

Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcity.org

Mayor
Maile L. Wilson

Council Members
Ronald R. Adams
Paul Cozzens
Terri W. Hartley
Craig E. Isom
Fred C Rowley

City Manager
Rick Holman

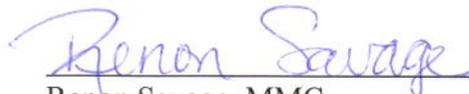
REDEVELOPMENT AGENCY MEETING
JULY 27, 2016

5:30 p.m. or as soon thereafter as the meeting is called

The Cedar City Redevelopment will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:

- I. Call to Order
- II. Business Agenda
 1. Approval of Minutes dated July 6 & 13, 2016
 2. Discuss and approve scope of Lin's parking lot repairs

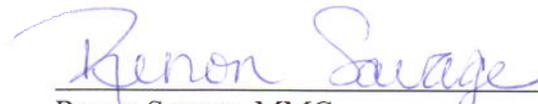
Dated this 26th day of July, 2016.



Renon Savage, MMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 26th day of July, 2016.



Renon Savage, MMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

REDEVELOPMENT AGENCY MINUTES
JULY 6, 2016

The Redevelopment Agency held a meeting on Wednesday July 6, 2016, at 8:05 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Secretary Paul Cozzens; Members: Terri Hartley; Craig Isom; Fred Rowley; Maile Wilson.

EXCUSED: Councilmember Craig Isom.

STAFF PRESENT: City Attorney Paul Bittmenn; City Engineer Kit Wareham; City Recorder, Renon Savage; Finance Director Jason Norris; Police Chief Darin Adams; Fire Chief Mike Phillips; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall.

OTHERS PRESENT: Lynn Papworth, Howard Maize, Doug Hall, Jeremiah Davis, Kevin Davis, Jamie Peterson, Tom Jett, Anna Ray, Bill Walley, Russ Hatt, Marcus Patterson, Alan Hoppes, Ryan Paul, Mara Englestead, Vickie Weaver, Kami Paul, Nancy Pearson, Curtis Neilson, Sean Lovell, Justet Lovell, Kelli Lovell, Matt Langston, Brad Green.

PUBLIC HEARING TO RECEIVE INPUT WITH RESPECT TO THE ISSUANCE OF RENTAL REVENUE BONDS AND ANY POTENTIAL IMPACT TO THE PRIVATE SECTOR FROM THE CONSTRUCTION OF THE PROJECT: Paul – these are the bonds that the City passed a super parameters resolution to expand Lin’s. We need to have a public hearing to see if there is concerns about using the money.

Adams opened the public hearing. There were no comments. The hearing closed.

CONSIDER CONTRACTOR SELECTION PROCESS FOR THE LIN’S EXPANSION. KIT WAREHAM: Kit – this is Bill Walley from Associated Foods, they have gone through a selection process. They are required to use our purchasing process, this case they used a combined process and went through a qualification process, advertised for proposals and reviewed the qualifications and selected contractors to bid on the project. They will then go into the bidding process.

Bill Wally, Associated Foods – we are excited for this opportunity; we have been here a long time, we have owned Lin’s since 1999, it is time for an expansion. The marketplace has grown and we need to keep in competition for a fresh look. We expanded our store in St. George and it is similar in size. We just opened a new store in St. George on the east side. We are ready for competition with a new Smiths marketplace. As a tenant in Cedar City we are required to work with you. One requirement of the process is to make sure we follow your purchasing procedures. We advertised in the Spectrum and on your web site. We had a mandatory site walk; of the individuals we talked to 3 of the 4 showed up, it was mandatory. Wadman Construction did not show up. We have 3

contractors that did the walk with us. The desire is to beat the holidays. I have made a strict requirement that they have to minimize their weeks of work to make the project happen. It is important to open this store before Thanksgiving even if they have to work weekends, and double shifts. We are shooting for the weekend before Thanksgiving. Zwick has done remodels for us in the past, we like to work with a contractor on a small project before we do this type, Zwick has done well in the process. Cozzens – is this the remodel and the expansion? Bill – yes. Typically, we don't allow them to work during daytime hours, but we are opening that up on this project they will be able to. The other is Horne Construction, they do a lot of tenant improvement. They have done a dozen projects with us over the past 3 years and have met schedules. We used them as a remodel and rename in Price, we are using the name Lin's more. They also did Richfield, we closed the Lin's when we purchased Fresh Market, we are changing that store back to Lin's and reopened that 6 months ago. Our plans are in Drew's office and I hope I can meet with him tomorrow to go through those. We believe the dollars the RDA is investing will be well used. The project cost I think will be higher than anticipated, but we will fight that when we get there. Cozzens – on costs we are only obligated to a certain amount? Paul – we are obligated to a specific amount. Cozzens – I am concerned with your timeline. Bill – we have liquidated damages of \$500 a day. In construction there are three components, time, quality and cost. I am quite nervous about this, if they want this done they make have to give up the cost portion. We cost projected \$3.8 million for St. George, this is \$5.4 million. We will see. R & O Construction is the third, they built the original Lin's, built Lin's in Hurricane, St. George, they have built 95% of our Lin's. We are under discussions with the owner of the adjacent building, we have to protect his piers.

We almost halted the project and waited until Spring, but Kit helped us. We hope to have bids; they are due tomorrow at 3:00 p.m. Rowley – they get the bids, who makes the final decision. Paul – Associated Foods will make the bid award. Our role is advising and consent. Rowley – showing the contractors is a courtesy. Bill – we introduce the 3 contractors, we will create a committee, Kit, myself and an RDA member, you look at bids and discuss them and do it before next week's meeting. Our intent unless it is a huge discrepancy is to award next week. I would like for you to be comfortable. I want to pull the trigger as soon as the permit is ready. We want to present the awarded trigger. We want to get an excavation permit so we can break ground by the 19th.

Hartley – was the parking lot resolved? Bill – my understanding we had a soils engineer, the parking lot is the City's responsible. The City offered to do an overlay, our engineers do not like that. We have designed it that way. One requirement is to be compliant with the ADA 2012 requirements. You are not allowed to walk behind a vehicle if you have accessibility requirements. Currently we are under two law suits that are not compliant. We will combine everything in one section and it will be concrete to meet slope requirements, it is 6% slope, ADA is a 2%. Our goal is to level it out and we have to cut into the parking lot to do that. It takes out about ½ of the parking area, there is an island and that will be removed. Cozzens – is the ADA a requirement or what you want to do. Bill – we don't want to do it. When the lawsuits come they go to all parties. The attorney has a goal to make every parking lot in the State compliant. Without doing that

we could do an overlay. Bill – we are adding to the stall count. Kit – their slope on the handicapped parking cannot exceed 2%, the other parking is ok.

Jason Norris – we agreed to pay \$1.6 million, anything above that on the building Lin's will take care of. The city will improve the parking lot which we were negotiating tearing it up and repaving or do an overlay and remove the island with grass and trees. The new City Manager will work with the Lin's group and come back to the Council. If you tear up the lot now it has to come back and agree what we will or won't do. Rowley – that won't affect the start date. Kit – we have not seen the parking lot plans, we will get that from Drew. Rowley – Lin's was responsible for maintenance and they have not done much. If there was an area that bowed down would it continue to sink? Bill – that is where Kit and I differ. I don't know asphalt, we hired outside sources. They feel the entire subgrade has failed. Kit – they gave the same recommendation as what is there. The entire area was buildings before. Bill – we came away from the meeting with different outlooks. I had them on the phone to discuss this with Kit. I would like to leave the parking lot as it is. Jason – we want to do the overlay. Mayor – let's first see the drawings that Drew has. Bill – the biggest portion is to take out the ADA stalls. We would like LED lights in the parking lot, the current layout does not allow for that. Mayor – you are here tomorrow to meet with Drew, we can set down with you tomorrow. We will get everyone together tomorrow. Cozzens – working in construction, we need to do everything we can to get this done. Bill – I am trying to make the impossible happen.

