed Community Development**

There are currently no specific projects within the Project Area. The overall intent and objective of this Project Area Plan is to further promote the expansion of industrial, manufacturing and commercial enterprises within the Project Area. This will be accomplished in part through the extension of public infrastructure improvements and job creation incentives.

UTAH CODE  
§17C-4-103(7)

## **Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process**

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE  
§17C-4-103(8)

## **Reason for Selection of the Project Area**

The Millcreek Industrial Park creates an opportunity to accommodate new industrial and manufacturing businesses in the St. George area. These businesses will create new high paying jobs and increase the tax base to the City, County, and State of



Utah. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan.

UTAH CODE  
§17C-4-103(9)

## Description of Physical, Social and Economic Conditions Existing in the Project Area

### Physical Conditions

The Project Area consists of approximately 132 acres of relatively flat, publicly and privately owned land as shown on the Project Area map. There is minimal landscaping surrounding the commercial, industrial or office buildings. There are very little streetscapes or pedestrian-oriented lighting in the Project Area.

### Social Conditions

The Project Area experiences a lack of social connectivity and vitality. There are no residential units. There are currently no parks, libraries, or other social gathering places in the Project Area. The lack of sidewalks on some streets and walking trails discourages foot traffic and access within the area. There is nominal human activity in the Project Area outside of business hours.

### Economic Conditions

The Project Area is within the Millcreek Industrial Park, which has helped improve the existing economic base of the City. One of the objectives of this Project Area Plan includes providing incentives to property owners to sale, lease, or develop the existing vacant parcels of property, which will expand the economic base of the City, County and State of Utah.

UTAH CODE  
§17C-4-103(10)

## Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this plan, specifically to:



- ☞ Foster and accelerate economic development;
- ☞ Stimulate job development;
- ☞ Promote the use of transit and the walkability of the area;
- ☞ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☞ Assist with property acquisition and/or land assembly; and
- ☞ Provide attractive development for high-quality commercial/industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

UTAH CODE  
§17C-4-103(11)

## **Anticipated Public Benefit to be Derived from the Community Development**

UTAH CODE  
§17C-4-103(11)(a)

### **The Beneficial Influences upon the Tax Base of the Community**

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

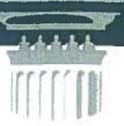
Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE  
§17C-4-103(11)(b)

### **The Associated Business and Economic Activity Likely to be Stimulated**

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.



Business will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

DRAFT



## EXHIBIT A: Legal Description of Millcreek CDA

### Exhibit A CDA – Millcreek Industrial Park

Beginning at the East  $\frac{1}{4}$  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.



**EXHIBIT B: Project Area Map**



<b>SHEET</b> <b>1-1</b>	DATE	Feb. 12, 2015
	SCALE	NONE
	DRAWN	tj
	CHECKED	

**CITY OF ST. GEORGE**  
 175 EAST 200 NORTH  
 ST. GEORGE, UT 84770  
 (435) 627-4000 - [www.sgcity.org](http://www.sgcity.org)

