

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, March 3, 2020 at 5:30 pm in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chair Amy Z. Anderson conducting.

Councilmember's present at the beginning of the meeting: Chair Amy Z. Anderson, Vice Chair Tom Jensen, Councilmember Mark A. Anderson and Councilmember Jeannie F. Simmonds. Administration present: Mayor Holly H. Daines, Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris.

Councilmember Jess W. Bradfield was not in attendance at the beginning of the meeting.

Chair A. Anderson welcomed those present. There were approximately 82 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Girl Scout Troop 2033 gave the opening thought and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting held on February 18, 2020 were reviewed and approved with no changes.

Meeting Agenda. Chair A. Anderson announced there is one public hearing scheduled for tonight's Council meeting.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember M. Anderson to approve the February 18, 2020 minutes with no changes and approve tonight's agenda. Motion carried unanimously.

Meeting Schedule. Chair A. Anderson announced that regular Council meetings are held the first and third Tuesdays of the month at 5:30 pm. The next regular Council meeting is Tuesday, March 17, 2020.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Logan resident Rick Mayer presented the Mayor and Council with the 2020 Best of State Award for having the best City Website. He complimented the City for having a website that is well done and is user friendly.

Logan resident Bryce Lancaster addressed the Council and stated he is representing CAPSA. He talked about the services CAPSA offers the community such as therapy. He stated that a brief presentation can be scheduled for City employees with more information about the services CAPSA provides.

47 Logan resident Robert Heaton addressed the Council and said he represents several of his
48 neighbors in the area of Meadows Circle on the West side of Logan. He and his
49 neighbors are concerned about the off-leash dog pilot program in their neighborhood.
50 They are not concerned about the idea of off-leash parks, but they are concerned about
51 the location of this particular park. There are a lot of homes in the neighborhood without
52 fences and a lot of children. He and others in his neighborhood feel there are better areas
53 in Logan more suited for an off-leash park and he urged the Mayor and Council to
54 discontinue this as an off-leash park.

55
56 Logan resident of Meadow Circle Mike Johnson addressed the Council and also
57 expressed his concern regarding the off-leash dog park in his area. He distributed a map
58 of the neighborhood and stated there are 38 homes in the park area. He said there is no
59 fence around the park and most homes don't have a fence so there are concerns about
60 dogs coming into the yards of homeowners.

61
62 Cassie Hill addressed the Council regarding property she owns at 1022 West 1400 North.
63 She said three years ago, UDOT was using her property as a dumping post without her
64 knowledge and she let it go until work was completed on 10th West and she waited to see
65 if UDOT would clean up the area which, they did not. Two weeks ago, another permit
66 was pulled, she was out of town and was not contacted. There have been diesels, trailers,
67 tractors, trucks and crews of people digging holes on her land and nobody has made
68 contact with her to let her know what is going on. She feels the City should protect her
69 right as a property owner and this should not be happening and whoever is pulling the
70 permit on her property should contact her before anyone goes on her property, this is one
71 acre of property. She has also placed concrete barriers on her property and Comcast has
72 gone around the concrete barrier to access her property.

73
74 Joshua Wright addressed the Council regarding the off-leash dog park in the area of
75 Meadow Circle. He stated that he too is not in favor of the dog park in his neighborhood.

76
77 Councilmember Bradfield joined the meeting at this time 5:55 p.m.

78
79 Logan resident Tony Nielsen addressed the Council regarding the property that Cassie
80 Hill spoke about located at 1022 West 1400 North. He said just because this is a UDOT
81 road does not give them the right to access this property and not notify Ms. Hill. He
82 would appreciate the Mayor and Council doing what they can to address this issue which
83 has caused problems with parking, broken sprinklers and broken concrete.

84
85 Logan resident Gail Yost, PhD addressed the Council. She expressed her sadness about
86 the recent passing of Jennie Christensen and what a special lady she was, and that she
87 will be missed.

88
89 Chair A. Anderson announced that a special recognition for Jennie Christensen will be
90 presented at the March 17 Council meeting by her nephew Kirk Jensen.

91
92 There were no further comments for the Mayor or Council.

94 **MAYOR/STAFF REPORTS:**

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96 Mayor Daines asked the Council for ratification to appoint Carol Denniston and Lee
97 Samsel to serve on the Golf Course Advisory Board both of which are new appointments.
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99 **ACTION. Motion by Councilmember Simmonds seconded by Vice Chair Jensen to**
100 **approve ratification of Carol Denniston and Lee Samsel as presented. Motion**
101 **carried unanimously.**
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103 No further items were presented.
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105 **COUNCIL BUSINESS:**

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107 **Planning Commission Update – Councilmember Bradfield**
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109 Councilmember Bradfield reported on the Planning Commission meeting held on
110 February 27, 2020. He reported that the Quail Hollow Subdivision was continued. The
111 Foothill Residential Subdivision and Rezone was discussed by the Planning Commission
112 which is in the Lundstrom Neighborhood. The subdivision portion was continued, and the
113 rezone was denied by the Planning Commission. The L59 was approved unanimously for
114 an alternate parking permit. Councilmember Bradfield stated the Council will need to
115 provide guidance to the Community Development staff as to whether or not guest parking
116 should be overnight instead of just limited to daytime hours because the L59 project
117 would possibly only allow daytime parking for guests for a certain amount of stalls.
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119 **Board/Committee Reports – Councilmember Simmonds, Vice Chair Jensen and**
120 **Chair A. Anderson**
121

122 Councilmember Simmonds reported that she attended the Solid Waste Advisory Board
123 meeting and they continued their discussion regarding the Plastic Waste Management
124 Plan and the Bag Ban which, has an extended deadline of July 31, 2020. She attended a
125 Public Art Meeting and said the Plan will be available soon and is a very exciting thing
126 for Logan and will be presented to the Council soon.
127

128 Vice Chair Jensen reported that he attended the Water/Wastewater & Sewer Committee
129 meeting. The Cache Valley Arts Committee met and work on the façade will begin soon.
130 The Golf Course Advisory Committee met. Revenues have increased and the course is
131 doing well.
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133 Chair A. Anderson stated that she will report on her board/committee assignments at a
134 future Council meeting.
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Voter Districts Subcommittee – Chair A. Anderson

