NOTICE OF WORK MEETING OF THE CITY COUNCIL
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, August 27, 2020 commencing approximately at 4:00 p.m.

The meeting will also be broadcast via Zoom. Persons who are allowed to comment during the meeting may also do so via Zoom. To login to the meeting you may do so by visiting: https://zoom.us/j/97552294396or by calling one of the following phone numbers:

Join Zoom Meeting
https://zoom.us/j/97552294396

Meeting ID: 975 5229 4396
One tap mobile
+16699006833,,97552294396# US (San Jose)
+12532158782,,97552294396# US (Tacoma)

Dial by your location
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
Meeting ID: 975 5229 4396
Find your local number: https://zoom.us/u/adaLgOd3HS

Instructions for participation will be given at the onset of the meeting.

The agenda for the meeting is as follows:

1. **Update from Southwest Symphony Orchestra.**

2. **Discussion regarding a sculpture for the Ironman World Championship 2021.**

3. **Discussion regarding Temple Springs Park.**

4. **Presentation and update regarding Tech Ridge.**

5. **Request a closed session to discuss litigation, property acquisition or sale, the character and professional competence or physical or mental health of an individual, or the deployment of security personnel, devices, or systems.**

Christina Fernandez, City Recorder

August 26, 2020
Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the Human Resources office at 627-4674, at least 24 hours in advance if you have special needs.

SWS 40th anniversary celebration powerpoint

Slide 1: Introduction

Good Afternoon ladies and gentlemen. My name is Alyce Stevens Gardner and I am the board chair of the SWS. We are excited to celebrate the 40th season of the Southwest Symphony this year! What an amazing 4 decades it has been filled with beautiful, inspiring music. I am personally honored to have been a part of the symphony for almost 10 years both as a violinist and administrator.

My objective in this presentation is to introduce you to the Symphony and provide you with information on 1-who we are, 2-what we do, 3-our impact in our community, 4- the challenges we face.

Slide 2: Who We Are- Musicians

40 years ago the Southwest Symphony began as a small ensemble and has grown to over 70+ volunteer musicians. Our dedicated musicians are the heart of the symphony as they give their time, talents and energy to keep great music alive in our community. Many of our musicians are working arts professionals with degrees from some of the finest music schools in the country including Julliard. We feel fortunate to have the opportunity to rehearse weekly and perform up to 12 concerts each season.

I would like you to meet one of our talented musicians + board member. Tammy Tremea, who has played with the symphony for almost 20 years. She is going to take a minute to let you know why she loves the symphony.

Slide 3: Who We Are- Conductor

The symphony is led by Maestro Lucas Darger who is a gifted conductor and violinist. He is a visionary, experienced and educated musician who has elevated the musicianship of the players and works hard to achieve excellence on all levels. — He's actually not always this serious + is very kind + approachable!

Slide 4: Who We Are- Mission

Our board, staff and musicians are dedicated to staying true to our mission which is to inspire, enrich, educate and entertain. Everything we do supports our mission and we are committed to focusing our efforts to serve our community.

Slide 5: Who We Are- Strategic Plan

To accomplish our mission we put into motion a robust 5-year strategic plan, which has propelled us to excellence on all levels. Four pillars of success provide the foundation of our plan including building Financial support, artistic and leadership excellence not only with the musicians but with the board and staff as well, growing our audience base and collaborating with our community partners. I am proud to say within the first two years into our 5-year strategic plan, we accomplished almost 75% of our goals. We have been laser focused and aggressive in achieving our objectives.

Slide 6: What We Do- Programming

As part of the strategic plan we implemented separate concert series options to appeal to our varied patrons.

Entertainment Concert Series

Our Entertainment concert series includes a Fall concert and year end pops concert. These concerts are always very popular with families. For example, last year our Halloween concert was "Superhero" themed and the kids loved the music. Aerialists hung from the ceiling and performed jaw-dropping tricks choreographed to the live music. We are innovative and produce concerts that are an "experience" adding lighting, visual projections on a huge screen, guest performers including dancers, vocalists, choir and we encourage interaction with the audience.

Slide 7: Guest conductors

We even bring in guest conductors! You may recognize this conductor!

Thank you Mayor Pike...

Slide 8: Community Collaboration

We love partnering with other groups in the community including St. George Dance company, DSU Raging Red, Lieto choir, local high school orchestras and Zion youth orchestra. During an average season, we collaborate with over 20 individual performers and more than 6 organizations.

Slide 9: Guest Artists

Elevating the symphony on all levels includes bringing in some of the finest musicians in the region to perform with the symphony including: National Chopin Competition Prizewinner Josh Wright, Utah Symphony Violinist and international soloist David Park, Rosin Cello Duo, Celebrated Latin and classical trumpet player Pacho Flores, youtube star Lexi Walker, and LA based violinist Lisa Dondlinger are some of the gifted musicians that have come to perform with the symphony.

Slide 10: Masterworks Series

Our masterworks concert series includes classical works from composers everyone loves. Beethoven, Mozart, Tchaikovsky, Bach, Rachmaninoff and more. Our annual Handel's Messiah concert is a traditional favorite highlighting the talent of soloists from the region. *Unfortunately this year we won't be able to perform the entire Messiah work, due to Covid issues with choirs and singing, so we are presenting selections from the Messiah along with other holiday favorites.

Slide 11: Sacred Music- Lamb of God

Part of the Masterworks concert series, we have performed other sacred music including the sold out "Lamb of God" concert at Easter. 11 soloists, full choir, projected images, lighting design and inspirational music make this concert an unforgettable, immersive musical experience.

Slide 12: Music Education Outreach

One of our priorities is to ~~expose~~ engage students ~~to~~ in music through our Free Education Outreach concerts. Over 3,000 Washington County students attend annually. They are introduced to different instruments, hear new sounds and experience an education they don't receive during their regular school day. We also host master classes and performances in the schools.

Slide 13: Concert Competition

We hold an annual concerto competition for students who audition to perform with the symphony. This competition encourages emerging music students to perfect their skills and gives them a unique opportunity flex their competition muscle. The grand prize winner is awarded the invitation to perform with the symphony in concert

Slide 14: Our Impact

The arts and the Southwest Symphony fuel our local economy and attract business development. The nonprofit arts industry [in the U.S.] alone generates $135 billion in economic activity annually providing 4.1 million jobs.

The Southwest Symphony provides jobs and income to over 75 people as independent contractors.

I don't believe the arts can only be measured through numbers and quantitative results. [Aside from the economic and business benefits,] …the arts educate young people, and through the power of music, unite individuals and cultures for celebration and healing. The arts and music spark creativity, innovation, improve academic performance, improve healthcare, increases civic engagement resulting in social cohesion, lower poverty rates and child welfare. The arts promote true prosperity… [and] are fundamental to our humanity. They ennoble and inspire us—fostering creativity, goodness, and beauty. The arts help us express our values, build bridges between cultures, and bring us together regardless of ethnicity, religion, or age. When times are tough, art is salve for the ache (Cohen). Truly, art dissolves boundaries, uniting us as a world society.

Slide 15: Our Reach

With an annual reach of over 12,000 people, we strive to be inclusive of and accessible to varied demographics by providing tiered ticket prices for students, seniors and families ranging from $6 to $24. We donate free tickets to switchpoint, the Dove Center, the Food Bank, veterans and music students just to name a few. We provide ASL for deaf patrons and free concerts for individuals with special needs and disabilities. We want music to be accessible for all regardless of ability to pay or with challenges of attending. Our motto "Music for All" is our driving force behind our impact and reach.

Slide 16: Our Challenges

Our #1 challenge this season is loss of revenue due to Covid. We had to cancel our last two concerts of the previous season in April and May 2019 resulting in a $40,000 revenue loss. Moving forward, DSU is only allowing just over 200 concert patrons in the 1200 seat Cox Auditorium due to social distancing and strict DSU policies. This takes our projected ticket sales

revenue from $15,000/concert to $3,000/concert which is a loss of $12,000 per night per concert. Over the course of a season that is over $100,000. In addition, DSU is raising ticket fees by $1 each so patrons will have to pay more for their tickets this season.

Another challenge we face is with our advertising. One of the single best methods of marketing our concerts to the community is with the street signs that you may have noticed throughout the city. The city is restricting sign placement only allowing signs to be up for two weeks at a time. If we could be allowed to have our signs remain up on a continual basis it will help us stay top of mind in the community and help bring in patrons to our concerts to boost revenues.

To combat this, we have been aggressively researching additional funding options. We have applied for numerous grants from foundations, corporations and government entities, but we have been declined because of the funding shortage with Covid and the current state of the economy.

Slide 17: Best of State

We hope the City of St. George can help support the Southwest Symphony this season by providing additional funds in the amount of at least $25,000 to keep the music alive. We don't want to close our doors, send our musicians home or keep our patrons from enjoying the benefits of engaging in live music. Our recent efforts to elevate the symphony on all levels have resulted in an immeasurable impact that has been felt locally and regionally as well. We are proud to have been recipients of the Best of State in the Orchestra Category in 2019 and 2020. What we are doing is making a difference and it is being noticed and recognized.

Slide 18: Conclusion

I hope this presentation has helped you get a better idea of who we are, what we do, our impact in the community and the challenges we face. We are determined to keep the music alive and we are grateful for your support.

Do you have any questions for me?

Discuss packet: Covid has caused our plans to constantly change as policies and directives have changed. Just a few days ago we were informed about some new restrictions at DSU and we have decided to hold the fall concert at an outdoor venue, possibly at a park, still to be determined. It will be free to the public. Our season is slightly pared down. If things change we will open up additional concerts as it is safe and appropriate.

Let's look at what a $25,000 donation to the SWS looks like: Not only do our local musicians and vendors benefit directly from this funding, but through the funding, we are able to generate additional cash flow to our local economy. That local cash flow, (meals, travel, and lodging), could equate to nearly $200,000 over the concert season.

1. *Because this spending is retained with our local economy, it generates a circular flow of income and spending. That circular flow provides a multiplier effect of 3-5 times.*
2. *As a result, an investment of $25,000, which generates an additional $200,000 of local spending, has a multiplier effect of anywhere between $650,000 to $1,100,000 of economic benefit in our local economy over a concert season.*
3. *Because Utah is able to capture income and sales tax on that spending, it collects tax of almost $130,000. In essence, this funding has the potential to directly benefit the state in the amount of $130,000.*

SOUTHWEST SYMPHONY

The certificate entitles the bearer to

4 VIP Tickets to Any Concert. Good for 2020-2021 Season

Please bring this certificate to the DSU Cox Auditorium box office to redeem.

Signed Alyce Stevens Gardner 8-1-20

www.swsutah.org
PO Box 423 St. George, UT 84771



Mission

We inspire and enrich audiences through the transformative power of symphonic music. As the cultural heart of the community, we share the beauty of music through educational and entertaining performances.

Corporate Sponsors

Our Partners in the Community

Washington County
Recreation, Arts & Parks

Utah Division of
arts & museums

City of St. George
RAP
recreation • arts • parks
This project funded courtesy of your RAP tax dollars.