Next Wednesday at 3:00 p.m. Kit, Bill and Ron and Paul will be there to go over the bids.

LOCAL BUSINESS EXPANSION PROJECT. DECORWORX/DANNY

STEWART: Danny – I work in recruiting companies, this is Cedar City's best kept secret, there is only 4 here that know what this company truly is. My time is spent looking for companies to come here. Tonight we are looking at a business expansion for a local company. They have grown from the ground up to a point they need to expand. They will talk about the company. We have Jeff Dansie and Tania Wallace. Jeff – you know Rainbow Sign and Banner, started 20 years ago in August in Desert Pine Tries, we are home grown in Cedar City. The bulk is Decorworx that people don't know about. (See Exhibit "A"). We are the largest design company in the State, they are specialty designers. We do remodels with grocery stores, help them do their brands, show the colors, signs and the things that shows their projects. We did the Lin's east St. George store. We say that we are improving the American economy by helping mom and pop stores and independent retailers to help them understand their industry, their increase in sales is dramatic. We go in and follow up to find out what increase they have had and because of that we have grown our industry through referrals. We hire and educate skilled craftsmen. We are fabricators, custom handwork. We have over 60 employees and pay 130% of the Iron County wage. We will be adding employees to 204 in the next 10 years. To grow our team, we hire people with passion in their skill, we want them to enjoy their work, we have a lot of energy in their work and we are creating careers and involved in growing the company. We hire all kind of employees and educate them and work with SUU Small Business Development Center and help them get their master's degree. We love the people in Cedar City and have hire retention rate. We work through

independent coop warehouses; it was through Associated Foods that gave us an opportunity to grow. We entered in an agreement with them to be a preferred vendor. 90% of the independent stores we do the work for. We were able to expand into Texas and into Baton Rouge LA. Every year we enter a design award for grocers, last year we entered 14 awards and we won 6 of them, and since then we have had stores call us in Louisiana, we have a halo effect. We have won 20 awards in 6 years. Recently we became a vendor with Affiliated Foods, and Piggly Wiggly and Associated Grocers of Florida, we are now in every state except California. The warehouses help us and we help them in their growth. The property we are looking at the corner of Main and Coal Creek. It was the old bus station for the parks services. We want offices in the old bus station and warehouse behind it. We are planning for 20 years down the road. Each building is 18,000 square feet. We also want an open air courtyard. We work with creatives and inspire them to come up with great ideas. We want to turn this building into something creative. It has a historical charm, as a designer I want to work there and feel excited and energized about where we are. We could build on Airport Road, but this would be a spot on Main Street. We want metal and brick décor and it will tie in with the bank and depot and the museum and it will bring 70 jobs to downtown Cedar City. As we try and attract more employees, we say we are located by the park, library, restaurants and it is a selling point on capitalizing on Cedar City and strengthen the downtown area. There are areas in the ground where they worked on the buses, we are going to put in trees and a slide. As far as the development and the overall goal is. Cozzens – we look at tax incentives and breaks, one concern I had is when I supported Syberjet is because they don't have a competitor. You have a competitor here, is Rainbow Signs different of Decorworx. Jeff – Rainbow Signs is about 5% of our business. Who do we serve, our competitor is different, they cannot build structural signs, that is where ours lies, they do vinyl signs. If they are going to come in and invest in property and bring 20 – 30 jobs a year in it should be offered to anyone. Cozzens – I haven't talked to them. Rowley – if someone is taking a derelict building and make it nice that is worth an incentive.

Danny – we are here tonight; this growth has been coming on quickly. Louisiana wants them to go there, and they have been very aggressive. The accountant said he needed to talk with the State of Utah and Cedar City. There is no one else in the City or State doing this type of work and we want to keep them here. They have gone to the Governor's Office of Econ Development, GoEd is extremely excited for them. Part of the incentive package for GoEd it is required that the community have incentives in place. We want to see if you are willing to work with some local incentives. In doing their application they worked with their accountant and came up with local incentives (See Exhibit "B") they have asked for 50% building permit relief, we have told them we cannot do fee waivers. They have asked help with Historical Downtown. I met with local incentive board, they like the proposal and would like to look at the post performance tax incentives. Cozzens – Syberjet has not met the benchmarks so they have not received any incentive? Danny – that is correct. These are good incentives for the developers and the communities. Paul – Charlotte Pipe, Port 15 are examples. Mayor – they are good baseline standard requirements. Rowley – what is the comparable 50% of the building permit? Danny – it could come out of EdTif. This is preliminary, I am asking the RDA to look at these and approve the office of Economic Development to move on this. This has to be approved

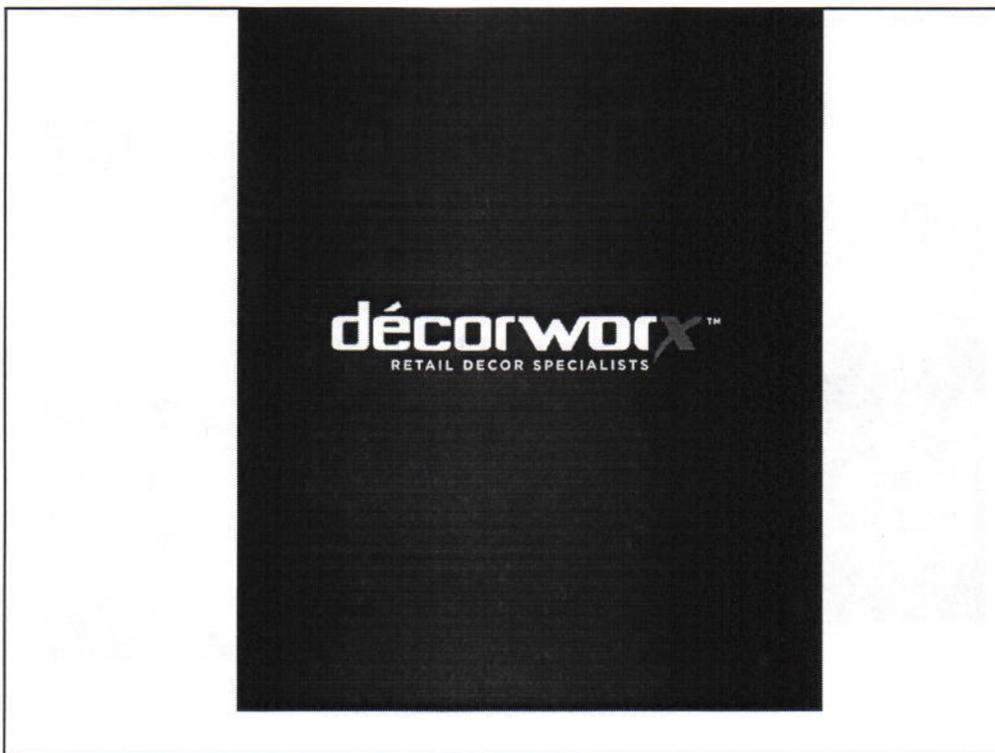
by all the taxing entities. Cozzens – would slippery slope referring to building permits? Paul – I don't think the City Council is in the mood to waive fees. What you could do is get a calculation close to that cost to Decorworx and at the start of the project area we would have to go out for an RFP, the increase on the value over the years could be used to fund the incentive, the building permit amount could be put into that. Cozzens – I just think it is dangerous referring to a building permit incentive. Mayor – it would take the building permit out and say this is an amount and this is a funding source. Paul – the consultant would roll that into a dollar amount. Danny – this body can be flexible in those types of funds through Economic Gardening program. We could utilize Ed Tif funds or something else. You create a new RDA, EDA, but there is a new CRA, community reinvestment association. I would have to hire a consultant, I have funding. I went to GoEd and EDC Utah and asked for referrals, there are two in the State and I asked for proposals. We would need to go through the process, interlocal agreements with taxing entities, budget approval, etc. We just want Decorworx to know Cedar City is behind what they are doing. We need to define an area to help this project and to help Cedar City. We don't want to just create an area for that building, we want to be able to help others. Paul – if RDA hires a consultant, they will put numbers together and that will help you understand the possible economic impact. Cozzens – if you create another area, do you set up another body? Paul – Port 15, Syberjet, the RDA runs them all, but they are different project areas. Danny – the final request was the historical tax credits; we have contacted the State Historical Preservation Office. If I can go out of town and bring in a group that will invest \$11.5 million and clean up Main Street, we would be all over bringing them in. if we have a local company that will do that, I think it is important and let GoEd know we support this project and find something that works for local incentives. Rowley – do you need a vote next week? Danny – yes. Paul – I need to look at the new law, we may need a resolution first. Cozzens – what is the capital outlay? Jeff – total is \$11.5 million, but we are ready to start with \$3.5 million now.