Chair A. Anderson said she is tasking the Voter District Subcommittee with reviewing and discussing the City Council election process, including exploring at-large elections, district elections, a mixed-system or other options. She announced the following who will serve on the subcommittee:

Bridger Neighborhood

Sherilyn Wilson

Wilson Neighborhood

Gail Yost

Woodruff Neighborhood

Keegan Garrity

Ellis Neighborhood

Craig Christensen

Hillcrest Neighborhood

Kent Field

Adams Neighborhood

To Be Determined

Council Representatives

Tom Jensen – Committee Chair

Mark Anderson

City Recorder

Teresa Harris

Legal Department

Craig Carlston

Chair A. Anderson explained the Framework for the Committee which is the following:

- Current condition and historical view
- Comparison of Logan to selected peer cities
- Necessity of value to changes in the election process
- Future impact of population growth or shifts on press
- Community benefits or detriments that might be expected by implementing any changes
- Legal requirements which must be met in order to effectuate any change
- Expenses associated with any changes
- Consensus comments
- Comments of concern and minority opinions

Chair A. Anderson continued and said based on discussion and consensus reached from the subcommittee reached they will create a report that reviews the impact of retaining our current method and all potential options for change. It should also provide time frames and plans that cover how, if no change occurs, when additional review should occur, how each change would be managed, and how future changes in population would impact current or other processes.

Vice Council Chair Tom Jensen will be serving as the Chair of the Subcommittee and will be in touch to coordinate scheduling meetings.

No further items were presented.

ACTION ITEM:

PUBLIC HEARING - Budget Adjustment FY 2019-2020 appropriating: \$70,000 Community Development Rolling Stock reserves toward the purchase of two vehicles; \$3,000 a grant the Library received from the State of Utah. The Census Outreach Grant funds will be used to purchase equipment to help with Census report; \$11,200 funds the Library received for the State of Utah. The Community Library Enhancement Funds Grant will be used for collection development, technology for public use, and community outreach programs; \$980 a reimbursement the Police Department received for enforcement of events requested by businesses; \$60,000 a grant awarded for the Utah Department of Transportation (UDOT). These funds will be used for a study of the Main Street Corridor; \$102,253 a grant from the Cache Metropolitan Planning Organization (CMPO), these funds will be used for the study of the Main Street Corridor; \$40,000 funds the City will receive from Cigna. These funds will be used to promote wellness among the City employees with activities, newsletters, and other wellness programs – Resolution 20-05

At the February 18, 2020 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

Chair A. Anderson opened the meeting to a public hearing.

There were no comments and Chair A. Anderson closed the public hearing.

ACTION. Motion by Councilmember Bradfield seconded by Vice Chair Jensen to approve Resolution 20-05 as presented. Motion carried unanimously.

WORKSHOP ITEMS:

Budget Adjustment FY 2019-2020 appropriating: \$2,000 donated funds toward the purchase of range balls – Resolution 20-08 – Richard Anderson, Finance Director

Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

The proposed resolution will be an action item and public hearing at the March 17, 2020 Council meeting.

Consideration of a proposed resolution approving an Interlocal Agreement to combine Logan and North Logan Fire and EMS Services – Resolution 20-07 – Chief Brad Hannig

Chief Brad Hannig addressed the Council and explained that the City of Logan and the City of North Logan have determined that it is in the best interest of both communities to combine their fire/rescue services in order to obtain economies of scale, better service coverage, and to lower costs to each community. Chief Hannig feels this will be a great partnership with North Logan City.

The proposed resolution will be an action item and public hearing at the March 17, 2020 Council meeting.

OTHER CONSIDERATIONS:

Presentation: Homelessness in Cache Valley – Jess Lucero, PhD, MSW Local Homeless Coordinating Committee (LHCC) Representative

Jess Lucero addressed the Council and gave a presentation on Homelessness in Cache Valley. She stated that 1 in 5 renters in our area pay more than 50% of their monthly income on housing.

2020 Bear River Association of Governments Point in Time Data

- 43 heads of households; 16 minor children
- Heads of households 62% were male and 38% female
- Most common shelter places: cars in big box parking lots, cars in work parking lots, storage units, cars at park-n-rides, 24-hour establishments
- For 42% of sample, this was their first time being homeless
- On average, the sample had been homeless for approximately 7.5 months during their current spell of homelessness, throughout the median was 3 months

Dr. Lucero stated the following comes next:

- Regional Homeless Plan is in final stages of development
- Local Homeless Coordinating Committee is reorganizing
- Need to advocate for decision-making seat at the State Homeless Coordinating Committee
- There is a need for state elected officials and bureaucrats to better understand nuances of rural and semi-rural homelessness
- Need for local elected officials to advocate for our region

Dr. Lucero stated that homelessness does occur in our community and is often times invisible to most of us.

Vice Chair Jensen asked how can we intercept people before it gets to the point where they are sleeping/living in their vehicle or in a storage unit.

Dr. Lucero responded there are interfaith leaders that are working hard and groups such as Families Feeding Families and other groups that can only help people that reach a certain level of severity so there are some that wouldn't necessarily be eligible for services through BRAG if they are just on the "brink" of homelessness. The LHCC is reorganizing and are hoping to get more people involved. She incited the Mayor and Council to participate in meetings and conversations about homelessness.

Councilmember Bradfield asked how long those who are homeless have been in our the area.

Dr. Lucero said the majority are people who are long term residents of the Cache Valley area (10 years or longer).

Councilmember Bradfield asked if there have been any studies to indicate the potential of a person becoming homeless.

Dr. Lucero responded that is along the lines of homeless prevention and one thing that is clearly connected to homelessness is a heavier housing cost burden for someone.

Councilmember M. Anderson asked what is the most important thing the community should focus on to fill the gaps.

Dr. Lucero responded the two most important things are emergency shelter gaps and permanent supportive housing gaps.

There were no further items considered by the Council.

ADJOURN TO MEETING OF THE LOGAN REDEVELOPMENT AGENCY.

Chair A. Anderson welcomed those present. There were approximately 110 in attendance at the beginning of the Logan Redevelopment Agency meeting

Councilmember's present at the beginning of the Logan Redevelopment Agency meeting.

Chair Amy Z. Anderson, Vice Chair Tom Jensen, Councilmember Jess W. Bradfield, Councilmember Mark A. Anderson and Councilmember Jeannie F. Simmonds.