Washington City
Feels Like Home
Recreation Arts and Parks (RAP) Tax

Intermountain Healthcare
Healing for life®

Cache Valley Bank

Sorenson Legacy Foundation

Jamison S. Cox DMD
Family Dental
(435) 673-2491

Ear, Nose & Throat
Gardner
Facial Plastic Surgery

St George
Med Spa
Laser-Facial Rejuvenation-Injections

Stapley
Pharmacy
& compounding

Southwest
Emergency Physicians

Mountain West
Anesthesia

State Bank
of Southern Utah

Intermountain
Audiology
Hearing Clinics

Oral & Facial
Surgery Institute

Savage Esplin
& Radmall, PC
Certified Public Accountants

George S. and Dolores Doré Eccles
Foundation

Ashton & Associates
Private Wealth

Snow Jensen & Reece
A Professional Law Corporation

Kirton | McConkie

Concert Sponsorship

When a group of friends come together who share a common passion there is nothing they can't accomplish

Concert Sponsorships are $5,000 per performance.
Your sponsorship benefits include:

- All Signs, Posters, and Programs for the concert you are sponsoring will feature your business as follows: "This concert is sponsored by [Your Company Name]"
- All Signs, Posters, and Programs for the concert you are sponsoring will feature your company's logo along with our season sponsors at the bottom of the media.
- Concert Tickets will say "This concert is sponsored by (Your Company Name)"
- Before the concert begins, the Symphony's Board Chair or a designee will thank your organization for making the concert possible.
- A full-page ad in the playbill.
- The concert sponsor will be recognized on social media as part of the concert promotion.
- A Facebook Event will be created for the concert with sponsor recognition included in the event.
- Your logo or ad will be included in the pre-show slides.
- Your organization will be given 8 complimentary tickets to the concert.
- Additional vouchers may be given out and you will only be charged for what gets used.
  - Vouchers good for Sections B and C are $10/per ticket (Normally $12-$18)
  - Vouchers good for Premium Seating are available for $15 per ticket (Normally $25).
  - Vouchers do not guarantee seats, and must be turned in for a ticket at least 24 hours before the concert. We recommend turning them early to guarantee a seat. If you want guaranteed seating you may purchase tickets instead at the same price.
- The concert sponsor is welcome to provide additional signage in the lobby.
- The concert sponsor may opt to provide a pre or post concert reception for VIP guests. Food expenses will be paid for and arranged by the sponsor.
- Concert sponsors will receive a "Thank You" plaque to display in their office.

Annual Report

Sharing Music in our Community

SOUTHWEST SYMPHONY

2019-2020 Annual Report

We inspire and enrich audiences through the transformative power of symphonic music. As the cultural heart of the community, we share the beauty of music through educational and entertaining performances.

12 performances

34 rehearsals

70 musicians

164 season ticket holders

11,000 attendees

Collaboration with more than

20 individual performers

6 organizations

6 free outreach performances

One Masterclass
Two Messiah Performances
Three October Field Trips

53% public support

19% private support

28% earned revenue

WWW.SWSUTAH.ORG

WINNER
BEST OF STATE



UTAH 2020

WINNER
BEST OF STATE



UTAH 2019



www.swsutah.org

Alyce S. Gardner, MA	Bonnie Reynolds	Lucas Darger, MA	Scott Raine	Pete Romney, MA
Board Chair	*Executive Director*	*Music Director & Conductor*	*Marketing Director*	*Development Director*
435.229.5820	702.884.7390	801.651.1415	435.668.5471	831.241.4168
alyce@swsutah.org	symphony@swsutah.org	lucas@swsutah.org	scott@swsutah.org	pete@swsutah.org

Board of Directors

Alyce Stevens Gardner, MA
Board Chair

Joie Whittaker
Board Secretary

Jane Anderson
Treasurer, Trustee

BJ Cox, DDS
Trustee

Leah Green
Trustee

Maria Ortiz, PhD
Trustee

Rep. Travis Seegmiller, Sr., JD
Trustee

Devin Snow
Trustee

Sara Stewart, MA
Trustee

Tammy Tremea
Trustee

Scott Whittaker
Trustee

Norman Fawson, MD
Founder, Honorary Trustee

JJ Abernathy, MBA
Honorary Trustee

Gary Caldwell
Honorary Trustee

Southwest Symphony Staff:

Bonnie Reynolds
Executive Director

Lucas Darger, MA
Music Director and Conductor

Scott Raine
Marketing Director

Pete Romney, MA
Development Director

Amy Gray, PhD
Artistic Operations Assistant

Julia Monson, MA
Librarian

Corporate & Individual Giving

Bringing Music to our Community

$5,000 Overture Sponsor

- Opportunity for Exclusive Sponsorship of concert performance
- Eight ticket vouchers to sponsored concert performance
- Recognition from stage at sponsored performance
- Invitation to exclusive Symphony events for sponsors and donors
- Invitation to backstage reception with conductor and guest artists following sponsored concert performance
- Recognition on website, concert play bills and signage at Symphony concerts and events

$2,500 Virtuoso Sponsor

- Co-Sponsor of concert performance
- Four ticket vouchers to sponsored concert performance
- Invitation to exclusive Symphony events for sponsors and donors
- Invitation to backstage reception with conductor and guest artists following sponsored concert performance
- Recognition on website and concert play bills and on signage at Symphony concerts and events

$1,000 Conductor Sponsor

- Opportunity to select and sponsor a player in the Symphony with recognition in the playbill and opportunity to meet the player at Symphony event
- Two ticket vouchers to concert of choice
- Invitation to exclusive Symphony events for sponsors and donors
- Invitation to backstage reception with conductor and guest artists
- Recognition on website, and concert play bills and on signage at Symphony concerts and events

$500 Concert Master Sponsor

- Invitation to exclusive Symphony events for sponsors and donors
- Invitation to backstage reception with conductor and guest artists
- Recognition on website and concert play bills
- Invitation to attend a dress rehearsal of the Symphony

* In kind donations are acknowledged on Symphony materials with an asterisk.

2020-2021 Season

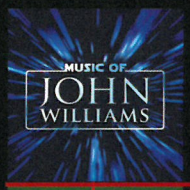
SOUTHWEST SYMPHONY

Celebrating 40 Years of Great Music

LUCAS DARGER • MUSIC DIRECTOR

2020 - 21 SEASON

OCT | 2020
30
Friday
7:30PM



Halloween Spooktacular
The music of John Williams, including Star Wars, E.T., Harry Potter, Jaws, Jurassic Park and more!

DEC | 2020
3
Thursday
7:30PM



Joy to the World
Holiday favorites including "Carol of the Bells," "Oh Holy Night," and others, plus selections from Handel's Messiah.

JAN | 2021
28
Thursday
7:30PM



Happy Birthday Beethoven
Celebrate Beethoven's 250th birthday with a concert highlighting some of his most celebrated compositions. Featuring guest artist Brandon Lee.

MAR | 2021
5
Friday
7:30PM



An Evening with Violin Virtuoso David Park
Tchaikovsky's Violin Concerto and Mendelssohn's Overture to a Midsummer Night's Dream, with violinist David Park.

APRIL | 2021
2
Friday
7:30PM



Rob Gardner's Lamb of God
Lamb of God is a musical portrayal of the final days of the life of Jesus Christ. With ***Lietovoices!*** Choir and talented vocal soloists.

APRIL | 2021
23 & 24
Friday & Saturday
7:30PM



Michael Cavanaugh: The Music of Billy Joel
Handpicked by Billy Joel, Michael Cavanaugh evokes a style rivaling the Piano Man. Sponsored by Cache Valley Bank.

SEASON SPONSORS
Utah Division of Arts & Museums
CITY OF ST GEORGE RAP recreation • arts • parks
Washington City
WASHINGTON COUNTY RECREATION, ARTS & PARKS

WINNER BEST OF STATE UTAH 2020

WINNER BEST OF STATE UTAH 2019

SWSUtah.org
435.767.9800

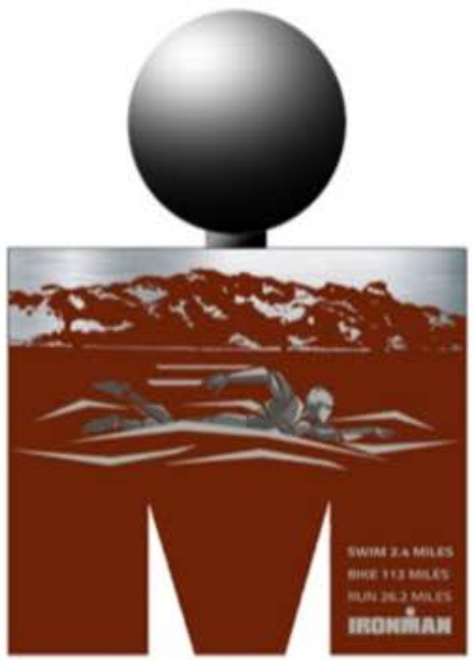

St. George Utah | USA
IRONMAN 70.3
WORLD CHAMPIONSHIP

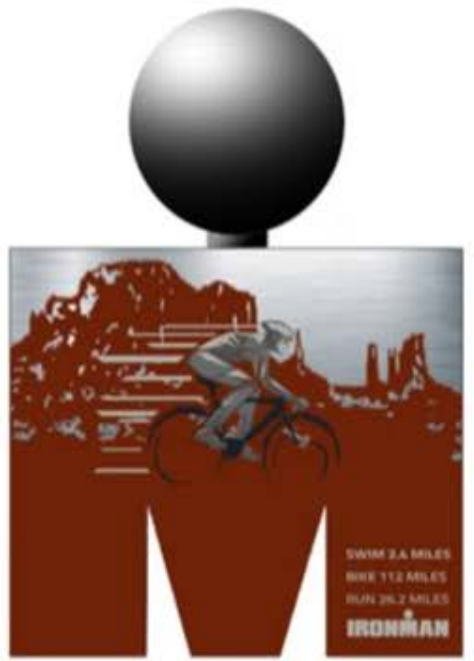

EXPO
EXPO
Nice

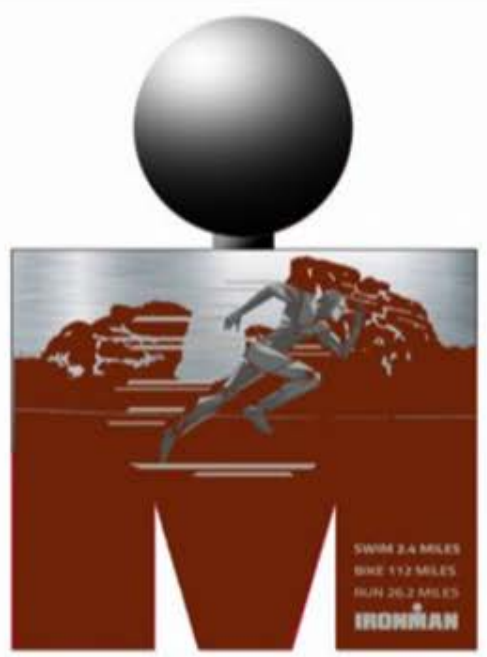



MAIN ST
MAIN ST
TABERNACLE ST
TABERNACLE ST
TABERNACLE ST
TABERNACLE ST
MAIN ST
MAIN ST
Lot
Lot

Rust & natural metal version







IRONMAN PROJECT 2020

EST. 1975
REFLECTIONS
FROM THE FORGE

Side 1

Stainless Steel
48” Sphere

Brushed Stainless Steel

84”

Corten Steel Rusted

48”

15’ 4”

96”



