

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, March 16, 2021, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 5:30 pm. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan Facebook page: <https://www.facebook.com/cityoflogan> and the City of Logan YouTube channel at: https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ COVID-19 Safety and Social Distancing Protocols were followed.

Council Members present at the beginning of the meeting: Chairman Mark A. Anderson, Vice Chair Jeannie F. Simmonds, Councilmember Amy Z. Anderson and Councilmember Ernesto López. Administration present: Mayor Holly H. Daines, City Attorney Kymber Housley, Finance Director Richard Anderson, Planner Russ Holley, Economic Development Director Kirk Jensen, City Recorder Teresa Harris and Deputy City Recorder Esli Morales. Excused: Councilmember Tom Jensen.

Chairman M. Anderson welcomed those present. There were approximately 15 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Representative Dan Johnson gave the opening ceremony. He said there are two words used to describe the Pandemic. The first is *unprecedented* the same word that was used in the recent 2021 legislative session. The second word is *historical*, an event that will be recorded in world history. He mentioned the infrastructures that will change or ensure that the community has jobs, especially in this hard time. There is a 100-million-dollar tax cut that will go to veterans, social security, and families in the State of Utah.

Currently, at the legislature, there are four main topics the bills fall under. The first is to bring economic peace, to build a connective future, to extend opportunities to all, and the last is to balance municipal powers. Two of the bills requesting appropriation, in particular, affect the valley. One is for 2.88 million dollars for family services in Utah. The Family Place in Logan receives about \$400,000 funds to provide services for the men and women of our valley. The second amount is for 3,500,000 million dollars for the prevention and abuse services for both men and women. CAPSA and the Family Place are model non-profit organizations reaching out across the state. There are now 14 centers for victim abuse and domestic abuse, and 11 Family Centers, and 17 nurseries. It is needed work done by the best of people.

Representative Johnson digressed and mentioned the League of Cities and Towns. He explained that it had been pondered on how the League of Cities and Towns, Mayors, County Executives, County Commissions, Private Providers, Hospitals, etc, could come together to agree on something. They were told it simply could not be done. They were able to pass a house bill, and through the Senate, and ready for the Governor to sign. The

bill is called the Emergency Medical Services Act which provides for local control. The local area may elect the emergency services and the provider or simply opt-out.

Councilmember A. Anderson thanked Representative Johnson for all that he has done.

Representative Johnson replied that he is thankful for the opportunity to serve as the representative in House District 4 and to serve the City of Logan.

Meeting Minutes. Minutes of the Council meeting held on March 2, 2021, were reviewed and approved with no corrections.

Meeting Agenda. Chairman M. Anderson announced there are two public hearings scheduled for tonight's Council meeting.

ACTION. Motion by Councilmember A. Anderson seconded by Councilmember Ernesto López to approve the March 2, 2021 minutes and approve tonight's agenda. Motion carried unanimously.

Meeting Schedule. Chairman M. Anderson announced that regular Council meetings are held on the first and third Tuesdays of the month at 5:30 pm. The next regular Council meeting is Tuesday, April 6, 2021.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chairman M. Anderson explained that the Questions and Comments portion of the agenda is suspended. In the meantime, comments can be emailed to City Recorder Teresa Harris teresa.harris@loganutah.org, who will distribute them to the Mayor and Councilmembers.

MAYOR/STAFF REPORTS:

Report from Cache Valley Visitors Bureau – Julie Hollist Terrill, Director

Julie Hollist Terrill addressed the Council regarding the economic impact on tourism. In the year 2019, US tourists spent \$1.17 trillion and in 2020 they spent \$679 trillion. Overall an unprecedented decline of 42% (-\$492 billion). Business travel related to conferences is down 70% and face-to-face conventions will likely not return to normal for some time.