Administration present: Mayor Holly H. Daines, City Attorney Kymber Housley, Finance Director Richard and City Recorder Teresa Harris.

ACTION ITEM:

PUBLIC HEARING - Revitalizing Downtown/Emporium Block – Proposed Center Block Alternatives

Chair A. Anderson explained that two weeks ago there were three presentations on plans to improve and develop the Center Block area with RDA funds. She explained the Council also represents the Logan Redevelopment Agency (RDA) and tonight they will not be approving a design, or the removal of buildings, or approving a resolution. They are here tonight to listen to those wanting to speak in a public hearing and then the Council will move forward with an endorsement of a plan with the understanding that it will come back as a resolution or action item to the Council in the future and a confirmation of the Council's support. There is no resolution before the Council at tonight's meeting. Chair A. Anderson reminded those in attendance that the purpose of the RDA is to remove blighted, depressed, deteriorated or otherwise economically depressed areas in the City of Logan. RDA projects are designed to spur additional growth and create economically productive centers for businesses and social activity. Funds have been used to help with multiple economic goals including the retention and expansion of housing, or businesses, of building improvements for community organizations, to help create the newly created area on Center Street, act as a catalyst for future growth, and other projects that support the growth of long term property tax and revenues.

Chair A. Anderson continued and stated that two weeks ago there were three projects presented. Gene Needham presented a project that included scattered site development that included ten projects including projects on 100 West, Main Street, 300 North and Center Block. Mr. Needham's presentation included removing historical buildings on 100 North, the creation of surface parking, housing on 100 West across from Logan High School. The creation of a museum, community space and the renovation, or relocation of the Logan Library along with other projects.

There was another proposal from multiple business owners with the creation of a multi-story parking garage mid-block between Center Street and 100 South. A public plaza along Center Street, the removal of historic buildings on Center Street, Main Street and 100 North and the creation of surface parking 100 North and Main Street. It included the transfer of City owned buildings to private ownership and the relocation of existing businesses into that building.

The final proposal from Logan City is a Center Block redevelopment. It includes the removal of historical buildings on Main Street and the creation of a public plaza, housing to include affordable units, retail space and parking terrace to take the place of the surface lot.

Chair A. Anderson stated that during the meeting on February 18, 2020 she and Councilmember Simmonds requested additional time for questions as they had heard two of three presentations for the first time on February 18. Since then, they were both able to meet with those who made the presentations and had their questions answered so tonight they are ready to move forward with the public hearing. She explained that following tonight's public hearing, the Council will address any questions raised when the discussion goes back to the RDA. She said that everyone has the interest of the City of Logan at heart and as she has talked with business owners, community members and City staff she is reminded that everyone wants to do what is best for Logan.

Chair A. Anderson explained the guidelines for tonight’s public hearing. The Council will be listening to the comments tonight to help determine what their recommendation might be and how and where RDA funds should be used in downtown Logan and that is why we all are here tonight. The Council is evaluating the three proposals before them so the comments should be directed to those proposals. It is important for all speakers to communicate what their goals are for the economic development of our City and how the proposal they are speaking to will help to achieve those goals. Councilmember Simmonds will keep track of the questions raised during the public hearing and once the public hearing is over, those questions will be answered during the Council discussion. Comments will be limited to three minutes per speaker.

Chair A. Anderson opened the meeting to a public hearing at 6:46 p.m.

Logan resident Michael Ballam – Mr. Ballam said this is an exciting project and he feels that parking is important for this area and likes the idea of housing as well. He said it would be wonderful to have parking close to the theatres and he feels a private/public venture would be a good idea and suggested a surcharge on tickets but would need the City’s help. He also noticed that two of the proposed projects have a public gathering space and he has always wanted to have some kind of “pre-show” location and these areas would be perfect for such an event. He hopes the proposed plans don’t become all or nothing, that things can come together and make a win-win situation for everyone.

Logan resident Rachael Willis – Ms. Willis stated that she had over 500 Facebook followers agree with her that we need a centralized place in Logan and need to remodel the downtown and accommodate every age group including children and college students. She feels that Logan needs a Children’s Museum in downtown. She contacted the Tree House Children’s Museum in Ogden, Utah who have been very successful at their location. The representative in Ogden contacted Logan about a museum a few years ago and was told that Logan was not interested. Ms. Willis feels Logan is missing out on a great opportunity to partner with the Tree House Museum. Ms. Willis proposed that a Children’s Museum be placed in the Emporium building. She requested a copy of the feasibility study of the downtown plan.

Logan resident Keegan Garrity – Mr. Garrity said the question is what draws people to downtown. He favors the ice rink proposal and plaza idea. He said the question that needs to be asked is would this proposal provide the most utility for the most amount of people which, is the role of government. He said in 2019 he came across a Gallup Survey that asked US residents what cultural activities they engaged in most and the #1 thing was attending the Library. Logan City statistics corroborate this and nearly 600 people visit the Logan Library every single year day. If we are looking for something guaranteed to draw residents to downtown, then we need to look no further than the Library. The Library is a generator of traffic and says something that we believe in our community to place the Library downtown. It was understood when the Emporium was purchased a few years ago that a new Library would be built at this location. He said other locations for the Library have been discussed but we need a resolution sooner rather than later. Members of the City Council have stated many times that they support a new Library and

there is an opportunity before them now to show that support. The City owns the property and the data shows that a Library will draw people downtown. The footprint would not be in violation of the public parking agreement so we would not have to worry about litigation. He cannot think of a better way to give back to the taxpaying residents of Logan than to provide a place of learning, leisure and community gathering. He can't think of better role of community government than supporting a public Library and he urged the Council to prioritize the building of a new Library over any other development.

Logan resident Gail Yost PhD – Dr. Yost said she feels it is important to address the needs of people and we need to worry about the concerns of people. She likes the idea of affordable housing and we need to understand that old buildings even if remodeled are still old buildings and sometimes cost more than building new. She likes the idea of a gathering place and what is there now has no historical value.