Side 2



Side 3



Side 4



Note: Side 4 is not finalized. Final artwork TBD







TEMPLE SPRINGS PARK

site conditions & program

St.George
THE BRIGHTER SIDE

6-26-2020



TEMPLE SPRINGS PARK

concept plan & precedent images

St.George
THE BRIGHTER SIDE

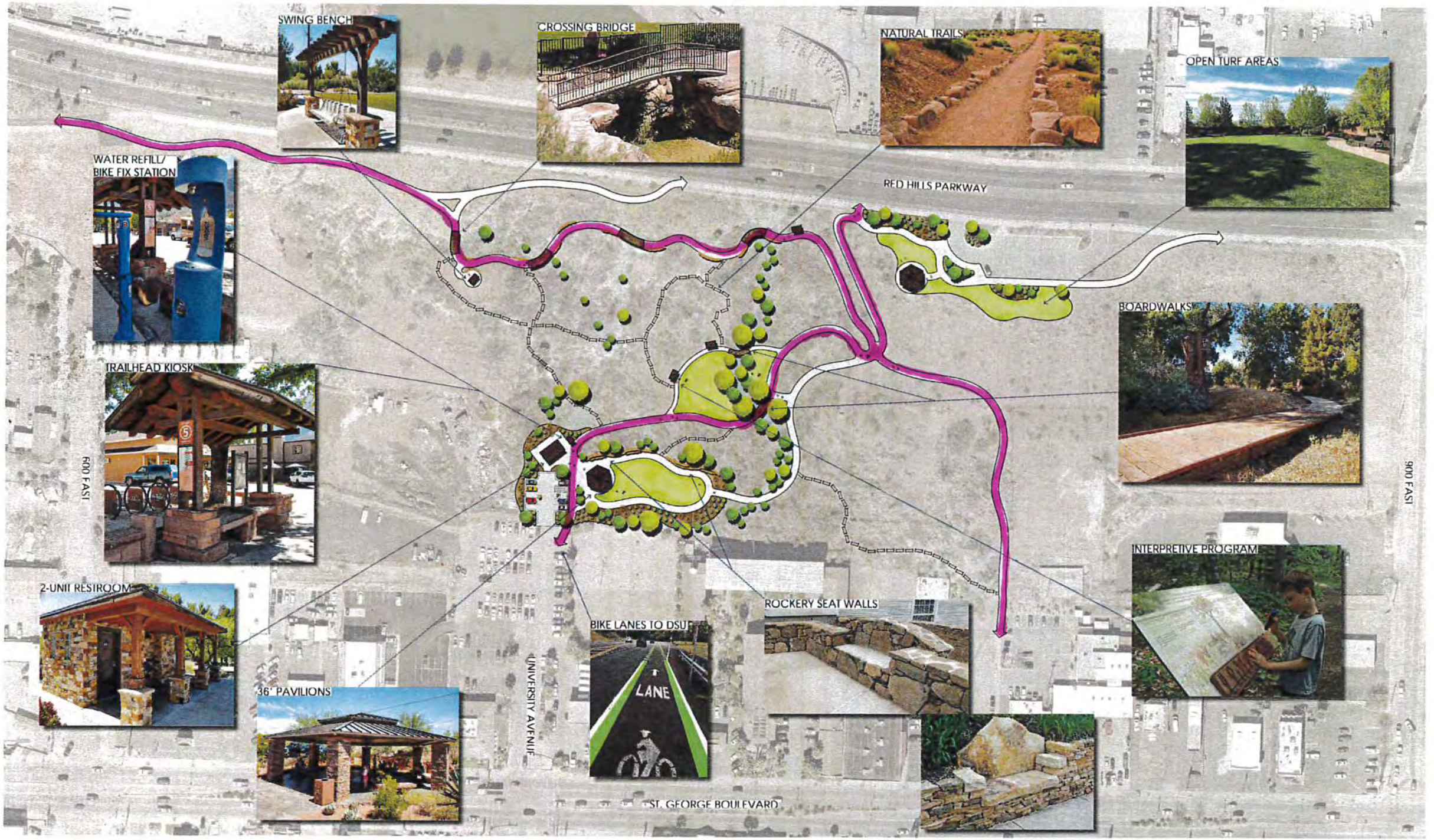
6-26-2020

TEMPLE SPRINGS PARK

concept plan

St.George
THE BRIGHTER SIDE

6-26-2020



TEMPLE SPRINGS PARK

concept plan & precedent images

St.George
THE BRIGHTER SIDE

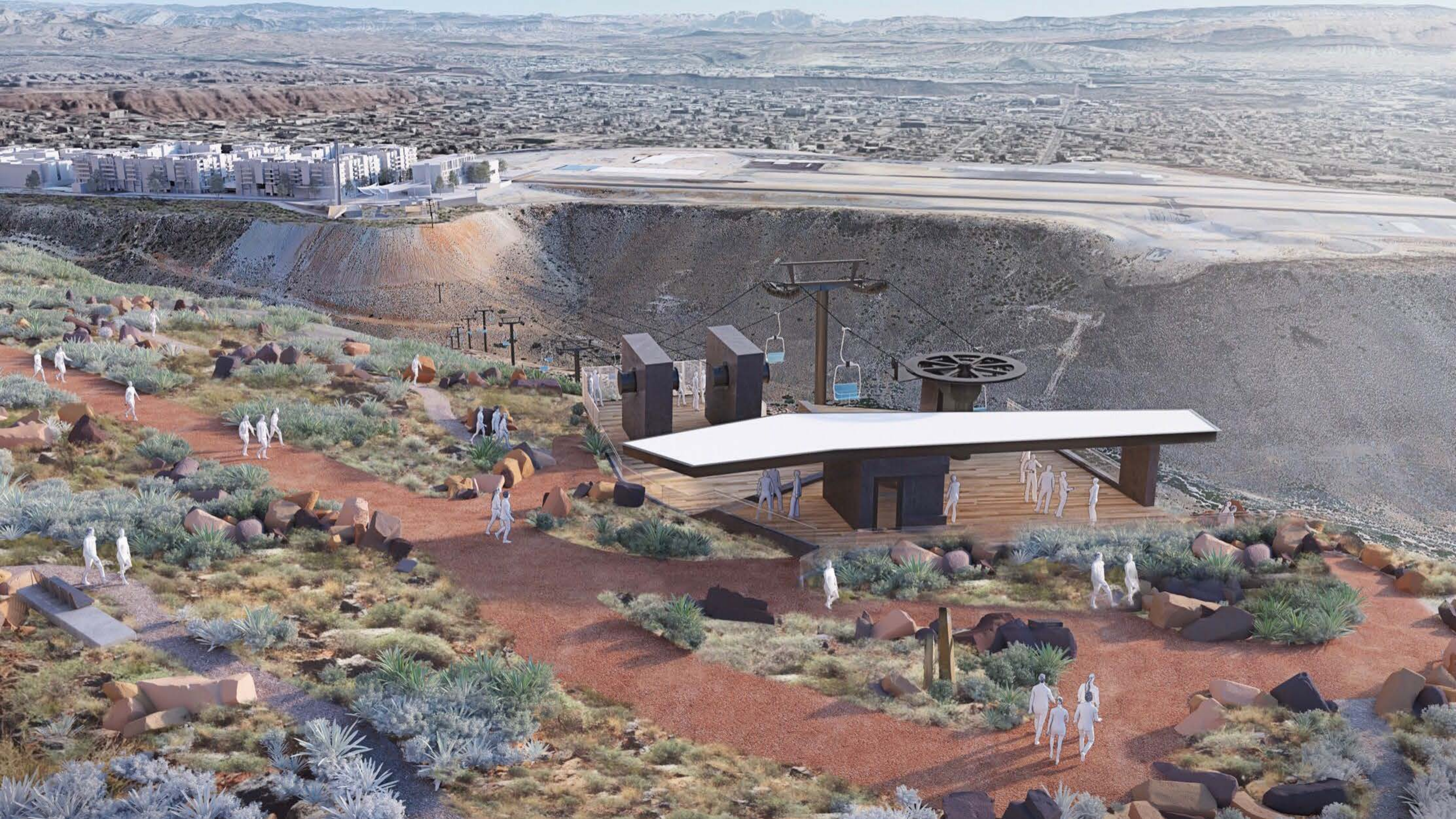
6-26-2020

CITY COUNCIL WORK MEETING

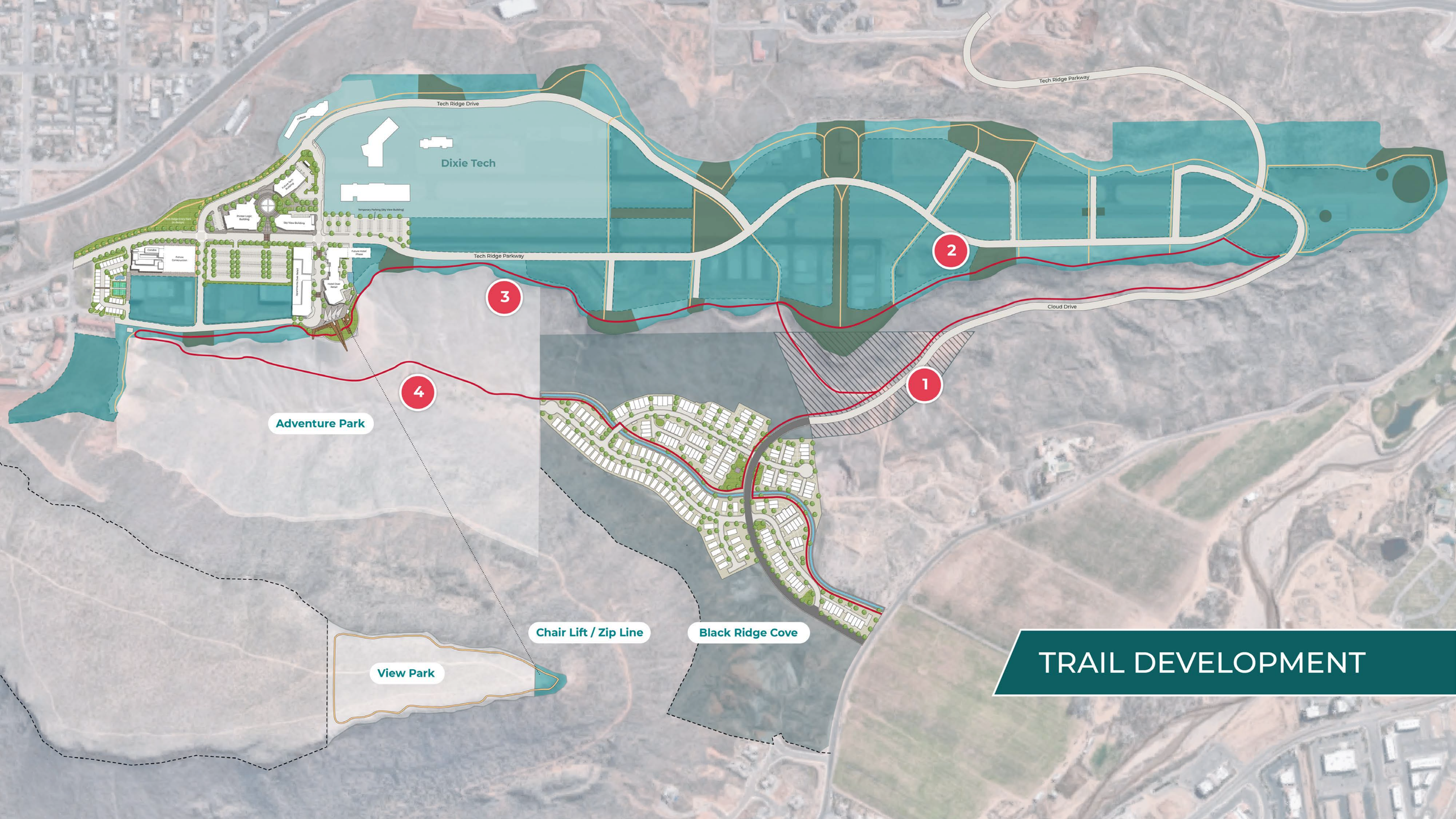
AUGUST 27, 2020

Stadium Plaza in St. George


ARCH | NEXUS




STADIUM
PARK


Tech Ridge Drive
Tech Ridge Parkway
Dixie Tech
Tech Ridge Parkway
Cloud Drive
Adventure Park
Chair Lift / Zip Line
Black Ridge Cove
View Park
1
2
3
4
TRAIL DEVELOPMENT


Tech Ridge Drive
Tech Ridge Parkway
Dixie Tech
Tech Ridge Parkway
Cloud Drive
LONGHORN LOOP
1
2
3
4
Adventure Park
Chair Lift / Zip Line
Black Ridge Cove
View Park
TRAIL DEVELOPMENT

1. “Play” part of “Live, Work, Play, Eat”
2. Supports hotel and retail in intersection
3. Strong attraction / destination for T.R. & S.G.