Bill – you guys are amazing, and a tribute to Cedar City. I have been doing this with Jeff since 1998. I walked through a store in Montana and sent him a picture of a sign that he did 15 years ago. As far as competitive is the best and we use him a lot.

Cozzens – I meant no disrespect in our meeting tonight, as we went through our discussion it puts the first person at a terrible disadvantage.

ADJOURN: Mayor moved to adjourn at 9:28 p.m.; second by Cozzens; vote unanimous.

Renon Savage, MMC
City Recorder



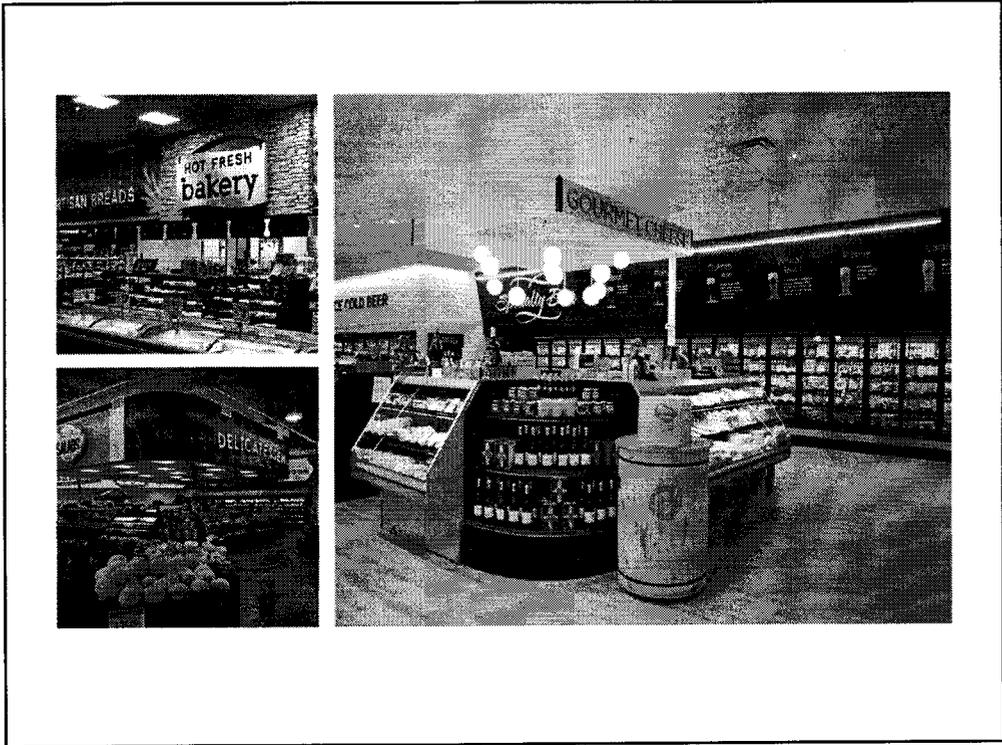


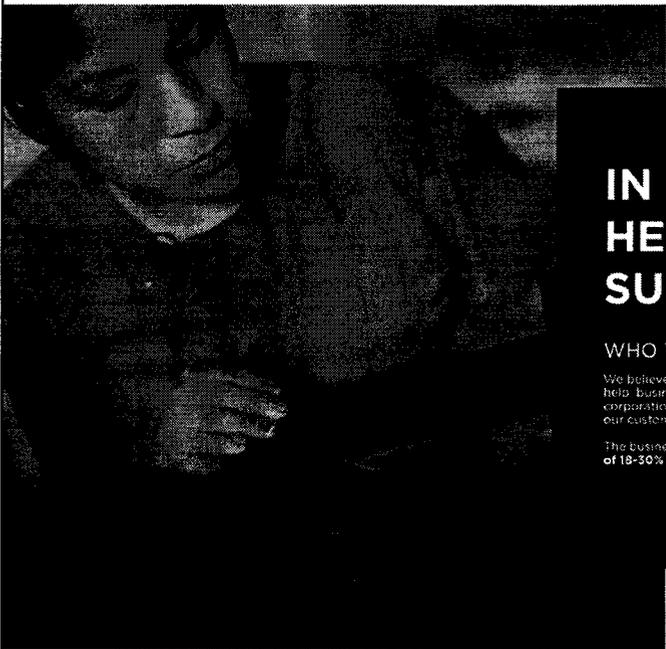
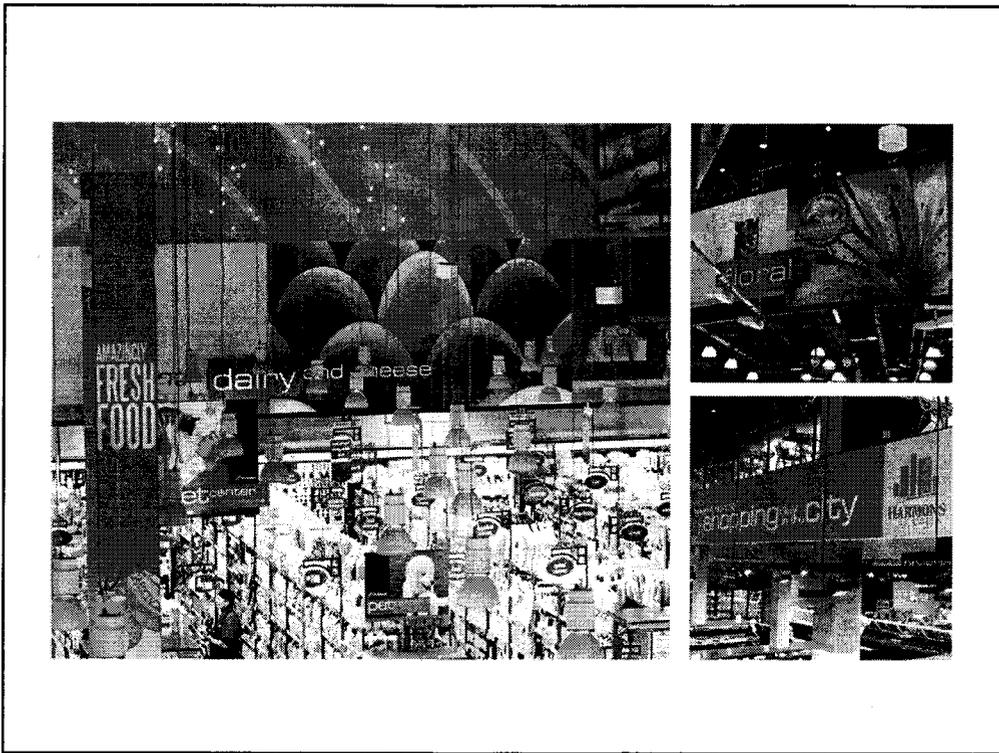
WHAT WE DO

RETAIL DECOR

Retail decor includes various design elements found within a space, everything between the floor you walk on to the lights hanging from the ceiling. Each element is carefully designed and manufactured to create an atmosphere that is comfortable and inviting to that store's unique demographic.