**Exhibit B**  
 CDA - Millcreek Industrial Park





## EXHIBIT C: Parcel List

Taxable Property Schedule (2015)		
Parcel_ID	Owner	Acres
SG-MIP-25	Azalea Gardens	3.5
SG-MIP-24-A	Berry Patch LLC	2
SG-MIP-24-B-2	Berry Patch LLC	1.38
SG-MIP-24-B-1	Ray L. Stroker Leasing LLC	1.47
SG-MIP-23	Pinewood Dev LLC	4.85
SG-MIP-22-A	Anderson Lumber Co	3.80
SG-MIP-21-A	Anderson Lumber Co	3.39
SG-MIP-20-B-1-A	Sun Valley Commercial LC	1.36
SG-MIP-18-A-1	PEC Engineering LC	4.41
SG-MIP-15-B-1	Ram-Pro LLC	4.07
SG-MIP-17-B	Scott L M & Dana S TRS	1.80
SG-MIP-17-E	Scott Lawrence M & Dana S	0.20
SG-MIP-16-B	VE MGMT & Investment CO LC	2.00
SG-MIP-16-A	Johnson Cal	2.69
SG-MIP-14-B	Ram-Pro LLC	5.00
SG-MIP-14-D	Ram-Pro LLC	1.74
SG-MIP-14-C	Ram-Pro LLC	2.69
SG-MIP-13-B-2	Mo-Vest LTD	2.30
SG-MIP-11-B	HAMMH LLC	2.38
SG-MIP-10	Surfs Up Holding LLC Series 4	1.76
SG-MIP-11-A	St George City	2.29
SG-MIP-9	Juan Jose & Paula Madeira	1.54
SG-MIP-8	Shanto LC	2.67
SG-MIP-7	Dixie Development Corp	6.73
SG-MIP-6	Dixie Development Corp	5.79
SG-MIP-5	Steiner Corp	4.16
SG-MIP-4	ATS Utah Properties LLC	2.64
SG-MIP-3	ATS Utah Properties LLC	1.63
SG-MIP-2	Red Butte LLC	1.65
SG-MIP-1	David E. Houser TR	1.84
SG-MIP-27-A	ATS Utah Properties LLC	2.96
SG-MIP-29-A-1	Jimmy D. & Camille Nuckles	3.00
SG-MIP-38	St. George City	1.99
SG-MIP-39	St. George City	1.96
SG-MIP-37	DGF Enterprises LLC	2.09
SG-MIP-30-B	Bruce Jacobson Family Partnership LTD	2.80
SG-MIP-35-A-1-A	3301 E. Deseret Dr LLC	1.20
SG-MIP-30-A-1-A	DL Squared LLC	3.30
SG-MIP-32-A	Millcreek Industrial LC	2.80
SG-MIP-30-C	Cedar Hurricane LLC	1.55
SG-MIP-33-A	3301 E. Deseret Dr LLC	1.81
SG-MIP-34	3301 E. Deseret Dr LLC	2.35
Roads and Other Right-of-Ways		20.54
<b>Total</b>		<b>132.08</b>

**ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES  
DECEMBER 17, 2015  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Chairman Pro Tem Gil Almquist  
Agency Member Jimmie Hughes  
Agency Member Michele Randall  
Agency Member Joe Bowcutt  
City Manager Gary Esplin  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez**

**EXCUSED:**

**Chairman Jon Pike  
Agency Member Bette Arial**

**CREATE CDA/DOWNTOWN CENTRAL BUSINESS DISTRICT SITE/RESOLUTION:**

**Consider approval of a resolution creating a Community Development Area (CDA) at a proposed downtown Central Business District site.**

City Manager Gary Esplin advised this is a resolution creating a Community Development Area (CDA) in the downtown district. If approved, a public hearing will be required. This sets the noticing requirements to move forward. It is under the Redevelopment Agency as it is the overall entity for CDA's, EDA's and RDA's. Staff looked at the existing businesses to see if they might be incorporated into something larger, they felt like it might be a reach. The School District might not agree to have the area as large as staff originally wanted it.

**MOTION:** A motion was made by Agency Member Hughes creating the Community Development Area (CDA) at a proposed downtown Central Business District site.

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

**VOTE:** Chairman Pro Tem Almquist called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

**CREATE CDA/MILLCREEK INDUSTRIAL SITE/RESOLUTION:**

**Consider approval of a resolution creating a Community Development Area (CDA) at a proposed Millcreek Industrial site.**

City Manager Gary Esplin explained that the boundaries are the old platted subdivision near the RAM Company, Quality Park Products, etc. This CDA would provide a mechanism for incentives for those businesses who would like to make improvements. The School District and Washington County have expressed their support.

**MOTION:** A motion was made by Agency Member Randall to approve a resolution creating a CDA at the Millcreek Industrial site.

**SECOND:** The motion was seconded by Agency Member Hughes.

**VOTE:** Chairman Pro Tem Almquist called for a roll call vote, as follows:

Agency Member Almquist - aye  
Agency Member Hughes - aye

Agency Member Randall - aye  
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes of the Redevelopment Agency meeting held June 4, 2014.**

**MOTION:** A motion was made by Agency Member Hughes to approve the minutes from June 4, 2014.

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

**VOTE:** Chairman Pro Tem Almquist called for a roll call vote, as follows:

Agency Member Almquist - did not vote  
Agency Member Hughes - aye  
Agency Member Randall - aye  
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

**MINUTES:**

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

**MOTION:** A motion was made by Agency Member Randall to approve the minutes from June 18, 2014.

**SECOND:** The motion was seconded by Agency Member Hughes.

**VOTE:** Chairman Pro Tem Almquist called for a roll call vote, as follows:

Agency Member Almquist - did not vote  
Agency Member Hughes - aye  
Agency Member Randall - aye  
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

**ADJOURN TO CITY COUNCIL MEETING:**

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

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

**VOTE:** Chairman Pro Tem Almquist called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.