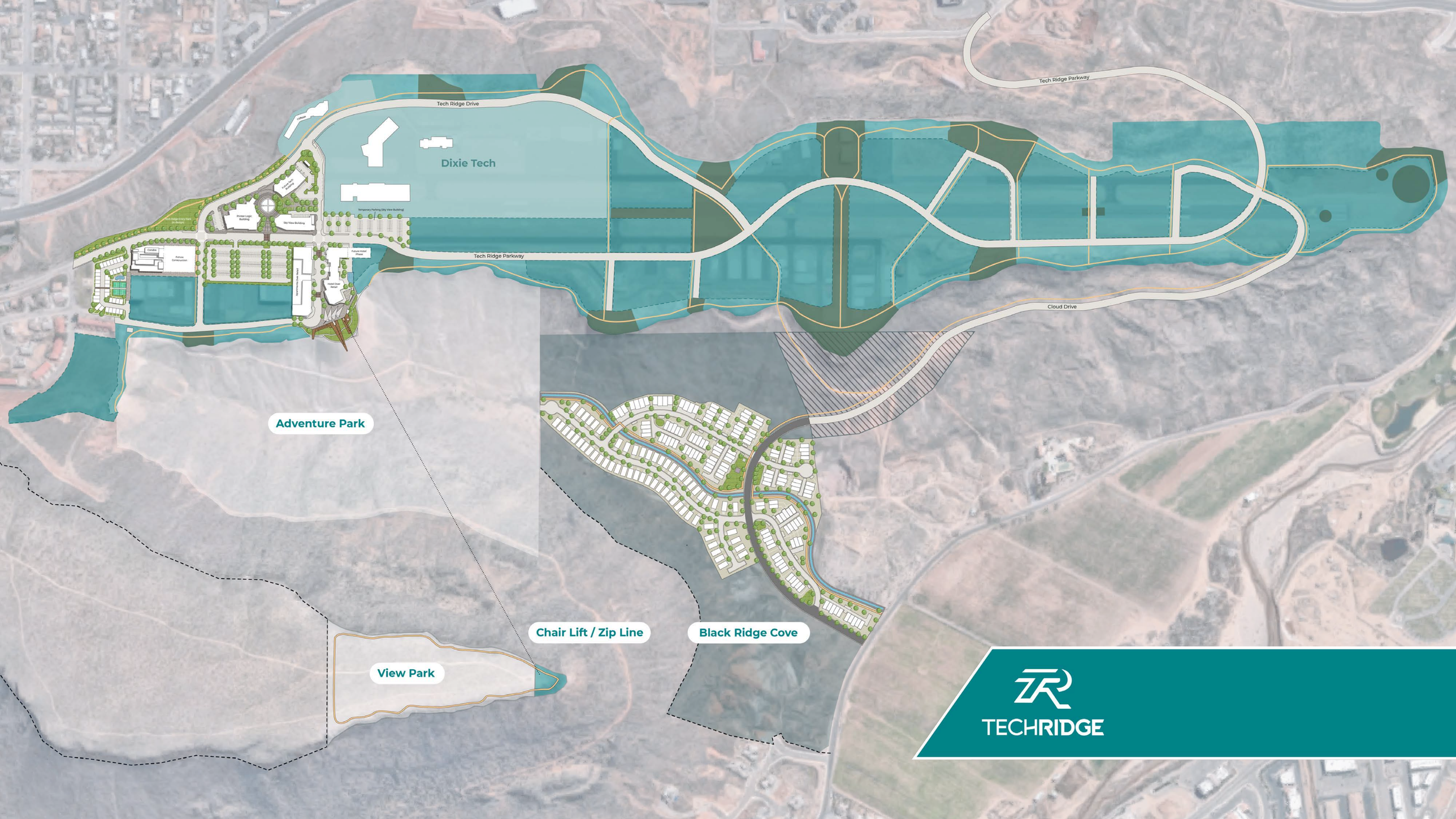
- ECONOMIC DEVELOPMENT
- PUBLIC BENEFIT
- COMPLEMENT DOWNTOWN VISION

ECONOMIC DEVELOPMENT

- Prosperous Tech Companies provide higher paying jobs.
- Diversify the industries St. George relies on.
- Create better opportunities for our local creative talent.
- Give tourism more reasons to stay and spend in St. George.

How do we create a tech center?

- Focus on helping the local tech companies grow and stay.
- Create an environment that helps them to attract and retain top talent.
- Focus on “user experience”. Live, Work, Play, …. and Eat!
- Make it the greatest place to be for everyone! Not just Tech.

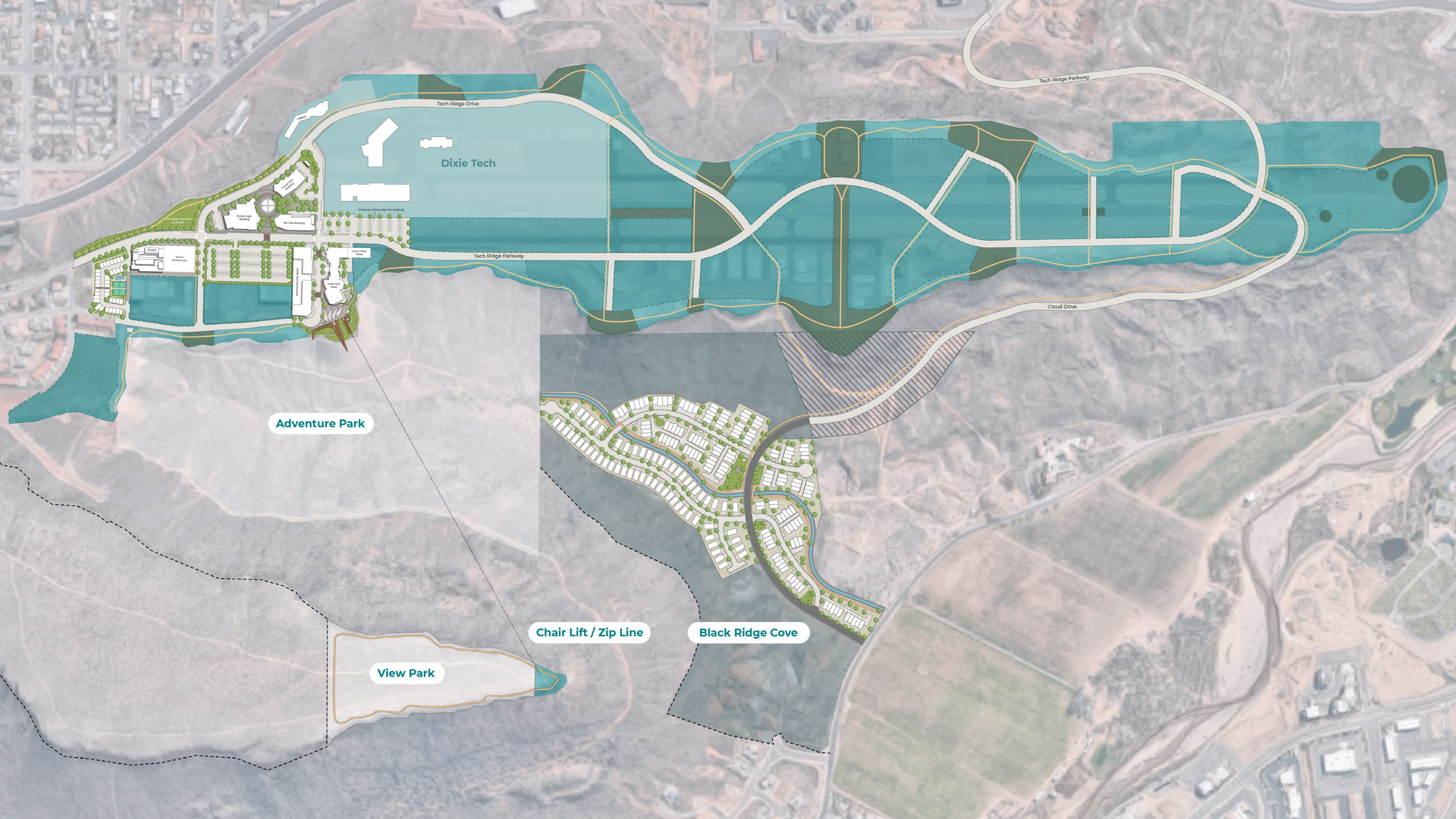

Tech Ridge Parkway
Tech Ridge Drive
Dixie Tech
Tech Ridge Parkway
Cloud Drive
Adventure Park
Chair Lift / Zip Line
Black Ridge Cove
View Park
TECHRIDGE


Tech Ridge Drive
Cliffside
Dixie Tech
Future Tech Building
Printer Logic Building
Sky View Building
Tech Ridge Entry Park (in design)
Temporary Parking (Sky View Building)
Condos
Future Construction
Future Hotel Phase
Tech Ridge Parkway
Apartments Over Retail
Hotel Over Retail