Logan resident Steve Bower – Mr. Bower said he believes that Mr. Daines did not put his best foot forward when making his presentation two weeks ago and he hopes that the two groups can come together and come up with something that works for the City. The proposal from Mr. Daines does not impose the Mayor's will on the current property and business owners on Center Block and it has the support of most of the property and business owners of that block versus the City's plan. It does not result in the City being involved in litigation due to the City's acquiring parking spaces. He feels if the City can impose their will to take someone's property that they don't want taken, they can come and take anyone else's property the City deems they need. He feels the City should not be in the business of taking people's property. With Mr. Daines you are involving local individuals and local business owners that for years have given their sweat and tears to build Logan City into what it is today. The Mayor's proposal is bringing in someone from the outside to do a concept and take the profits out of town. Mr. Daines project provides for immediate return of cash dollars to the City and they would immediately pay property taxes on the property.

Logan resident Marty Moore – Mr. Moore said he and his partners redeveloped the Washington Federal building on 400 North Main and he has been anxiously awaiting a downtown remodel. He supports Mayor Daines and her proposal because his vision in future years is people living in downtown which will bring people to shop and do business in downtown.

Providence resident Blake Parker – Mr. Parker stated that he owns Parker Real Estate in Logan and he is a parking proponent. He said in order to put housing on the Emporium block it needs to be the size of what is being presented thus, a parking terrace. His concern is there are too many things being proposed to be built on the Emporium block. Parking has always been an issue in this area and the City's proposal is less parking. He said that many retail studies show that people simply won't walk as far as is shown with a parking terrace to get to access the skating rink or the plaza area. He likes the idea of putting housing on the Emporium block, but he feels the proposed project is too large for the area and there won't be enough ground level parking.

Logan resident Abraham Verdoes – Mr. Verdoes said he is excited about developing a project downtown and feels it would be unfortunate to begin with litigation and he hopes that an amicable resolution can be found. He asked about the percent of equity the City gains in the venture. It looks to him that the City is committing roughly \$10 million dollars in funds which breaks down to about \$200 per person which he feels is a lot of money. He asked about cost overruns and if the City will be responsible for ongoing maintenance costs. He also asked if the tax revenue increase in the information presented included and accounted for the developer rebate and if the City will see those tax rebates immediately or if they will be delayed. He hopes that if the current plan persists that there is a plan for both the effect on Main Street traffic and a plan for pedestrian routes. He also hopes the plan for Center Block enables other projects to move forward rather than hamper them.

Logan resident Kris Larsen – Mr. Larsen stated he is a property owner on the Emporium block. He supports the Mayor's plan and feels a plaza in the downtown and tearing down the Emporium needs to be done. He also supports a parking plaza for the area. His family has owned property on the Emporium block since 1921 and they still own a building on the block. Al's Sporting Goods left downtown was because there wasn't enough parking/parking terrace, so he strongly supports this happening. He has a list of all the property owners from 1969 that paid into the Special Improvement District in the amount of \$6,000 which at that time was a lot of money. In the 1980's there was a concern with him and Newell Daines about parking and whether or not the City could sell the parking area. He said it was his opinion that the City can sell if they keep the same number of parking stalls that are there now because parking is very important for the downtown merchants.

Logan resident Marilyn Griffin – Ms. Griffin said the Mayor and Council have been talking about the remodel of the downtown for a long time and she asked the Council to continue taking their time and it should reflect the character of Logan. She said retail is a must and offices should not be the bulk of downtown. She also supports housing and feels that walking is good for people and it's not necessary to have parking right by the business door. It's also important to have strong, vibrant neighborhoods surrounding downtown and she feels doing all of these things will make Logan the envy of other communities in Utah.

Logan resident Ann Geary – Ms. Geary addressed the Council and stated that she serves on the Logan Board of Education and they have not taken a vote on a specific proposal. She said the Board of Education has a history of supporting RDA projects that revitalize properties. They know that viable projects help fund education and gathering places help keep families and educators living in Cache Valley. She feels that is everyone's goal which is to make Logan the best place that people want to live. She said the Board of Education will support what the Council determines is best for the City.

Logan resident Ben Ash – Mr. Ash stated that he is excited about what has happened and what is yet to happen in downtown Logan. He supports Mayor Daines and her plan for Center Block with a plaza and housing. He said the current Center Block in the

downtown is too long to walk. Having an open plaza area for people to walk through will be more enjoyable.

Downtown business owner of Al's Trophies, Vint Larsen – Mr. Larsen said his family has owned property on Center Block since 1921 and he is still there trying to run a business. He said the City's plan for Center Block is a business killer. He feels the plan from Mr. Daines is a better plan and will revitalize downtown Logan and more people will come and invest on the theatre/Center Street block. If housing is built on the Emporium block there won't be any parking and businesses will not invest in that location. He said the problem with Mayor Daines plan began in 1969 when Logan City entered into an agreement with the property owners on his block. Prior to this agreement, Logan City owned no property on the City Center block. The City purchased the property to build and maintain the parking lot and the parking lot was protected under covenants and a covenant is a promise and every City Council and administration since 1969 has honored that agreement with integrity. He said that ironically, the City has misplaced the original 1969 agreement but in 1989, when Newell Daines was Mayor and with the existing parking agreement, the property owners were assessed again when improvements were made with sidewalks and trees. He read a portion of the document from 1989 and signed by Mayor Newell Daines which reads, "Said area referred to as the Lundstrom Furniture to remain in public parking together with all the Center Block parking in perpetuity as per the 1969 SID Parking Improvement District Agreement". He said the City Attorney from this document has stated that the parking has remained public parking in perpetuity. Mr. Larsen also said that Mayor Newell Daines and his administration had the integrity to honor the City's agreement and he hopes the current administration will have the integrity to do the same. He said a five-story wall with 124 parking stalls behind his building and an alleyway with ice all winter long and no surface parking for his customers is not a good business plan.

Gary Griffin, Manager of the Utah Theatre – Mr. Griffin said he likes the idea of the public performance plaza "green show" and he prefers the plaza idea on Center Street with the proximity to the Utah Theatre. He said the location of the plaza on the Emporium block would be too noisy and too far away from the Utah Theatre. He referred to a six-minute decibel reading that was completed on Main Street which shows a level of 85.9 which is very loud and once the Emporium building is gone the noise level will be increased.