Retail decor has a large impact on the buying habits of its customers. This decor within a space influences what products are purchased and most important what feeling the customer has when shopping. The look of the store helps establish that business brand and creates that emotional connection between the shopper and the local business.





**IN BUSINESS TO
HELP BUSINESS
SUCCEED**

WHO WE ARE

We believe when our customers succeed we succeed. We help businesses stand up and stand out against large corporations by increasing their revenue and strengthening our customers brand.

The businesses that we work with have an average increase of 18-30% in sales

WHAT MAKES US DIFFERENT?

SERVICES

Our products are made in-house with the highest level of craftsmanship possible. Our employees go through extensive training in order to uphold our standard of quality. Our designers are constantly pushing themselves to think of new and innovative ways to use raw materials in custom designs. We understand that a quality package needs several elements to succeed. One of the most important aspects is the quality of material. We use custom materials to fabricate our products in order to be long lasting and in the forefront of current trends.

Because we specialize in a niche field we are able to perfect our services that are tailored for the independent grocer.




CRAFTSMEN

OUR GROWING TEAM

Decorwork is bursting into the commercial interior décor industry, capturing more than 20 national awards in the last four years. We are the company that everyone wants to use. We have driven sales across the country successfully, completing and developing projects from the Bahamas to Florida across to Washington state.

This momentum is creating strong stable jobs. **Decorwork is adding 40+ additional jobs in rural Southern Utah. Those jobs average 150% of the current Iron County wages and benefits.** We offer great retirement packages, vacation and health care options as well as new and innovative hours and environments.

We hire and train Metal Fabricators, Wood Craftsmen, Custom Painters, CNC Operators, Graphic Designers, Engineers, Sales, CAD operators, Project Managers, Large Format Print Operators, Millworkers, and many other support positions.



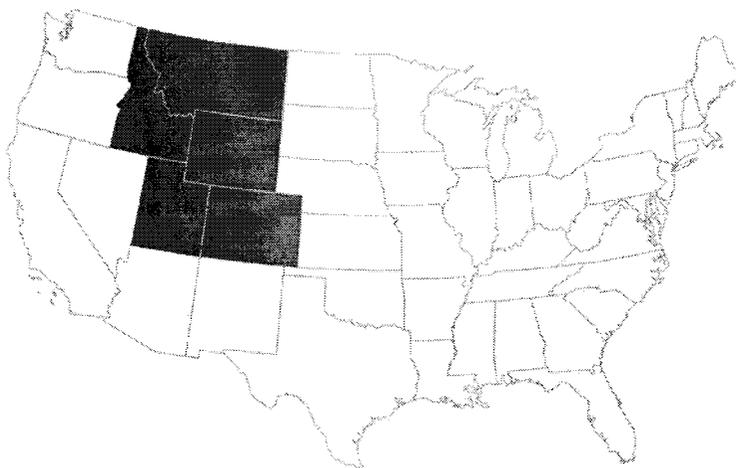
OUR GROWTH

WAREHOUSES

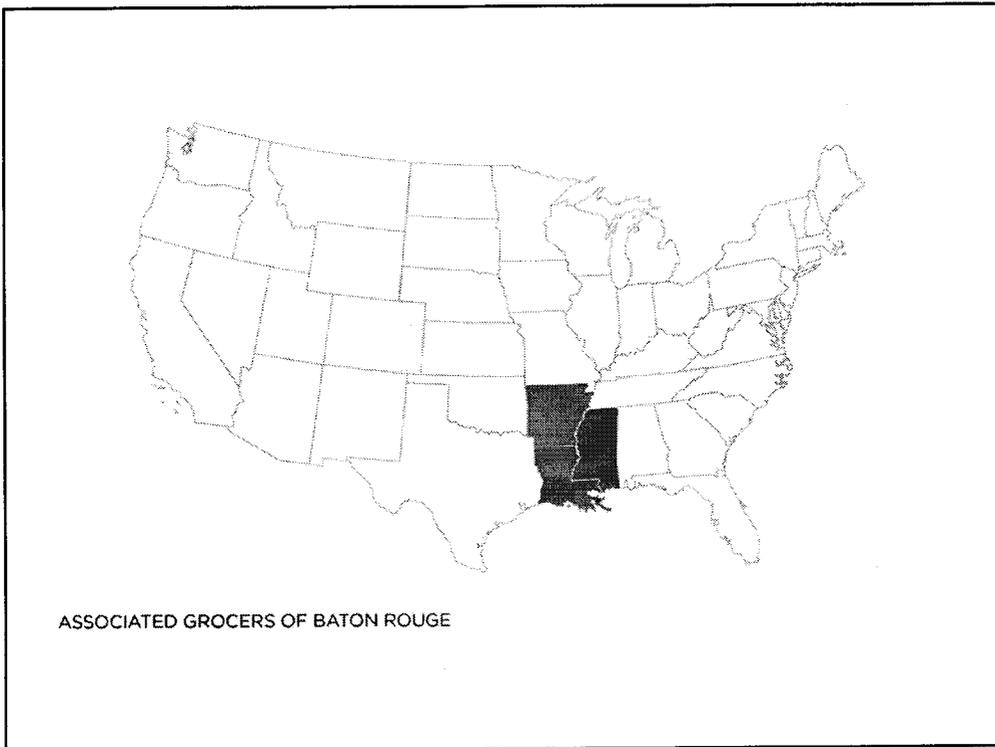
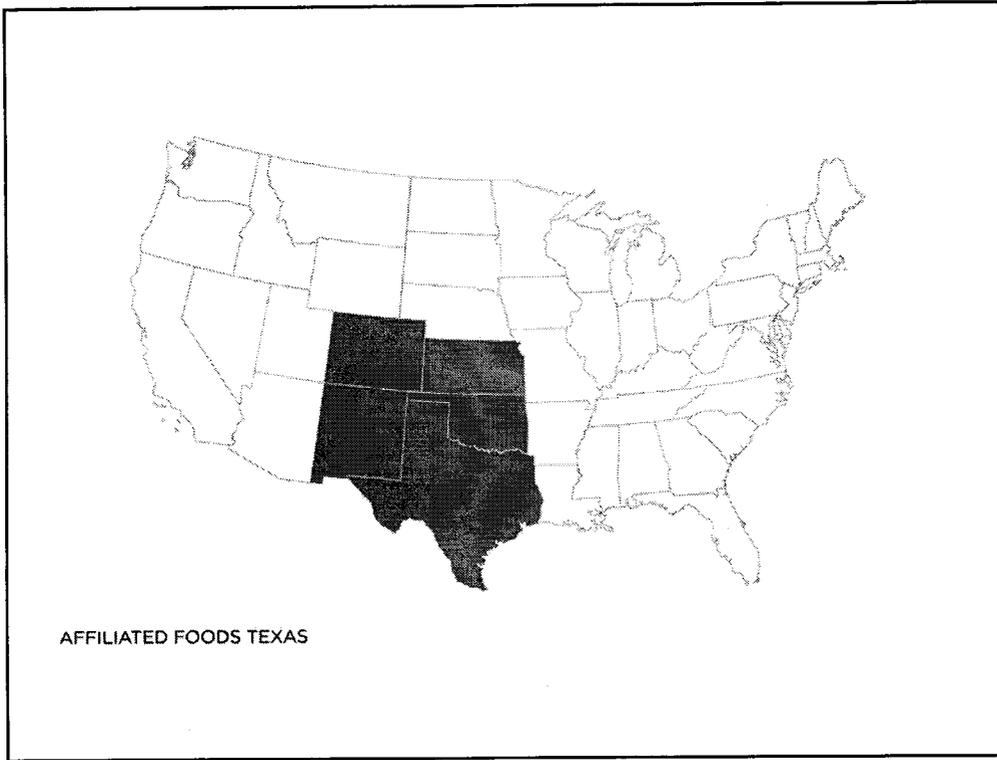
We have established a unique business model. We first market our company through the Food Distributors/Warehouses located throughout the United States. Each Food Distributor represents hundreds of thousands of independent Grocery Stores in their geographical location. We have gained the status of "Preferred Supplier" in seven warehouses: Associated Grocers Florida, Associated Grocers Baton Rouge, Piggly Wiggly, Associated Grocers of the South, Associated Grocers New England, Affiliated Foods Texas, Affiliated Foods Midwest and Associated Foods Salt Lake. These warehouses represent over 10,000 independent grocery stores. The new relationships with the southern and North Eastern warehouses has facilitated our rapid and sustainable growth.