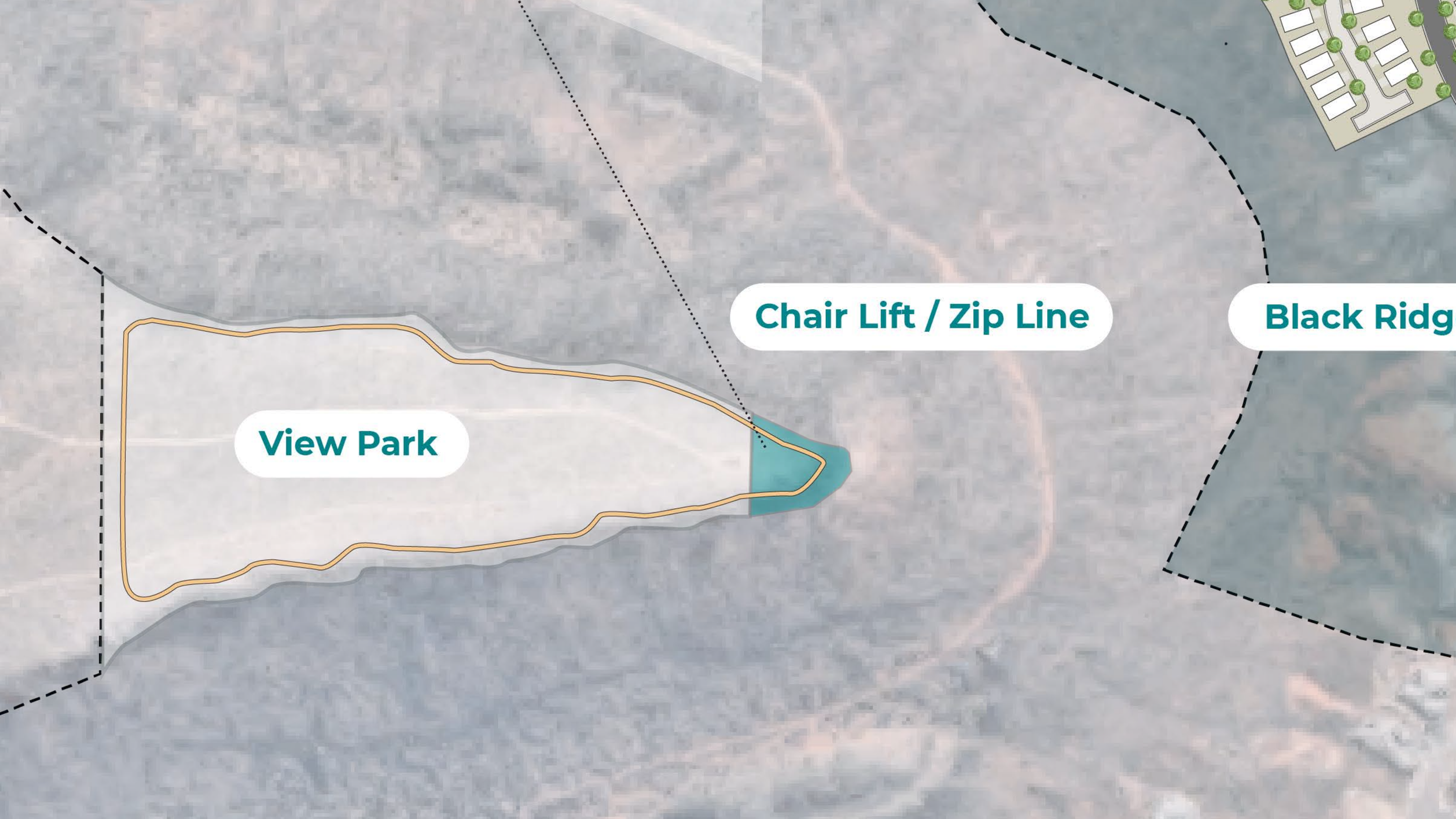

ARCH | NEXUS




Bike access to rim trail below
BIKE SHOP
[3.]
RETAIL
TO PARKING
DINING/ CAFE
CAFE
[1.]
[4.]
[2.]
Monument & Viewing Platform
UBER PICK-UP
WATER FEATURE
RESTAURANT
RETAIL
LOBBY
BREW PUB
UBER PICK-UP
COFFEE
Stadium Trail Access Below
STAGE
PLAZA
HIGH TENSILE STRUCTURE
[5.]
HOTEL
LOADING
LOBBY
2 STORY OFFICE ABOVE
Ticket Booth
PUBLIC RESTROOM
VIEWING DECK
SPLASH PAD
HOT TUB
POOL
CABANA BEDS
Zip Line Landing
Chairlift Station


Tech Ridge Parkway
Tech Ridge Drive
Dixie Tech
Tech Ridge Parkway
Cloud Drive
Adventure Park
Chair Lift / Zip Line
Black Ridge Cove
View Park


Condos
Future Construction
Apartments Over Retail
Future Hotel Phase
Hotel Over Retail
Tech Ridge Parkway
Adventure Park


Chair Lift / Zip Line
Black Ridg
View Park






ZIPRIDER




3
ZIP RIDER
5,495' LONGEST ZIPLINE IN TH
ICY STRAIT
POINT


ct Zoom Level

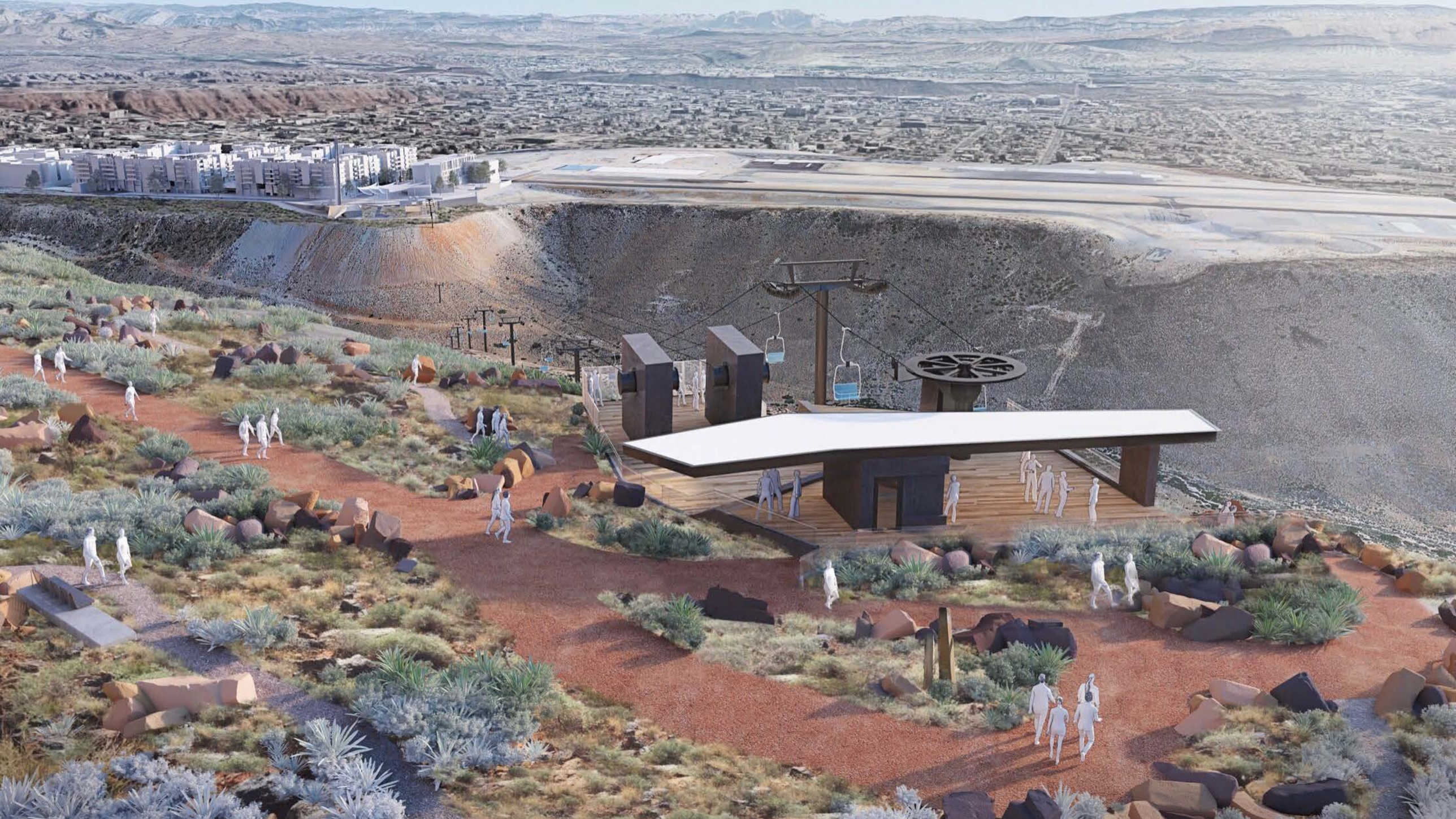


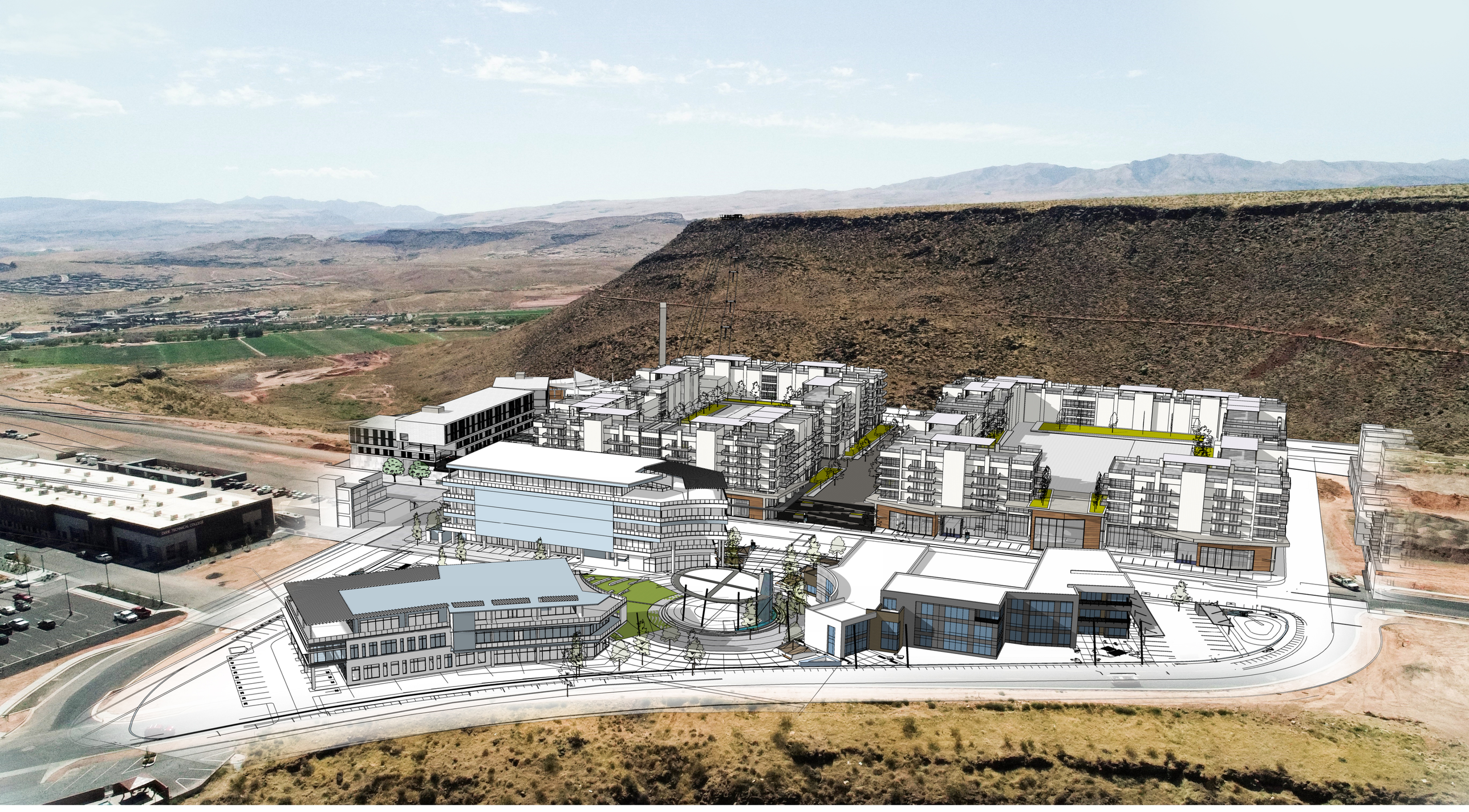



ZipTour
STOWE MOUNTAIN RESORT, VERMONT








DMACC TECHNICAL COLLEGE

THE XTREME ZIPRIDER®
AND FREESTYLE ZIPRIDER®
UTAH OLYMPIC PARK

For days/hours of operation and pricing please call the Utah Olympic Park directly at: 435-658-4200 or visit their website olyparks.com/uop.

The Extreme and Freestyle ZipRiders continue to be the anchor attractions at the UOP that people always make sure to ride while they are here. Our revenue on the Extreme and Freestyle ZipRiders continues to increase year over year and is one of the most talked about activities at the park. During the 2014 summer/fall season we ran over 30,000 rides on the Extreme, and nearly 20,000 on Freestyle, showing that after 10 years our Extreme ZipRider is still the most popular attraction here at the park. "

-Jamie Kimball, Utah Olympic Park, Gravity Zone Manager.

STATS:

- Length: 1,500 feet long
- Vertical Drop: 500 feet
- Top Speed: 60 mph
- Average Percent Grade: 34%
- Not only is this the steepest zip line in North America but it is also the steepest in the world!!!
- Cables: 4 side by side



ZIPRIDER®
PARK CITY MOUNTAIN RESORT

> For days/hours of operation and pricing please call PCMR directly at (435) 649-8111 or visit their website parkcitymountain.com.