Downtown business owner of U&I Furniture, Bryce Bosworth – Mr. Bosworth said his concern with the Logan City plan is parking and a major concern of his are elderly customers that come into his building on a daily basis and they need close, surface parking. The City gave him 13 parking stalls behind his business and for 10 business locations this is not enough. He also said the math for parking allowed for housing on the Emporium block doesn't seem like enough. He also said the semi-trucks getting into his business is a concern for him and he appreciates the City working with him but again he is concerned about parking and access for the semi-trucks.

Logan resident Tayler Jensen – Mr. Jensen expressed his support for the Mayor's plan and referred to Roger Brooks, *20 Ingredients of an Outstanding Downtown*. He feels

there are several things in the Mayor's proposal that meet these goals such as people living and staying downtown, development of gathering places, first impressions, gateways, provides activities and entertainment that brings people to downtown.

Logan resident Dee Jones – Mr. Jones said he supports downtown revitalization but not at the taxpayers' expense. He supports the plan of George Daines and feels the plan needs to stay with the private sector and the City should not be involved. He feels the Emporium should remain and he doesn't think we need an ice-skating rink or an amphitheater because he feels it won't be used.

Downtown Business owner of the Sportsman, Mark Fjeldsted – Mr. Fjeldsted said he supports the City's plan and would love to have apartments on his block. He feels housing will bring the most people to downtown and will benefit the School District.

Logan resident Darrin Smith – Mr. Smith said he is a historian and has written several books about Logan. He has a collection of Logan memorabilia and said that Utah State will get some of his paper items, but he has other items that his children are not interested in and he would be willing to give part of his collection to Logan City. He asked as part of the planning for downtown that a location for his collection be considered where his memorabilia can be displayed.

Logan resident Paul Borup – Mr. Borup thanked Gene Needham for his presentation but sees it has an aspirational vision and not something that is shovel ready or a project that is ready to go. He also enjoyed the presentation made by James Clawson and various downtown business owners and feels the structured parking behind the theatre block is something we can utilize but, overall, he really can't support this project. He is here tonight to support Mayor Daines and her project for Center Block. He feels this is a well thought out project with a developer that has a history of delivering great projects and would be stakeholder in Logan City for a long time. We would also have a real jewel in the downtown as far as a gathering place for concerts, it would be programmed around the size and there will be shopping and restaurant surrounding the plaza area when other activities are going on. He feels the U&I Furniture and Al's Trophies are two usable buildings and they can be used where the Emporium cannot. He hates to see two buildings that are truly historical come down rather than the Emporium which doesn't have any historical value.

Logan resident Luann Harris – Mrs. Harris said she has lived in Logan her entire life and she has always enjoyed shopping downtown and doesn't like shopping at large shopping areas. She prefers the plan presented by Mr. Daines and likes the idea of smaller shops in downtown. She also feels we need a museum in Logan and a Library. She also doesn't want to see housing in downtown Logan.

Downtown property owner Tony Johnson – Mr. Johnson addressed the topic of Historic Preservation and stated the City has a Historic Preservation Committee and the City has Design Standards that speak to preservation. He said out of the 81 pages if the Design Standards there is only half a page that speaks to demolition. For the Historic Preservation Committee to make a determination on whether or not some of the

downtown businesses need to be demolished, there are requirements that need to be satisfied. In the proposal from Mr. Daines there is an offer to purchase the buildings, move people in and update the buildings and utilize for the future. Logan's downtown is quaint and should remain that way. He said the Mayor's proposed project is nice but is not in historical harmony with downtown. He said there would be no economic hardship is there is a denial for demolition of the Emporium because the City has the opportunity to sell the buildings. There is also a standing offer to purchase the Emporium and other buildings at this time and redevelop. He feels the current building does have past historic merit and he feels buildings are worth preserving.

Downtown business owner George Daines – Mr. Daines thanked Logan City and Mayor Daines for Center Street and said it is a beautiful street and will be a winner for Logan long term. He said we can do so much if we cooperate together. He feels at the core of things that we should look at the cost of things versus the benefit. He asked, how much is the City alternative really costing us? He displayed an itemized detail of the amount of money that is being spent and said that no one can really conceptualize what this project really amounts to because if you look at what the City is spending to accomplish their goal, it's \$13.5 million dollars. He said that exceeds the value of all the properties on the block and that includes all of the cost both cash and non-cash. He said if you don't own the land, you can't build on it. He is here tonight to tell everyone very clearly and plainly, with his lawyer hat on that Logan City does not have the right to build apartment houses on the public parking land in the Center of the Emporium block. Logan City does not own it, they did not buy it, they never owned it, and Logan City does not own it now. The City is a trustee for the block owners who put the money in to buy it. He spoke with former City Attorney Ted Perry about how the public parking agreement was set up and Mr. Perry signed an affidavit that describes how it all occurred. Mr. Perry talked about how it was created, how the people got together, how the money was paid and in the end he said this, "I am prepared to testify under oath that Logan City agreed in the 1969 Agreement that all of the area that was part of District No. 15 was to be public parking in perpetuity (including public sidewalks and easements) and that this was a covenant entered into intentionally, knowingly, and willingly by Logan City and the Block Owners." He displayed a map of the proposed 124-unit housing and said it would be on land that the City does not own. He said this is public parking land that was bought by the merchants on Main Street and not one of them has enough parking for their business and not one of them owns a parking stall. There is not a single public stall in the proposed parking terrace above the ground level, it's all private for the 124-unit housing development. He asked the City not to talk about building apartment houses until they establish who owns the land. He has been asking the City for four months to get a legal opinion and find out if they can do this and how they can get title of land they don't own.

Logan resident Bill Bower – Mr. Bower said he knows a lot of the downtown business owners. He said the Emporium needs to come down and he believes in historical preservation when appropriate. He feels we need parking in the downtown and it needs to be resolved for the downtown to be viable.

There were no further comments and Chair A. Anderson closed the public hearing.

Councilmember Simmonds read through the questions asked during the public hearing:

What percent of equity will the City gain from the project? – Logan City Finance Director Richard Anderson responded the developer incentive is \$4.5 million dollars on a \$20 million dollar investment and that is not our equity in the project. Logan City's equity in the project is \$2.5 million dollars which is just a calculation by the developer. The \$4.5 million dollars is an incentive which is split between low income housing funds and redevelopment dollars.