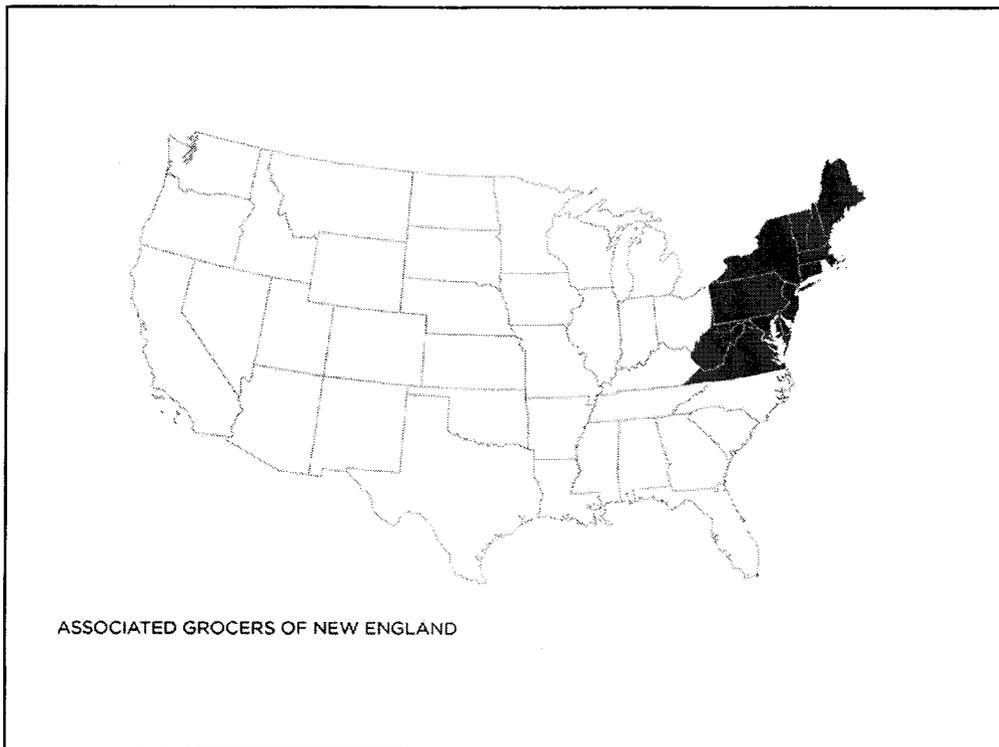
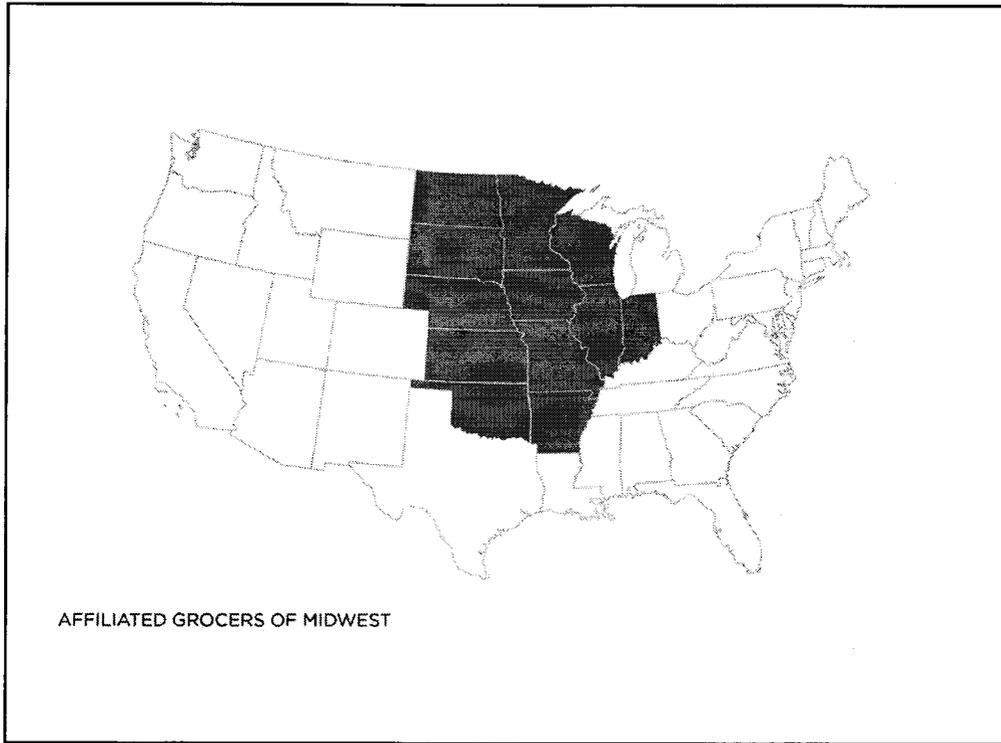
The Southern region is a driving force in our current growth. We have seen an explosion of growth in this region due to the fact that they have been underserved in the past. Our referrals in the southern states continue to increase. Decorwork revenue exponentially.