PARK CITY

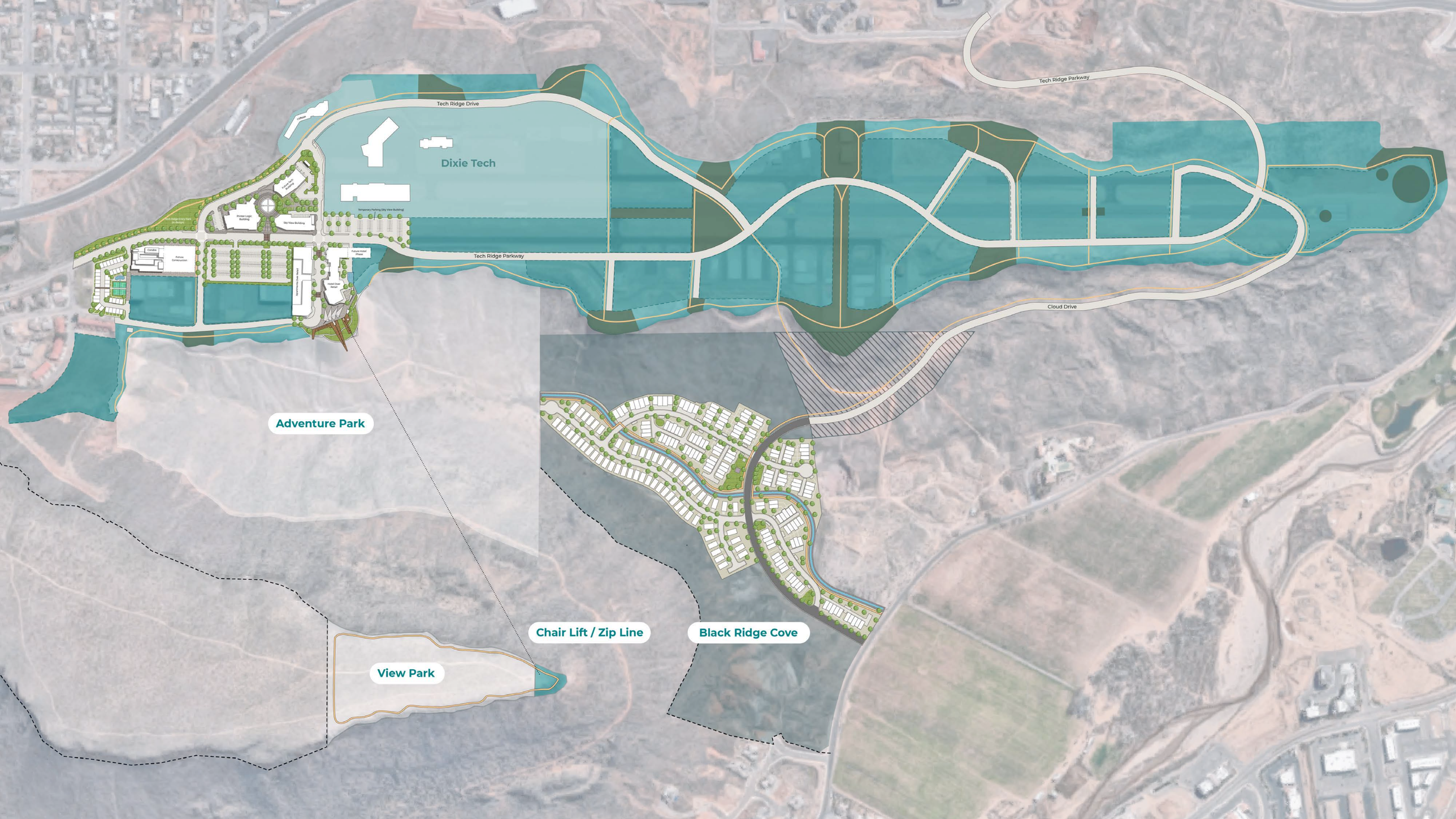
STATS:

- Length: 2,300 feet long.
- Vertical Drop: 550 feet
- Average percent grade: 23%
- Top Speed: 50 mph
- Cables: 4 side by side

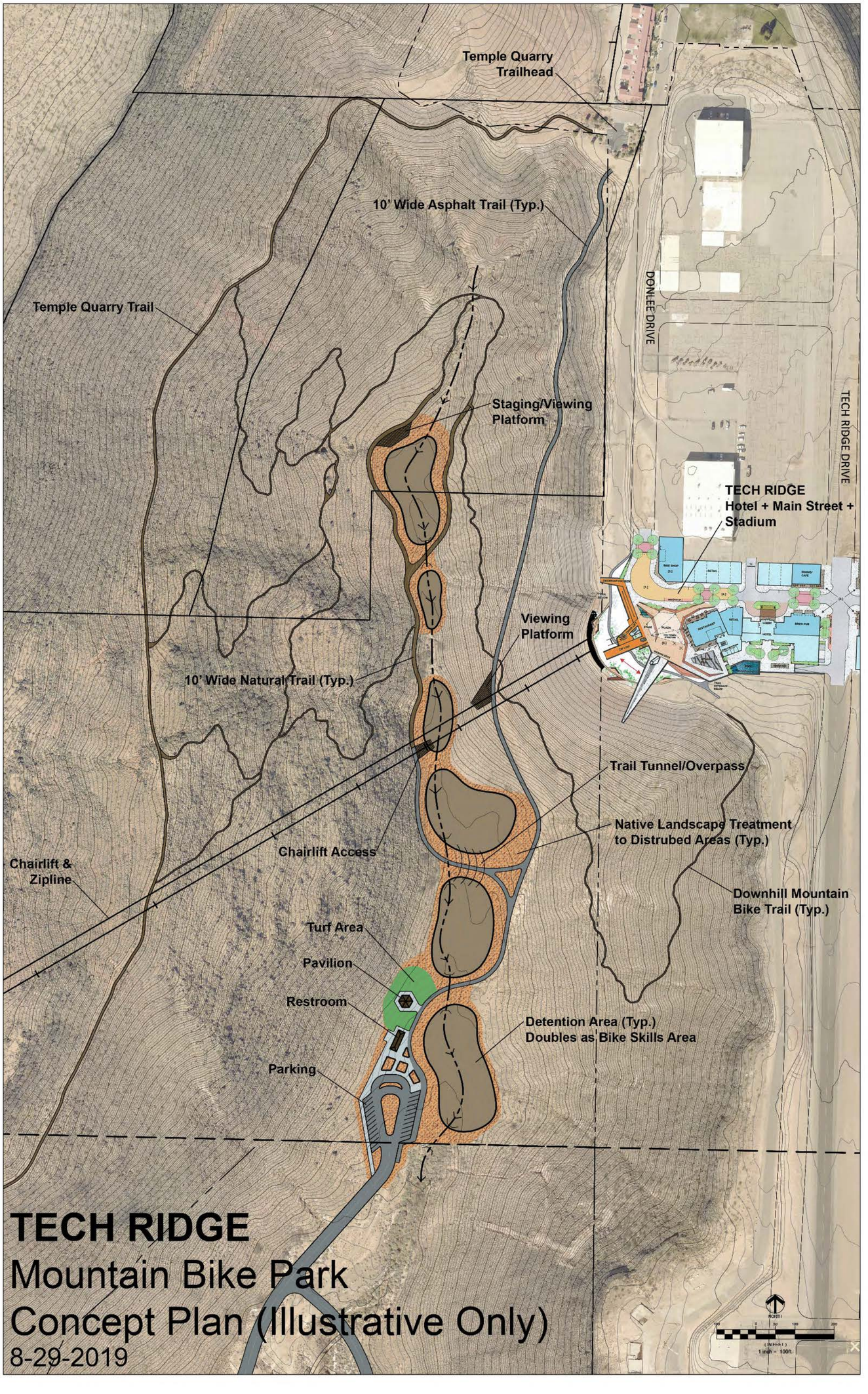


At the time of its construction the ZipRider® at the Park City Mountain Resort was the longest zipline in the world and is our flagship ride. It was first built as a two cable ride in the summer of 2002. It opened up Labor Day weekend, and without any advertising there were 100 riders the first day (Friday), 200 the next, and by Sunday and Monday there were 300 riders each day! After a successful 2003 season (with an average of 1 hour-1 ✣ hour lines), Park City made the decision to expand the ZipRider® by two more cables. Now four people can race each other at the same time through the trees at 50 mph! In 2007 Park City Mountain Resort installed a Mountain Coaster which brings customers up the mountainside directly underneath the ZipRider®. It is amazing to watch ZipRider® customers flying right over you at 55 mph!

The ZipRider® at the Park City Mountain Resort typically opens up Memorial Day weekend and after Labor Day weekend it goes to "weekends only" operation. It usually closes down for the season mid-October. For more information on hours of operation please visit parkcitymountainresort.com/summer, and click on the "Summer Activities" tab.


Tech Ridge Parkway
Tech Ridge Drive
Dixie Tech
Tech Ridge Parkway
Cloud Drive
Adventure Park
Chair Lift / Zip Line
Black Ridge Cove
View Park


Condos
Future Construction
Apartments Over Retail
Future Hotel Phase
Hotel Over Retail
Tech Ridge Parkway
Adventure Park



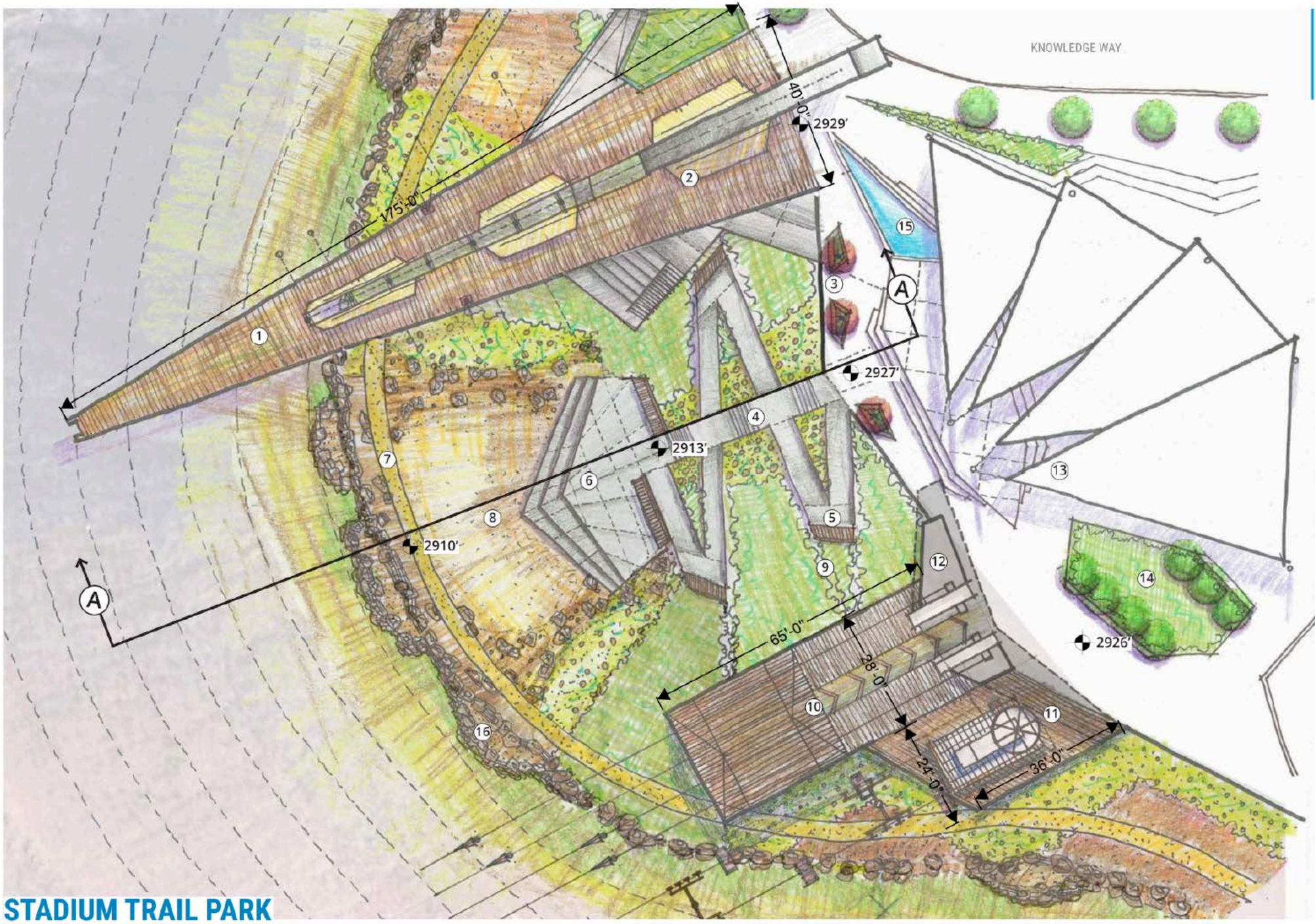
TECH RIDGE

Mountain Bike Park Concept Plan (Illustrative Only)