Mayor Daines commented the bottom line is we are an equity partner with Cowboy and in the tenth year we expect to have \$200,000 return on investment which we will use toward operating expenses and replacement of capital. The return starts in year four and starts slowing at that point but will build and depends on the success of the project so it could be higher or lower.

Has the City considered potential cost overruns? Mr. Anderson responded that with any project this is a possibility. He stated that within the Cowboy proposal there is a contingency of 10%.

Mayor Daines added that the City's incentive is a firm amount so if there are cost overruns, the developer deals with that issue.

When will the tax increase be realized for the City and the School District? Mr. Anderson responded that the proposed project is within an RDA that expires four years from now. The School District, Cache County and Logan City will realize their benefit from the project with the expiration of the downtown RDA.

Mayor Daines clarified there is only two years left and the revenue amount is estimated once the project is completed, Logan City will receive an annual increase in tax revenue of approximately \$22,000, Cache County will receive \$20,000 and the School District will receive \$107,000 based on the \$19 million dollars that Cowboy Partners will be investing in the project. The plaza and ice rink are determined to be a City owned assets so there will not be tax revenue from those two areas.

Mr. Anderson clarified some of the numbers that were presented by Mr. Daines. He and Mr. Daines met, and he expressed to Mr. Daines at that time and even more now that the only numbers that are comparable between the two projects are the cash outflow numbers. Everything else are items to be considered. Between the two projects, the two numbers that are comparable are \$12.2 million dollars for the Cowboy Partner project which is inclusive of \$2.4 for the Emporium property that was already spent.

Mr. Anderson also said in regard to the Cowboy project, Mr. Daines showed it being a \$13 million dollar outlay including cash and non-cash. What was excluded from that amount was the \$20 million dollar investment from Cowboy Partners. So, you can't take cash/non cash and exclude the investment from the private investment which is the main purpose for the investment.

700 Mayor Daines said it was her understanding there was a comment that the alternative
701 project from Mr. Daines was privately funded but it's her understanding they are asking
702 the City to build the parking terrace as well as the public plaza and if you look at the
703 bottom line the City simply does not have the funding for the project as outlined by Mr.
704 Daines. The City does have the funding in hand in the RDA for their proposed project if
705 the Council chooses to move forward.

706
707 Mr. Anderson said the \$12.2 million for the Cowboy project and the \$10.8 million for
708 Mr. Daines proposed project included within the \$12.2 million is approximately \$3
709 million of low-income housing funds. If you take those funds out of the equation, what is
710 available for development is \$6.8 million so there would have to be an injection of other
711 funds or we would have to rearrange plans for the RDA or find some other funding
712 mechanism.

713
714 Mayor Daines said part of the concern is part of the \$2.5 million of the funding that we
715 are proposing in the City project is restricted housing funds so for the alternative project
716 those funds would be off the table for use because there is no housing component.

717
718 Will the City be able to mitigate any of the traffic issues on Main Street between 100
719 North and Center Street with respect to this project?

720
721 Community Development Director Mike DeSimone responded that with any of the
722 proposed projects the impacts on Main Street are going to be similar. One of the
723 questions that has been asked with the City's proposal is the sound in the plaza and the
724 design of the plaza will soften the noise.

725
726 Mayor Daines stated the plaza architect was asked about the sound issues and the City
727 also had a conversation with an acoustic engineer who stated that the sound from Main
728 Street can be mitigated because the plaza and stage area will be far enough back from
729 Main Street.

730
731 Will the projects include pedestrian routes?

732
733 Mayor Daines responded there are established pedestrian routes that will connect to
734 Center Street which is important because we do have a very nice remodeled Center
735 Street.

736
737 Mr. DeSimone displayed a visual of the pedestrian walkway routes throughout the plaza
738 area.

739
740 Councilmember Simmonds asked about the ticket surcharge that Mr. Ballam was willing
741 to place on tickets and considering the fact that the parking terrace is a \$6.3 million dollar
742 proposed by Mr. Daines she was curious how much money that surcharge would bring in
743 on an annual basis.

745 Mayor Daines responded that Mr. Ballam told her it would be approximately \$150,000
746 but Wendy Hassan at the Cache Valley Center for the Arts stated that if the Eccles
747 Theatre also had a surcharge that it would be approximately \$60,000.

748
749 Councilmember Simmonds said if we add a surcharge on tickets then it will not be free
750 parking and \$200,000 per year will take a long time to pay back the cost of the parking
751 terrace.

752
753 Councilmember Simmonds said North Logan City is planning to build a Children's
754 Museum and they feel very strongly that there is only room for one Children's Museum
755 in the Valley, so she strongly supports their efforts to build a museum.

756
757 Councilmember Simmonds said Keegan Garrity spoke about placing a Library in the
758 footprint of the Emporium and placing housing on top. She asked how tall the Emporium
759 is currently and what is the current square footage.

760
761 Vice Chair Jensen said the Emporium building is approximately 10,000 square feet.

762
763 Councilmember Simmonds said when we did the study for a new Library the square
764 footage was 40,000 so it would be very difficult to place a Library in the footprint of the
765 current Emporium location with housing on top and we would still have another parking
766 issues.

767
768 Councilmember Simmonds said in the alternative plan for downtown there is a proposal
769 to tear down five historical buildings on 100 North and Center Street and replace with a
770 parking lot. If we want to have more investment in downtown, she finds it difficult to
771 understand where that investment will go if the entire block is a parking lot.

772
773 Mr. DeSimone stated with the alternative proposal, the five buildings are a Grade B and
774 one is a Grade C historic building. Grade B is historically significant.

775
776 Councilmember M. Anderson asked Mayor Daines what was the process that got us to
777 this point.

778
779 Mayor Daines responded that two years ago when she was elected, one of her promises
780 was revitalization and at that time the City was trying to solve the Emporium problem.
781 The City had sent out two Request for Proposal's to see if the private sector had any
782 interest and there was no response. The City then sent out a Request for Qualifications
783 and received three who were interested, and we selected Cowboy Partners because of
784 their excellent track record. A public meeting was held and the public expressed their
785 interest in a parking terrace, plaza and they were interested in a library which is one of
786 the first things Cowboy Partners looked at doing but the parking and space requirements
787 did not work. The City was responding to what the public wanted from that public
788 hearing. When a proposal was ready it was presented to the downtown business owners
789 and changes were made from that meeting with input from the business owners. We have
790 been through a public process, vetted those involved and have tried to listen to the public
791 and the business owners. We will never make everyone happy with the project and that is

one of the challenges of being an elected official, but our job is to look at what we think if best for the overall City and for the future. The Council will need to think carefully before making a decision.