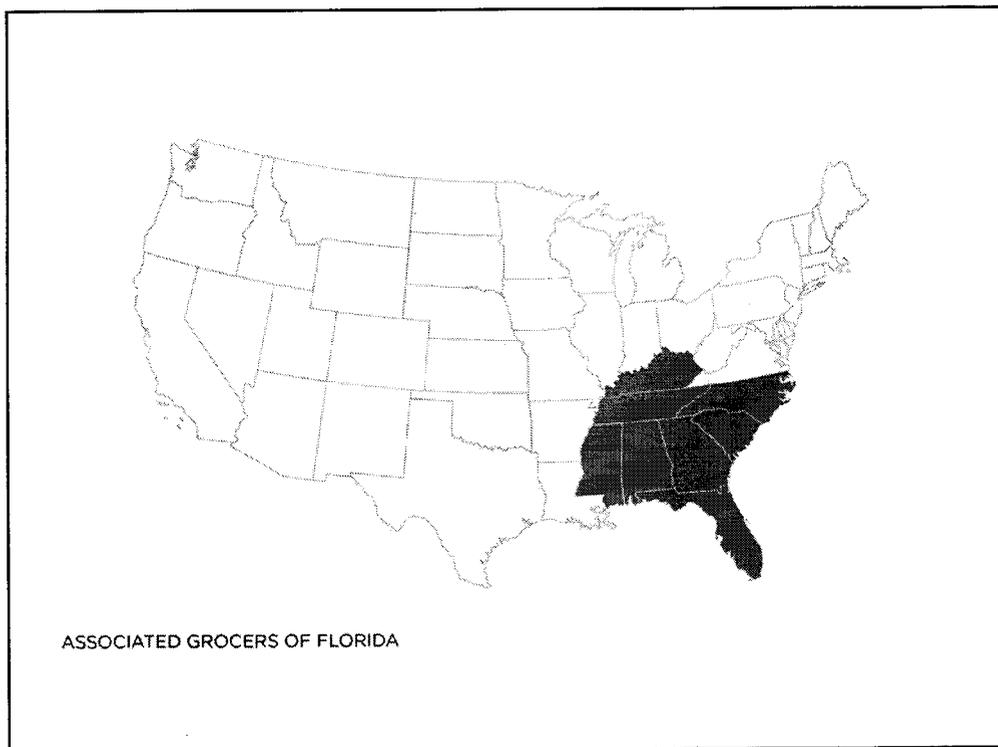
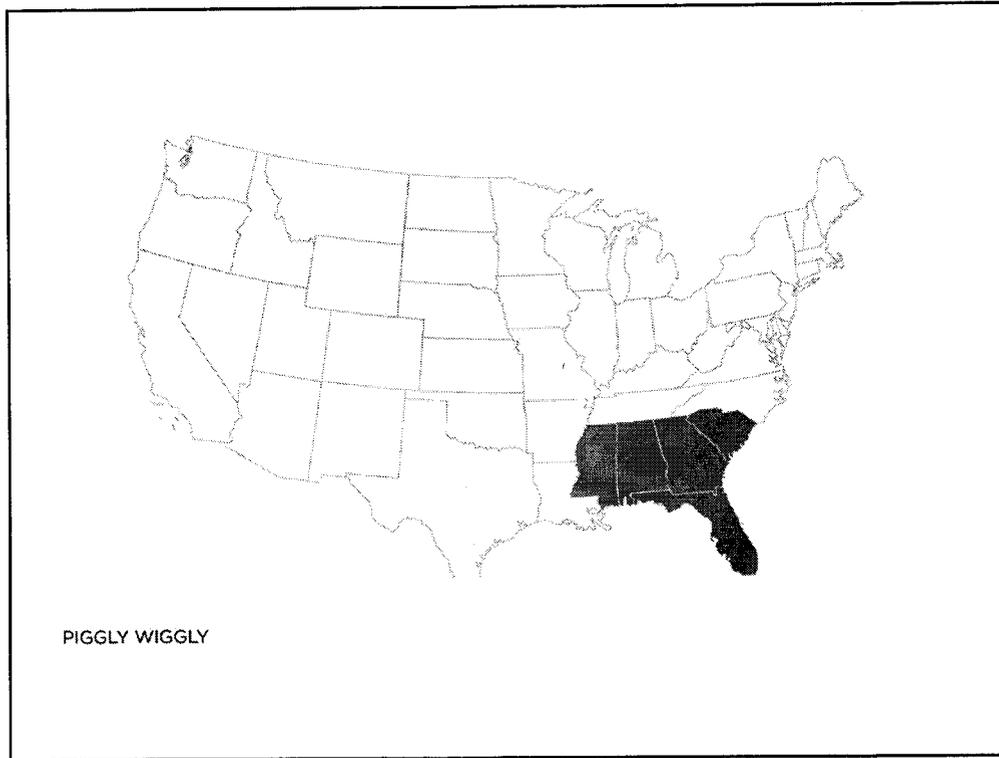
Decorwork has received 20 National design awards over the past few years. Our referrals and advertising exposure have propelled the company into a planned accelerated growth mode.