8-29-2019


ARCH | NEXUS


BIKE SHOP
[3.]
RETAIL
TO PARKING
DINING/ CAFE
CAFE
[1.]
[4.]
[2.]
UBER PICK-UP
WATER FEATURE
STAGE
PLAZA
HIGH TENSILE STRUCTURE
[5.]
RESTAURANT
RETAIL
LOBBY
BREW PUB
HOTEL
UBER PICK-UP
LOADING
COFFEE
LOBBY
2 STORY OFFICE ABOVE
PUBLIC RESTROOM
Ticket Booth
VIEWING DECK
SPLASH PAD
HOT TUB
POOL
CABANA BEDS
Zip Line Landing
Chairlift Station
Stadium Trail Access Below



Tech Ridge

St. George, Utah

Stadium Park
Concept Design

2-10-2020

LEGEND

1. STADIUM VIEWING DECK
2. SEATING NODES
3. GEOMETRIC PLANTER
4. STAIRS
5. RAMP w/ BENCHES
6. LOWER PLAZA
7. RIM TRAIL
8. CRUSHED STONE PATIO
9. NATIVE PLANTINGS W/ STEEL RETAINING WALLS
10. ZIP LINE DECK
11. LOADING TERMINAL
12. TICKETING/OPERATOR ENCLOSURE
13. TENSILE SHADE STRUCTURE
14. TREE BOSQUE
15. WATER FEATURE
16. TERRACED BOULDER SEATING

0' 10' 20'

NORTH SCALE: 1"=20'

Note: Graphic is for Illustrative Purposes Only

ARCH | NEXUS

STADIUM TRAIL PARK





TECH RIDGE - STADIUM MONUMENT, ZIPLINE & CHAIRLIFT

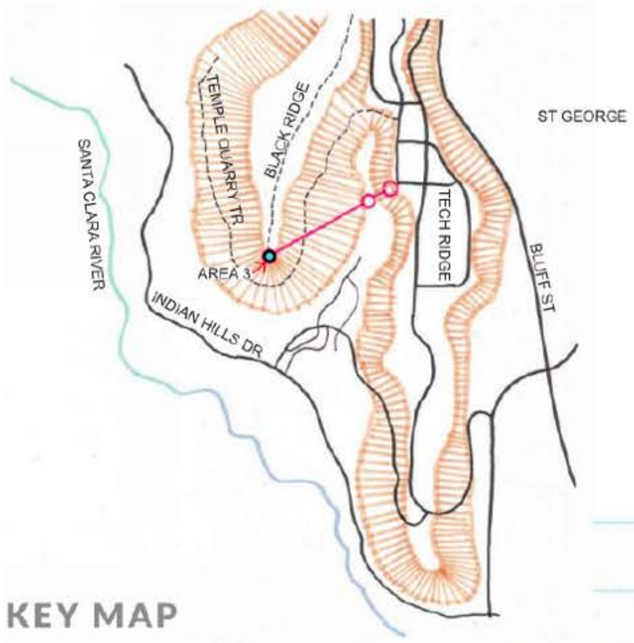


The lower mid-station platform provides a central location for trails and lower public road access.

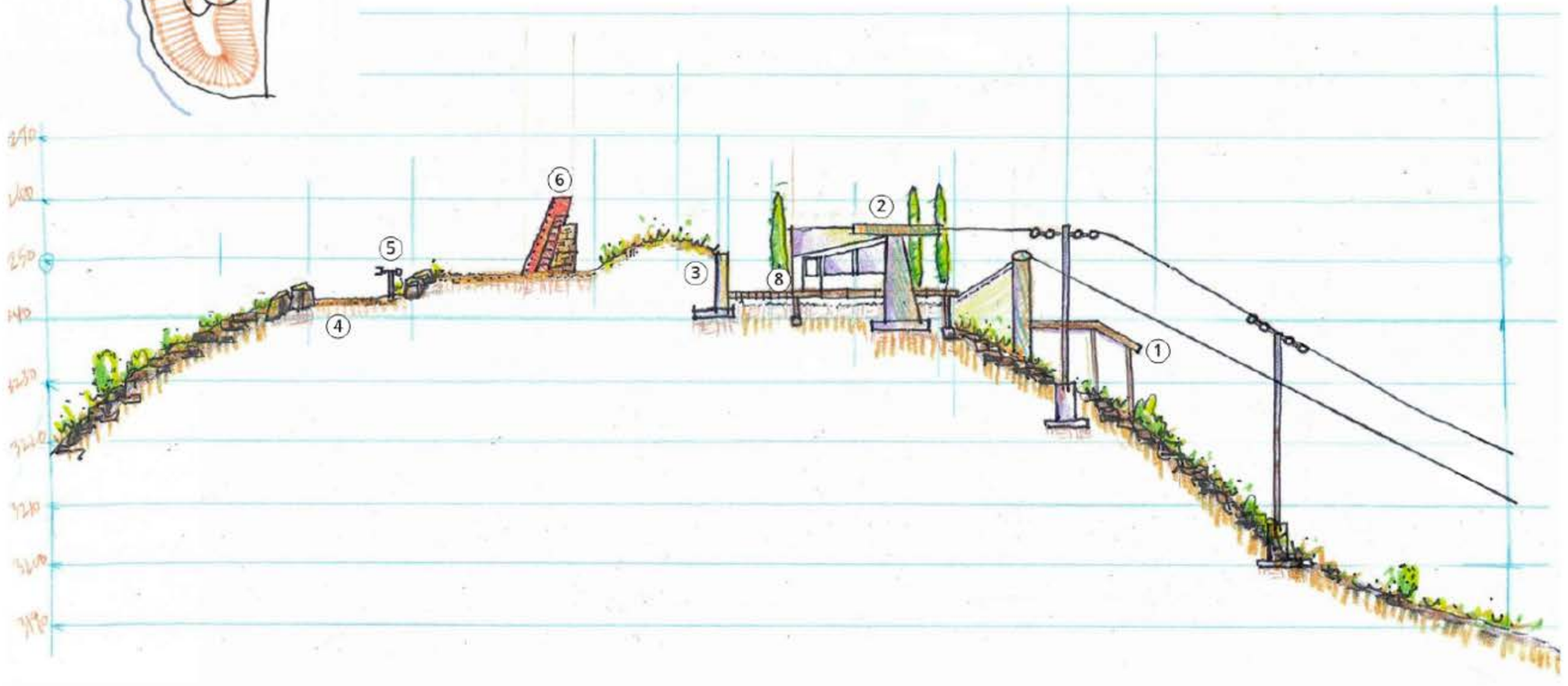
All structural elements are designed as stained concrete or painted metal to match the local black rock to reduce visibility from surround areas.

MID STATION PLATFORM

ARCH | NEXUS


ST GEORGE
TEMPLE QUARRY TR
BLACK RIDGE
TECH RIDGE
BLUFF ST
SANTA CLARA RIVER
AREA 3
INDIAN HILLS DR

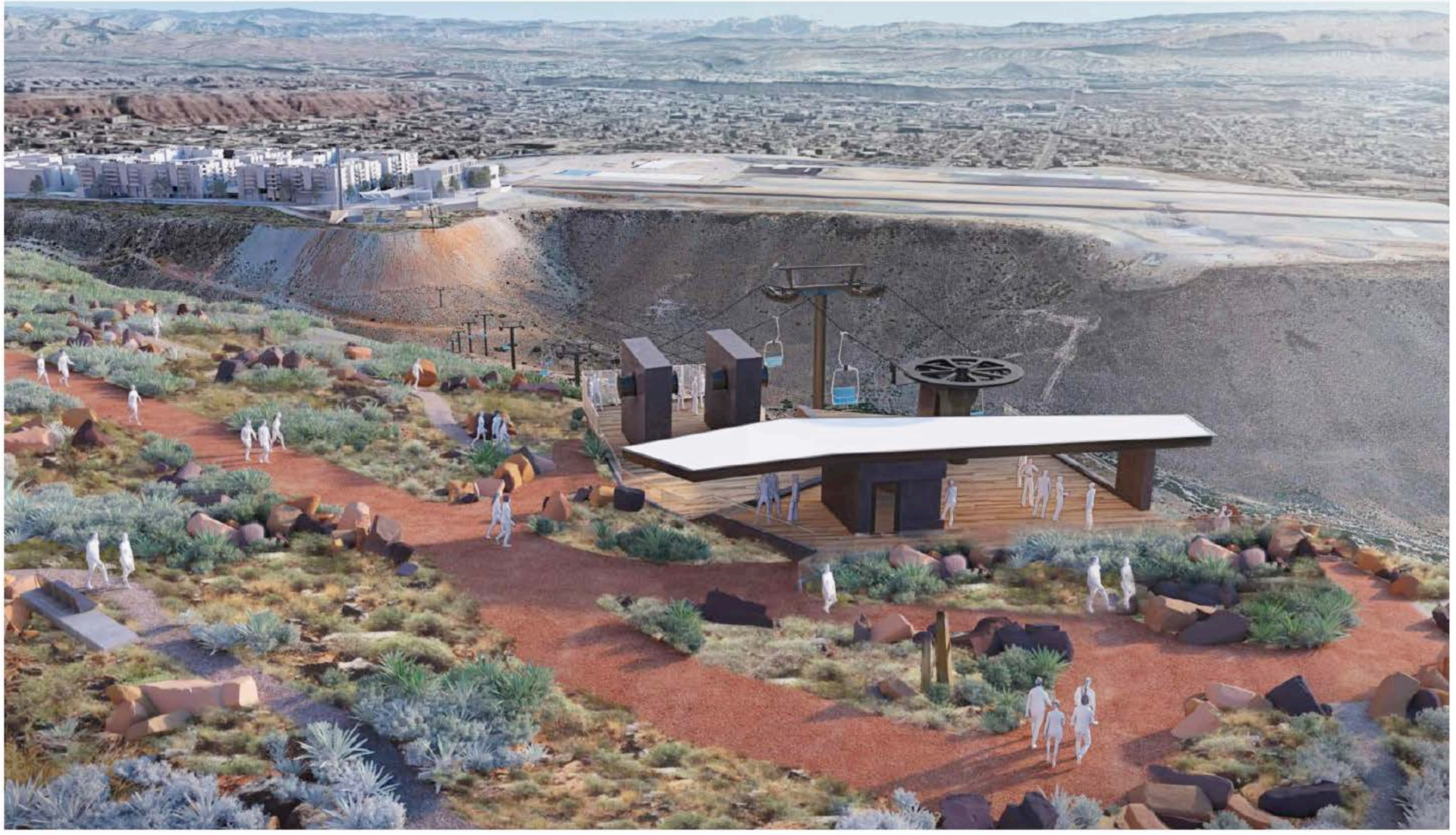
KEY MAP


6
5
4
3
8
2
1

Tech Ridge
St. George, Utah

Stadium Park
Concept Design

2-10-2020



The upper return terminal is nestled into the hillside to reduce its visibility below.