Councilmember Simmonds said she attended approximately six meetings regarding this project and as an RDA, they have approved the funding for the demolition of the Emporium.

Councilmember M. Anderson said as a property owner on Center Block, they were also involved. He asked Mr. Daines who is Ted Perry and how is he involved in the agreement from 1969. He has concerns about the assumptions being made about the downtown block and who actually owns the parking lot.

Mr. Daines responded that Ted Perry was a Logan City Attorney when the Special Improvement District was established. He represented the City in those negotiations, and he was party to the agreement the City made with the block owners. He described his involvement in detail within his affidavit. He is surprised that the City doesn't ask this simple question, do we own the land, and do we have the right to build on the land and he feels this is a question that should be answered.

City Attorney Kymber Housley stated that of course the City has asked that question. He said that anybody who goes and looks at the County records will see that the City clearly has title to that property. There are no deed restrictions and the City is not suggesting that we can do whatever we want with the property. We realize that we have a moral obligation to preserve the parking. The history on this is when the parking improvement district was formed, it was a financing mechanism but unfortunately, regardless of what the intent was there was no clear direction on how it should be managed. All it dealt with was how do we collect the assessment to pay for the property. Yes, in 1971 the City put in \$35,000 and the property owners through the assessment put in \$350,000 but what Mr. Daines continues to forget or ignore is that in 1989, it was exactly the opposite and the City put in \$350,000 for the improvement in that parking lot and the property owners through an "informal" assessment, voluntarily paid \$35,000. The suggestion that the City has no investment in that parking lot is not correct. Not only has the City put in equal amounts of money, the City has maintained the parking lot and provided snow removal. The City is not saying we want to take the parking. When Mr. Daines displayed the site map, he showed where the footprint of the apartments will go and that isn't a fair representation because a lot of that is open space where he showed the footprint of the apartment complex. He failed to show the additional property the City will acquire to offset the footprint of the apartments. Even though the City bought the Emporium doesn't mean our right to parking goes away. Those buildings have a right to some of the parking. So, a lot of the footprint of the apartments is where that parking for the businesses would go and instead of going in that footprint it would in the parking terrace. The City is acquiring additional property to offset the additional of the apartment complex. The idea isn't that the City is taking parking yes, it's being reconfigured, but we have never suggested that we are going to force this on the business owners. The approach has always been that we want the owners onboard. If there isn't enough support for this project, we will litigate which isn't a bad thing and he referred to when the City

litigated the reclaiming of the park strips throughout the City. Sometimes you have to litigate to do something good for the City and this is one of those situations where there are some legitimate questions. It's not who owns the property, that is not in dispute. Mr. Daines wants to suggest that the City only owns the property in Trust for the block owners. Everything the City owns we hold in Trust for the citizens, that isn't a new concept. The issue is what percentage of approval do we need from those block owners to do a new project. If there is litigation it will cause delays. He and Mr. Daines can write legal opinions and it won't resolve the issue, this will have to be litigated with one exception and that is if enough property owners say yes, this is a good project and let's move forward.

Councilmember M. Anderson said everyone seems to feel there is not enough parking on the block and he asked for details on the study that was done.

Mr. DeSimone responded in 2010/2011 a parking study was completed for the Downtown Specific Plan. The study looked at what was available in the downtown area.

- The total available parking stalls was 3,897
- Available off-street parking stalls: 2,980
- Available on-street parking stalls: 917
- Average demand: 39% (9am-5pm)
- Peak demand: 48% (lunchtime)
- Peak Demand: 1,887 full stalls & 2,010 vacant stalls
- Study conclusion: Adequate parking exists and is available in the downtown through 2050.0

In 2019 a Center Block Parking Summary was completed, and the following was determined:

- Available off-street parking stalls: 306
- Average demand: 40% (7am-8pm)
- Average Demand: 122 full stalls & 183 vacant stalls
- Peak Demand: 61% (Friday – Lunchtime) 188 full stalls & 118 vacant stalls
- On-street parking adjacent to block: 87 (not included in count)
- Total stalls available: 393
- Project ensures internal truck traffic is not impeded
- Study conclusion: Adequate off-street parking available on Center Block

Mr. DeSimone said Economic Development Director Kirk Jensen did a snapshot of available parking on February 21, 2020 at 7:00 p.m. and the following was determined:

- County Block:
Capacity 348
Utilization 71 (20%)
- Logan City School District Lot
Capacity 64
Utilization 5 (8%)

- Center Block
Capacity 306
Utilization 106 (35%)
- City Lot 1st West
Capacity 280
Utilization 1 (2%)
- Theatre Block
Capacity 280
Utilization 110 (39%)

Another count was completed on February 24, 2020 at 3:00 p.m. and there were lower numbers.

Mr. Desimone said what's important is this shows that when Summerfest is here people are willing to park and walk.

Councilmember M. Anderson said that his grandmother owned property in the downtown and her property was taken by imminent domain, so he knows the City owns that piece of property and his grandmother was assessed for the remaining property she owed. That is why his business still has a parking lot is because she went and got the best attorney, she could find to keep that piece of property where the Anderson Seed and Garden parking lot is currently located but, she did lose her home to the City.

Councilmember Bradfield thanked everyone for attending tonight's Council meeting. He said the Council is taking this decision very seriously and they want to make the best decision for downtown. He would like Mr. Daines to respond in one minute to the finance question that was discussed earlier .

Mr. Daines said that Logan City Finance Director Rich Anderson is accurate in the information he provided but its misleading. When he said we are only going to measure cash as cash you set up an analysis that's not correct. Under the alternative that he provided, the City ends up owning a 525-stall parking terrace and so does the public. Under Mr. Anderson's system where we will only value cash that is treated as having no value to the City, he is not counting that as being worth anything. He is separating cash from non-cash, so he is not giving value to any asset that is not cash.