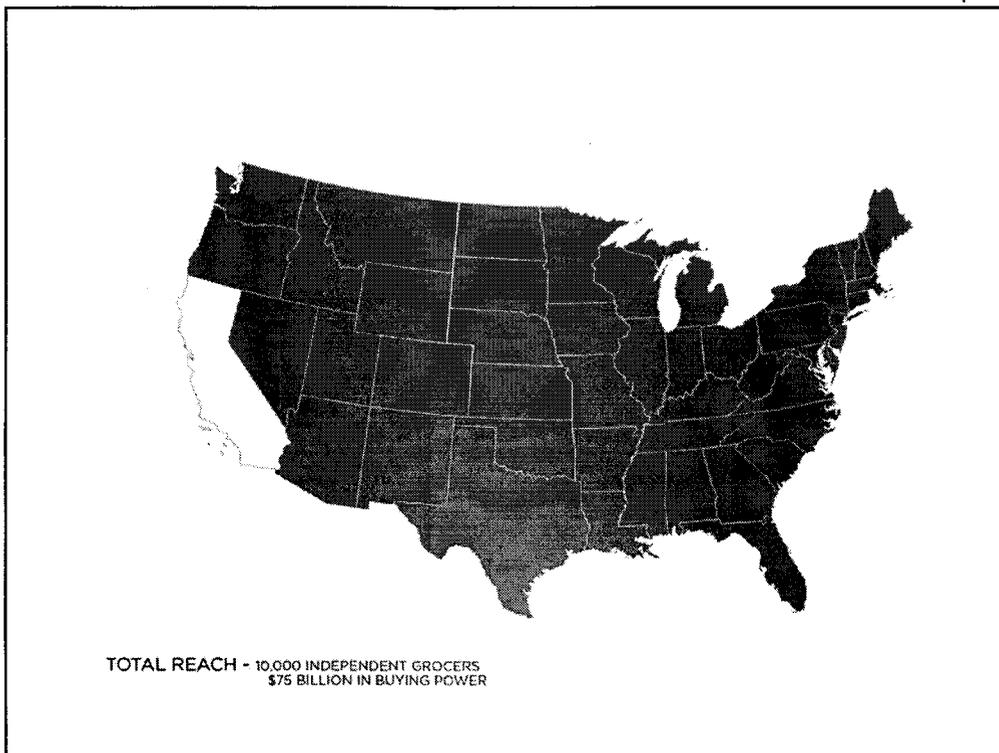


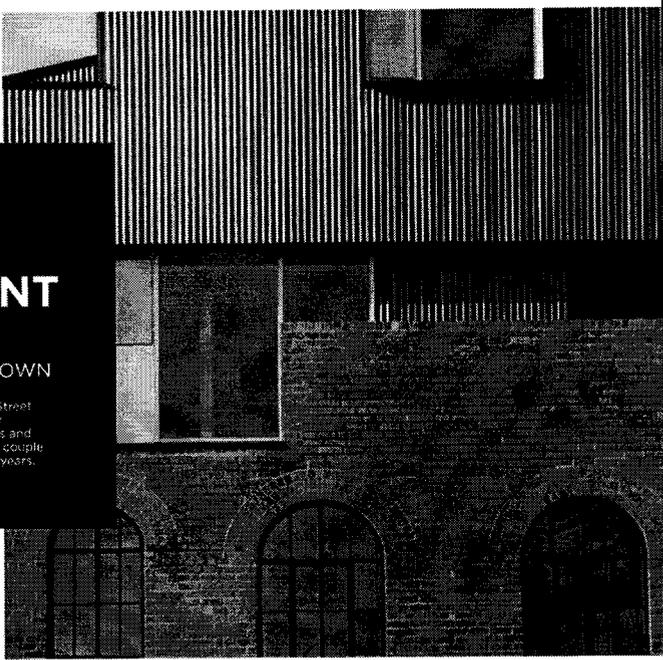
ASSOCIATED GROCERS SALT LAKE







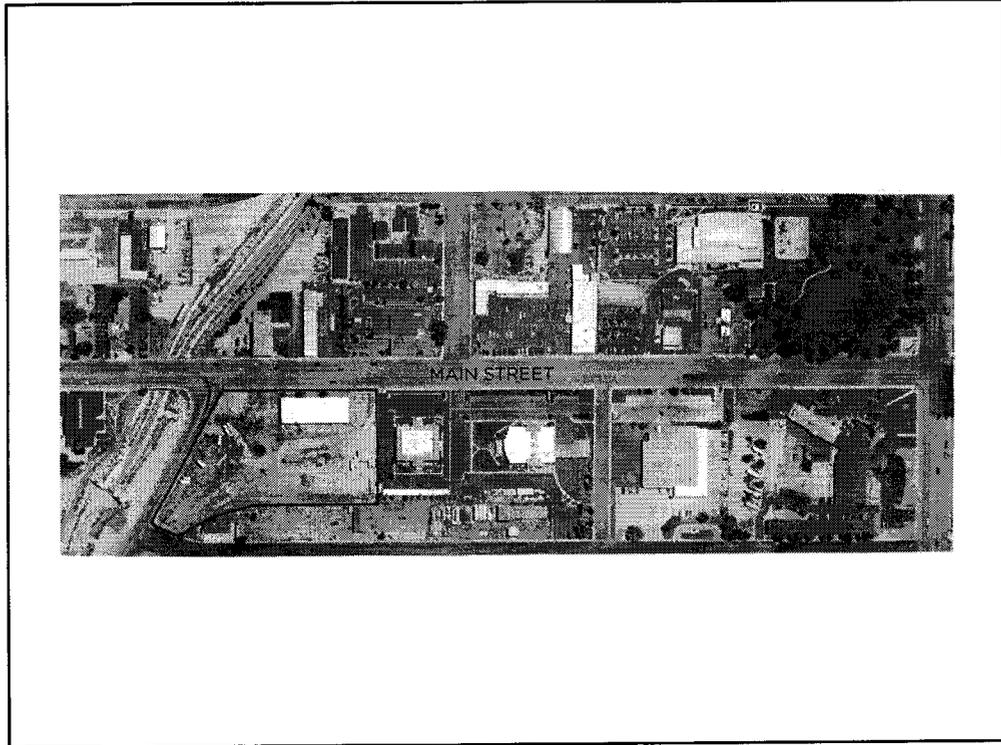


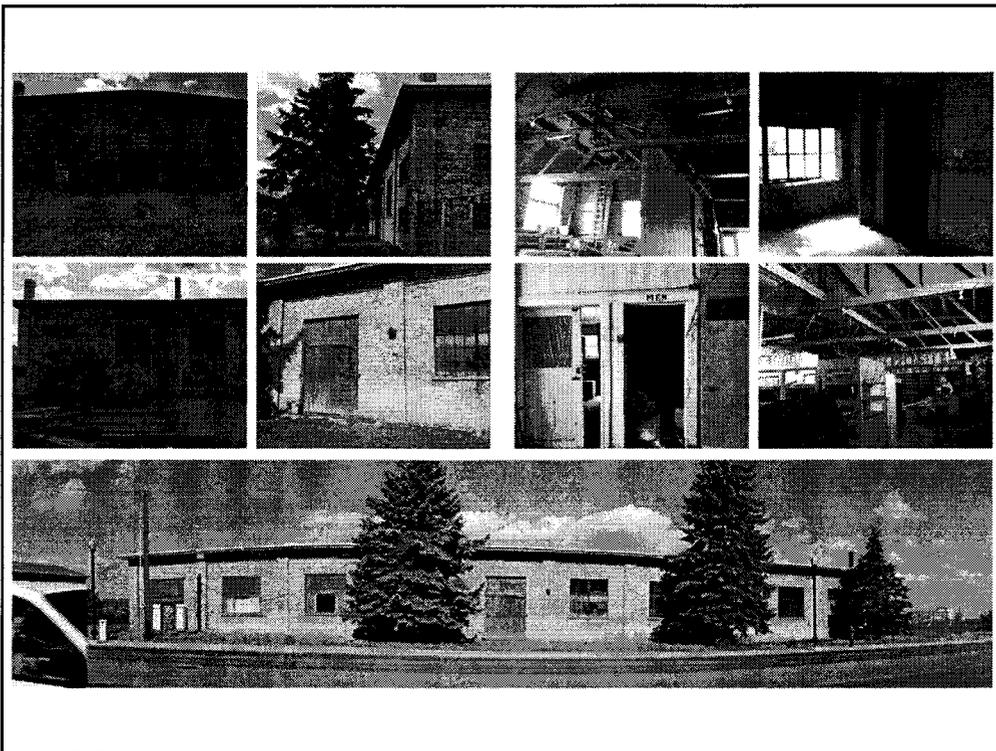


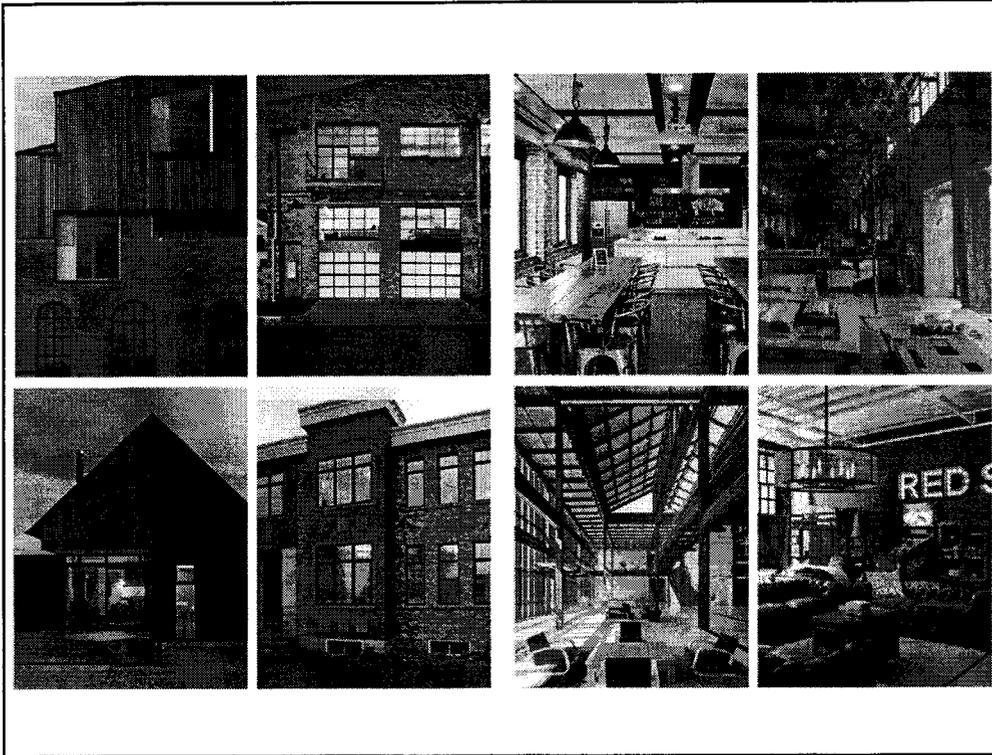
POTENTIAL DEVELOPMENT

BRINGING LIFE TO DOWNTOWN

The potential development is located on Main Street in Cedar City. Our company would relocate our workforce to main street which is 50 employees and add up to 100 jobs to main street over the next couple of years and up to 400 jobs within the next 20 years.







SKILLED IN OUR ABILITY,
PROUD OF OUR CRAFT,
ENRICHED BY OUR EXPERIENCES,
CONTINUALLY GROWING, TOGETHER.

décorwor™
RETAIL DECOR SPECIALISTS



Local Business Expansion and Retention Project
Decorworx - 2016



Decorworx has applied for state incentives through the Utah Governor's office of Economic Development (GOED). Part of that application requires a commitment from Cedar City for local incentives.

Local Incentives Requested:

- Real & Personal property tax exemptions for 10 years at 85% over current baselines.
- Building Permit relief of 50% on projects.
- Expansion of the Historical Downtown District past 685 North.
- Support in pursuing Historical Tax Credits & Grants.



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Local Incentives Proposal:

- Real & Personal property tax exemptions for 10 years at 85% over current baselines.
- Local Incentive Comparable to the Value of Building Permit relief of 50% on projects, in the form of other funding options.
- Support in pursuing Historical Tax Credits & Grants which will probably not require expansion of the Historical Downtown District.



Real & Personal property tax exemptions for 10 years at 85% over current baselines.

- Initiation of Community Reinvestment Project Area (CRA)
- Hire consultant for CRA process
- Project Area Plan drafted, public notice and public hearing, plan adoption, etc.
- Interlocal agreements with taxing entities
- Budget approval
- Housing Allocation – 10%



décorworx™
RETAIL DECOR SPECIALISTS

Local Incentive Comparable to the Value of Building Permit relief of 50% on projects, in the form of other funding options.