An aerodynamic form provides a simple shade roof for the lift station.

All structural elements are designed as stained concrete or painted metal to match the surrounding black rock to reduce skyline visibility from below.

RETURN TERMINAL

ARCH | NEXUS






ARCH | NEXUS

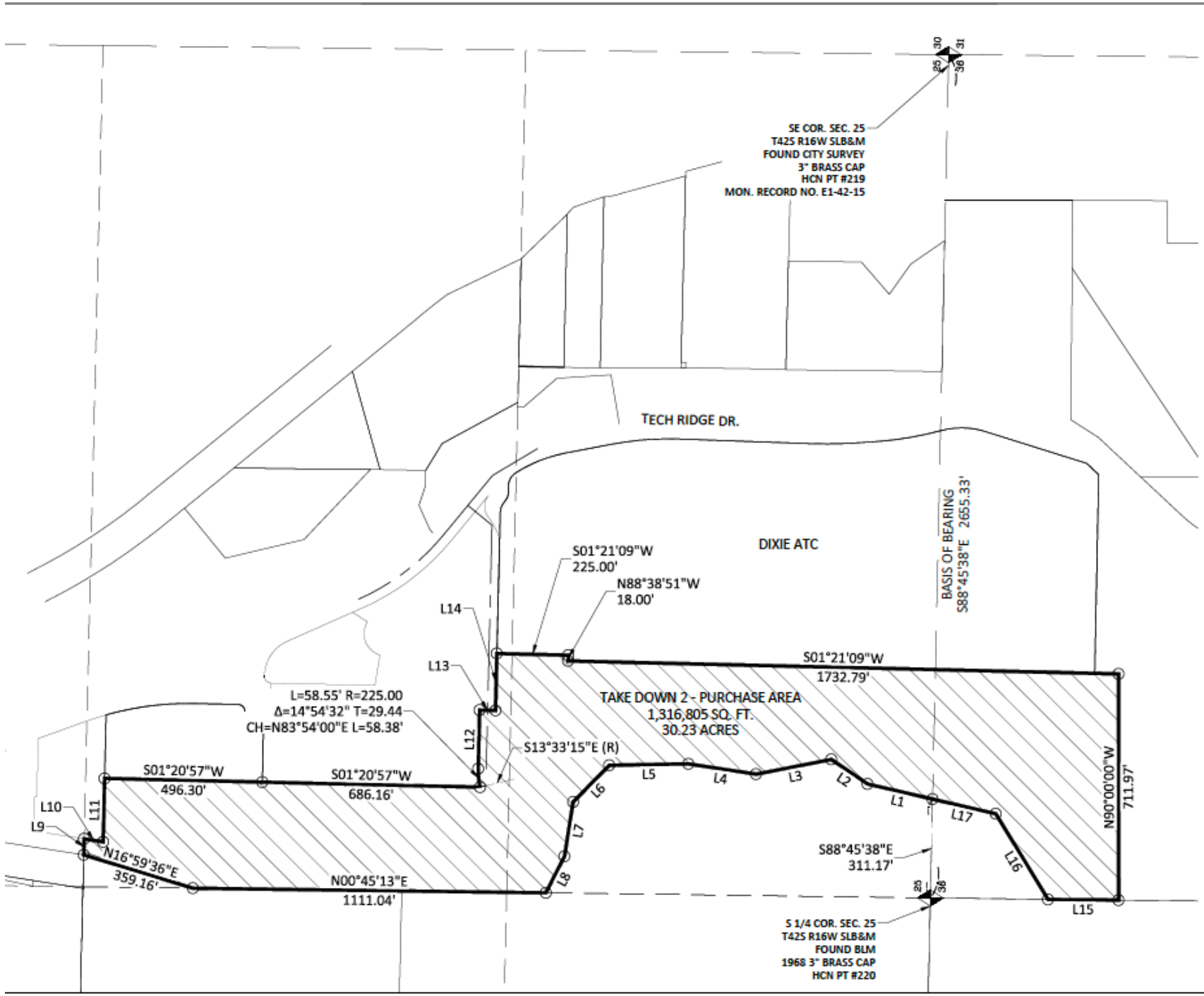
ASKS

- Please put into your budget to fund the adventure park design.
- Chairlift and Zipline approval.
- Continue to drive towards the Essence of Tech Ridge

Tech Ridge - Take Down Request




Tech Ridge Drive
Tech Ridge Parkway
Cloud Drive
30.23 acres
Dixie Tech
1.1
1.4
1.6
1.5
2.1
2.2
2.3
2.4
3.1
3.2
3.3
3.4
3.5
3.6
4.1
4.2
4.3
5.1
5.2
5.3
5.51 Acres
Adventure Park
Chair Lift / Zip Line
View Park
Black Ridge Cove
N
TECHRIDGE



Parcel Line Table

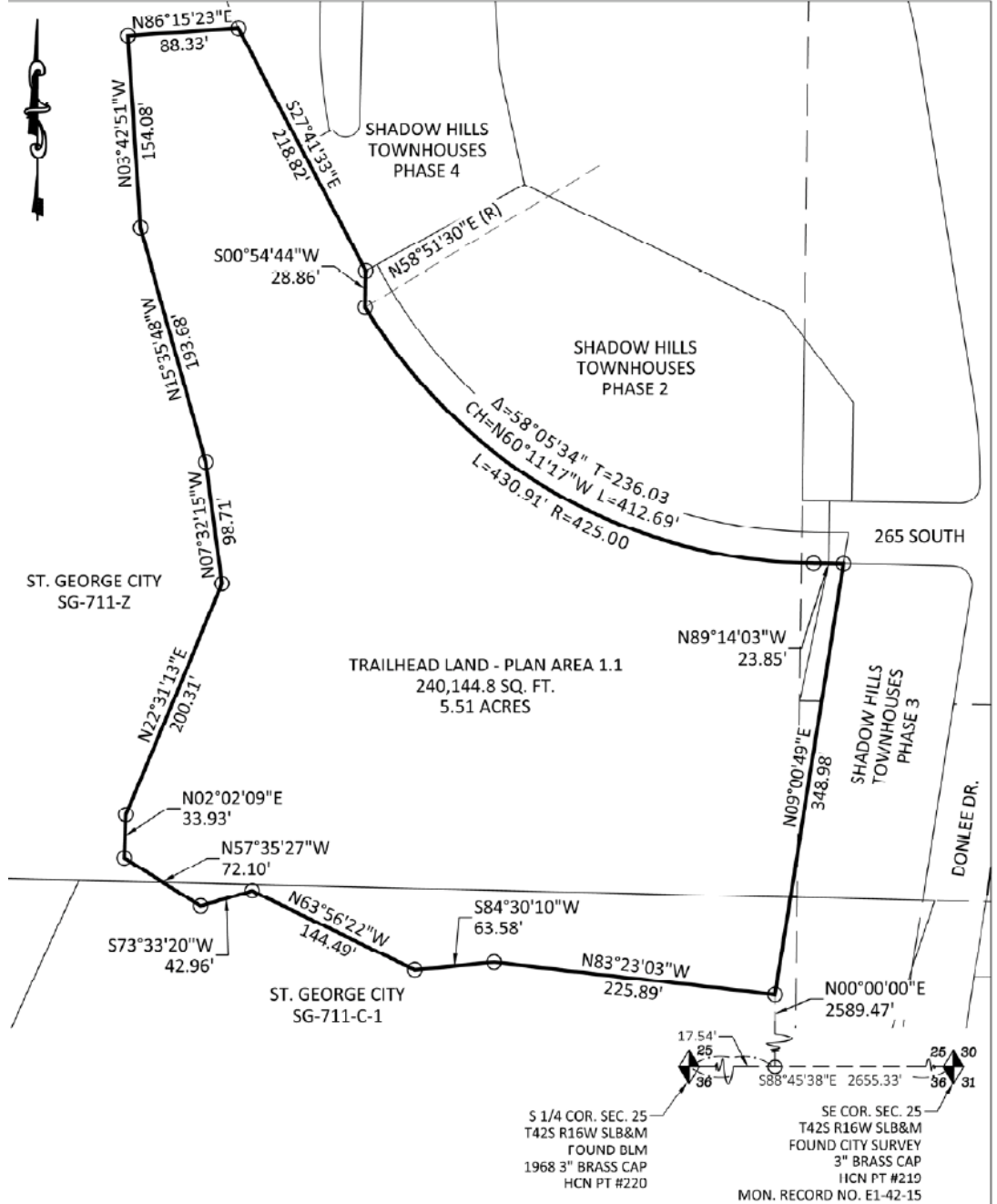
Line #	Length	Direction
L1	209.68	N13°05'01"E
L2	137.81	N34°06'31"E
L3	241.48	N11°04'48"W
L4	215.74	N8°43'53"E
L5	248.71	N1°04'21"W
L6	162.32	N45°23'59"W
L7	173.09	N80°58'04"W
L8	129.26	N62°54'45"W
L9	50.43	S88°37'59"E
L10	60.51	S8°54'58"W
L11	199.77	S88°37'59"E
L12	184.70	S88°38'43"E
L13	50.01	S1°14'53"W
L14	179.43	S88°38'43"E
L15	221.86	N0°31'19"E
L16	315.86	N58°35'41"E
L17	204.32	N13°05'01"E

DATE: 8-24-2020
JOB NUMBER: 4488-17
SCALE: 1" = 300'
DRAWN BY: CTA
CHECKED BY: KLW

ALLIANCE CONSULTING
A Planning and Engineering Firm
Tel (435) 673-8586
Fax (435) 673-8665
Suite 201
2302 N Coral Canyon Blvd
Washington, Utah 84780

EXHIBIT - TAKE DOWN 2 - PURCHASE AREA BOUNDARY
FOR
ST. GEORGE CITY
LOCATED IN SECTION 25, TOWNSHIP 42 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN
CITY OF ST. GEORGE, WASH. CO., UTAH

DRAWING NAME: Tech Ridge Survey
SHEET 1 OF 1 SHEETS



DATE: 8-25-20 JOB NUMBER: 4488-17 SCALE: 1" = 100'	2303 N Coral Canyon Blvd., Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065 ALLIANCE CONSULTING A Planning and Engineering Firm	**TRAILHEAD LAND - PLAN AREA 1.1** FOR **TECH RIDGE** LOCATED IN S25 T42S R16W ST. GEORGE CITY	FIGURE 1

Hypothetical Takedown				
Take Down Property	Acres	Price Per acre	With Increase	Total
Remaining Phase 1	30.23	$160,000	$166,464	$5,032,207
Trailhead Property	5.51	$153,985	$160,206	$882,735
			Total Purchase Price	**$5,914,942**
			Credit for Completing Cloud Drive	-$5,450,000
			Cash required at closing	**$464,942**

Cloud Drive Completion				
			Total "In Kind" Payment from PSA	$5,450,000
			Amount Complete at closing	-$2,725,000
			Remainder will be cash to put in City controlled escrow	**$2,725,000**

Tech Ridge LLC
475 S. Donlee Drive
St. George, UT 84770

Cloud Drive	Remainder to Finish
Jerry Rice Trail	$ 68,941
Paving and Concrete	$ 783,706
Storm Drain	$ 977,326
Rock Walls (Slope Midigation)	$ 356,846
Dry Utilities	$ 53,419
Power (Estimate)	$ 280,000
Gas (Estimate)	$ 75,000
Contingency	$ 129,762
Total	$ 2,725,000

All estimates to complete will be verified by City Staff

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