Mr. Anderson responded that as a government accountant which, is what he is. He separates the income statement from the balance sheet. It is true that we would own something that we could call an asset although most government assets are really just obligations so that is true either about the parking terrace or the land that would be acquired. But, as a government accountant one of the very specific things that he always has to address with the public is cash outlay and in fact is the only thing we address. When the City adopts a budget, they adopt a cash outlay budget and not a private sector income statement.

932 Councilmember Bradfield asked what is the estimated split of ownership of the
933 apartments.
934
935 Mayor Daines responded that the City is being considered as an equity partner for \$2.5
936 million dollars. We don't have a specific development agreement signed yet. If the
937 Council wants to move forward, then we will work on the details of that agreement. The
938 City will own and operated the plaza and the ice rink.
939
940 Councilmember Bradfield asked do we have a list of other cities that have a plaza in their
941 downtown.
942
943 Mayor Daines responded that in her presentation last week she showed several examples
944 of outdoor skating rinks in various historic downtowns.
945
946 Councilmember Bradfield asked what is an estimate of how many people can
947 accommodate the plaza area.
948
949 Mayor Daines responded she does not have an answer to this question at this time.
950
951 Councilmember Bradfield asked why the City didn't seek the judgment sooner regarding
952 the parking issue.
953
954 Mayor Daines responded that we have looked at the title and in December 2019, the
955 following came to the City's attention with a map of the parking lot with the stalls and it
956 reads, "the City will maintain the parking, we will keep it clean, remove snow, take care
957 of it, enforce it, sign it and it will be done in concert with the business owners." She feels
958 the City is fulfilling its obligation with the proposed plan, that we are providing parking
959 and will continue to maintain the parking, enforce it and ask the owners how they would
960 like it signed and for how long they want parking such as 30 minutes, one hour, etc.
961
962 Mr. Housley added that initially the City hoped that we would have support for the
963 project, and it wasn't until we started getting opposition that we started going down this
964 path and looking at the possibility of litigation.
965
966 Chair A. Anderson stated that during the meetings she attended with property owners she
967 doesn't recall at any point hearing from them stating they thought this was a bad idea and
968 they didn't want to move forward.
969
970 Mr. Housley said the agreement is between Logan City and what used to be the
971 Downtown Business Association and even before that agreement was located, the City
972 has always said they will maintain the parking.
973
974 Mayor Daines stated the City looked at adding another level to the parking terrace and
975 that issue continues to come up. She sent an email to Dan Lofgren at Cowboy Partners
976 today and asked if some of the businesses were interested in purchasing parking so they
977 knew they had reserved parking could we ever come up with enough money to add
978 another level to the parking terrace. Mr. Lofgren responded and said that until we know

979 how much the business owners will pay and how many stalls, they will lease we can't
980 assess whether or not it will add to the viability of the project. But in a general sense, if
981 he has to finance another \$1.5 million dollars in construction costs for another parking
982 level, he will need 100 stalls paying something close to \$80 per month.

983
984 Councilmember Bradfield asked about the height of the proposed building.

985
986 Mayor Daines said our code states that we can go up to 80 feet high and part of the
987 concern from the Historic Preservation Committee and one reason the design was
988 adjusted was they were concerned about the massing on Main Street. The new plan
989 stepped it back and did a roof terrace before it stepped up.

990
991 Councilmember Bradfield asked what was the utilization of the parking lot West of the
992 Emporium in the past.

993
994 Vice Chair Jensen responded parking was always close by and business owners have
995 always said they wanted a parking terrace in that area.

996
997 Councilmember Bradfield requested that Mr. DeSimone send him a parking history from
998 the Emporium back in its earlier days prior to 2010 if possible.

999
1000 Councilmember Bradfield said the budget is allocated by the City Council and he asked if
1001 funds are available to add another level to the parking terrace.

1002
1003 Mayor Daines said the Council could request funding from the General Fund because this
1004 proposal takes what we have accumulated and have been setting aside in the RDA with a
1005 small amount of operating funds with some contingency.

1006
1007 Finance Director Richard Anderson added that we still need to operate the RDA's until
1008 they go to zero. The Cowboy Partner plan does not drain the RDA to zero, but it does
1009 come close. Going into the General Fund we would have to take from Capital
1010 Infrastructure and that is a really hard choice because it affects other projects.

1011
1012 Councilmember Bradfield said we only have one chance to get parking right downtown
1013 and his biggest concern has been parking and he feels the City has done a good job at
1014 addressing these concerns and he does not want parking to bleed out into the
1015 neighborhoods. He thanked Mayor Daines and George Daines for their presentations.

1016
1017 Chair A. Anderson asked the Council what comments or emails they received in regard to
1018 Center Block. She received three emails.

1019
1020 Councilmember Simmonds said she received approximately three emails with 2/3
1021 supporting the City plan and 1/3 the alternate plan.

1022
1023 Vice Chair Jensen said he met with several individuals and also came up with several
1024 different alternative plans of his own. He received nine emails with 2/3 supporting the
1025 City plan and 1/3 supporting the alternative plan.

Councilmember M. Anderson said he also tried to come up compromises and he likes portions of both plans. He has talked with several business owners which he has appreciated. He said everyone wants to see something great for downtown and he is concerned about all the new development on South Main and that nothing is happening in the downtown. With the emails and people, he has talked to the support is 60% for the City's plan and 40% for the alternate plan.

Councilmember Bradfield said he has received a few emails as well and has talked to a lot of people. He too said the support was 60% for the City plan and 40% for the alternate plan.

Vice Chair Jensen said when he ran for office nine years ago, he wanted to revitalize downtown and he appreciates Mayor Daines focus and for starting the process and doing something for downtown.

Councilmember Simmonds said she wants to make a decision that 20 years from now she can look back and say, we did pretty well at that, we did a pretty good job. We all care deeply about Logan today and Logan tomorrow and that is one thing that the citizens have elected in the Council they have now is a Council that truly cares about Logan. They may not make everyone perfectly happy, but she feels the Council has listened. She asked that additional comments continue to be sent to the Council.

ACTION. Motion by Councilmember Simmonds seconded by Vice Chair Jensen to continue the discussion regarding the Revitalization of Downtown/Emporium Block to the March 17, 2020 Council meeting as presented. Motion carried unanimously.

ADJOURNED. There being no further business to come before the Council, the Logan Redevelopment Agency meeting adjourned at 9:12 pm.

Teresa Harris, City Recorder