- Determine actual value of building permit fees
- Utilize EDTIF funds from CRA to reimburse 50% of that value, or
- Find other funding sources to reimburse 50% of that value



Support in pursuing Historical Tax Credits & Grants which will probably not require expansion of the Historical Downtown District.

- We have already started this process with the Utah State Historic Preservation Office
 - If a building is eligible for the National Register of Historic Places, then it could be nominated and also qualify for the Federal Historic Preservation Tax Credit, which is a federal income tax credit equivalent to 20% of the renovation costs. The credit can be carried forward twenty years and back one year if an owner doesn't use the entire tax credit in one year. The historic tax credit must meet certain standards (the Secretary of the Interior's Standards for Rehabilitation) and the project has to be approved by the National Park Service. It is an extensive process but we are happy to advise the owner about meeting the Standards and walk them through the process.
 - If the building does not qualify for the National Register of Historic Places or the owner isn't interested in going through the approval process and meeting the standards, but the project costs still meet the adjusted basis and the building was built before 1936, then there is a 10% credit for work done on "non-historic" buildings. Unlike the historic tax credit, there is no review process and the requirements are fairly minimal.

REDEVELOPMENT AGENCY MINUTES
JULY 13, 2016

The Redevelopment Agency held a meeting on Wednesday July 13, 2016, at 6:58 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Secretary Paul Cozzens; Members: Terri Hartley; Craig Isom; Fred Rowley; Maile Wilson.

STAFF PRESENT: City Attorney Paul Bittmenn; City Engineer Kit Wareham; City Recorder, Renon Savage; Finance Director Jason Norris; Police Chief Darin Adams; Fire Marshal Mike Shurtz; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall.

OTHERS PRESENT: Jeremiah R. Davis, Kevin L. Davis, Doug Hall, JP Melchior, Sara Johnson, Robert Christian, Jessica Christian, Brad Green, West Harris, Mike Bleak, Jordan Barben, Austin Caldwell, Mitchel Carlson, Martin Romero, Matt Langston, Bill Walley, Kristy DeGraaf, Wayne Hall.

APPROVAL OF MINUTES DATED JUNE 15 & 22, 2016: Rowley moved to approve the minutes of June 12 & 22, 2016; second by Hartley; vote unanimous.

CONSIDER APPROVAL OF CONTRACTOR FOR THE LIN'S EXPANSION.

KIT WAREHAM: Bill Walley, Associated Foods – we met today, Ron, Kit, Paul and the Mayor. We talked about the bids. I sent information to Kit Monday, we had 3 bidders, R&O, Zwick, and Horne, and Horne was the lowest, R&O highest. We have had time to run through the information with Horne and are prepared to present them as the low bidder. Timing is of the essence to make it happen for them.

Cozzens – where did we end on the parking lot? Paul – we will meet with Steve Miner and he will have information and meet with us on Friday and talk about the options the RDA has and what Associated Food has. Mayor – once we have that meeting and get some options, Steve Miner can make decisions. Bill – when we put the bid together we forecasted \$1.90 a square foot and it came in \$2.70 a square foot. Horne is from Salt Lake. They have done several projects, 6 in the last 2 years and have not missed a date or increased costs. I talked with Gary them and said they have to honor the bid, he said they are good.

Rowley moved to approve the contract with for the Lin's expansion; second by Isom; vote unanimous.

Mayor – there could be another amendment to the original agreement if anything changes with the parking lot.

CONSIDER RESOLUTION TO APPROVE THE INITIATION OF A NEW COMMUNITY REINVESTMENT AGENCY (CRA) PROJECT AREA.

DECORWORX/DANNY STEWART: Danny – do you have questions. Rowley – this is just for that parcel. We talked about a big thing. Paul – we are not doing a specific project area; the new statute says you start with a study area. Within that if the RDA finds a project area they want to pursue we can do smaller project areas and this would include Decorworx as a project area.

Mayor Wilson moved to approve the resolution for the initiation of a new community reinvestment agency project area; second by Hartley; vote as follows:

AYE	-	5
NAY	-	0
ABSTAINED	-	0

ADJOURN: Rowley moved to adjourn at 7:08 p.m.; second by Isom; vote unanimous.

Renon Savage, MMC
City Recorder

CEDAR CITY REDEVELOPMENT AGENCY
AGENDA ITEMS - 2
DECISION PAPER

TO: Chari and members of the RDA board

FROM: Paul Bittmenn

DATE: July 26, 2016

SUBJECT: Lin's parking lot

DISCUSSION:

The RDA has been discussing the scope of the proposed repairs to the Lin's parking lot with Associated Foods. Throughout these discussions Associated Foods has had different proposals. Some of those proposals included Associated Foods paying for some of the rehabilitation of the parking lot in areas associated with the ADA required parking and the slope needed to tie back into the rest of the parking lot.

Associated Foods has received bids for the entire building expansion project. Bids for the expansion have come in higher than initial cost estimates. The RDA's agreement with Associated foods has a \$1.6 million dollar cap on the RDA's share of the building expansion. This cap is still in place and Associated Foods will be responsible for the increased costs. In order to meet the increased costs Associated Foods has stepped back from rehabilitation of the parking lot areas associated with ADA requirements.

According to the agreement between the RDA and Associated Foods the RDA will be responsible for parking lot rehabilitation. Associated Foods will need to agree on the scope of the rehabilitation. Also Associated Foods will be responsible for the cost of relocating and constructing a dumpster location to serve the businesses located to the South of Lin's that will lose access to the current dumpster location when the expansion is complete.

During the course of negotiations between RDA and Associated Foods there has been some back and forth over the scope of repairs. Associated Foods has recommended an approach whereby the asphalt would be removed, the base either re-worked or replaced, and then new asphalt and/or concrete would be laid. This approach costs about \$500,000. The RDA has been recommending an overlay similar to what the City did with the downtown parking authority. Attached is an email from Kit with cost estimates relevant to the proposed overlay. Kit's cost estimates also include updating the ADA parking with asphalt rather than concrete.

One item that remains is the ongoing operation and maintenance of the parking lot. Associated Foods is in favor of the RDA taking over the operation and maintenance of the parking lot. The RDA has \$200,000 budgeted for the parking lot re-habilitation. The costs saved by the using the overlay method may be enough so that the interest on that money could fund future maintenance.

Paul:

Curt and I did look at the Lin's parking lot. The ADA parking area can definitely be done in asphalt and 30% to 40 % of the asphalt transition area can be eliminated. The rest of the parking lot can be done with a pass oil overlay. The island removal area will need to be done with asphalt. My estimate for all the work is as follows:

ADA parking Area-	\$9000
Asphalt Transition Area-	\$33,000
Island Removal and Asphalt-	\$21,000
Pass Oil Chip Seal w/ 1-inch overlay-	\$66,000

Total Parking lot Costs- **\$129,000**

Thanks, Kit

Kit Wareham, P.E.
Cedar City Engineer
10 North Main Street
Cedar City, Utah 84720
Office: (435)865-5119
Mobile: (435)233-0080
Fax: (435)586-2949
E-mail: wkit@cedarcity.org

From: Paul Bittmenn
Sent: Friday, July 22, 2016 1:54 PM
To: Kit Wareham <wkit@cedarcity.org>
Subject: Lin's parking lot

Kit,

Did you have an opportunity to look at the Lin's parking lot. I need to communicate back to Associated Foods with the RDA's proposed scope of parking lot repair. So we need to have this on the RDA agenda for Wednesday as a combined work and action meeting.

Thanks.

paul

Paul Bittmenn
Cedar City Manager / Attorney
Cedar City Corporation
10 North Main Street
Cedar City, UT 84720
435-586-2953 • Mobile 435-233-0056
paulb@cedarcity.org