In Utah during 2019 travelers spent \$10 billion resulting in \$1.3 billion in tax revenues, and roughly saved every household roughly \$12,000 in taxes. In Cache County, during 2019 visitors spent \$187.2 million (mostly in auto transportation, food service, and lodging.) There are 1,720 direct tourism jobs created plus 487 indirect jobs which equal roughly 2,207 jobs.

89 In the food industry, 26% of diners are travelers. There is a 72% decrease in visitors
90 staying overnight and 70% in the state. In real-time motel occupancy is down to 53%
91 occupancy.

92
93 Councilmember A. Anderson asked if motels allow for pets.

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95 Director Terrill answered that most motels permit pets usually for an extra fee. There is a
96 drastic increase in Airbnb/VRBO, and the hotels are being encroached upon these online
97 Airbnb/VRBO online booking agencies. Camping in the valley doubled, especially with
98 first-time campers. There are major concerns with stampeding through the forest and
99 people cleaning up after themselves. There will be increased campaigns to remind the
100 public to treat nature with care.

101
102 Vice Chair Simmonds asked if Transient Room Tax could be explained and that there
103 could be Airbnb/VRBO's that are not paying that tax.

104
105 Director Terrill responded that if they are registered with the name Airbnb/VRBO they
106 are required to pay the tax. If someone is advertising on the sly and not affiliated with
107 online organizations then it is highly possible under the radar. To pay the Transient Room
108 Tax, the stay must be for 30 days or less. Take, for example, Summer Citizens who are
109 excluded from Transient Room Tax as they are in the valley for three months of the year.

110
111 There is a reporting system called VISA VUE that tracks all the expenditures in Cache
112 County from non-residents. In 2019 domestic card owners spent 38 million dollars while
113 in 2020 41 million dollars was spent. International card owners spent \$572,225 in 2019
114 while in 2020 \$201,938 was spent. The tourism industry was the hardest hit in the United
115 States. The good news is that the organization US Travel reported that 9 out of 10
116 individuals have already have a vacation planned this year. They stated that "we need to
117 prepare ourselves for revenge spending." It bodes well and her job is to be prepared to
118 convey the message when it is appropriate.

119
120 She has been working with the Office of Tourism to maximize the impact in the
121 international markets and we are one of the few States where their office budget was not
122 completely cut. Some of the offices of various States were completely closed such as the
123 State of Washington and Colorado. There is an increased interest in the international
124 markets. A German representative used the phrase "pawing at the hooves" a reference to
125 the phrase, "chomping at the bit".

126
127 Events are sponsored by the Cache Visitor's Bureau that will add to the valley. In the
128 valley, there is no restaurant association and when the pandemic occurred, the entire
129 tactics were changed to save the restaurants which number over 120. A website was set
130 up with details or how customers could order food as well as setting up radio and ad
131 campaigns to support local restaurants.

132
133 Councilmember A. Anderson asked about tour buses.

Director Terrill replied that as far as tour buses go, they will not be expecting them until next year. She recently met via Zoom with an operator from Salt Lake City, who is Chinese and does group tours with the Chinese market. Instead of doing group tours, she is instead focusing on sprinter vans that can accommodate 6 to 10 individuals. The idea was pitched with Logan as part of the Yellowstone loop as the Chinese tourists are enamored with Yellowstone. The operator was very excited and came to Logan to visit the American West Heritage Center, Bluebird Candy, Cox Honeyland, and various other locations. The operator would like to begin this year, but typically it is a 3-year process. However, the operator anticipates that by next year that there will be a group every single day during the summer up until the winter months. The Canadian market and others are interested as well. Also, Townplace Suites on the South Main had a soft opening adding 100 rooms next to the Riverwoods Marriott adding more availability.

Vice Chair Simmonds interjected that she saw two tour buses at the Hampton Inn.

Director Terrill replied that it could be one of the sports teams coming to stay in the valley.

The Council thanked Director Terrill for her presentation and for her good work at the Cache Visitors Bureau.

Zan Murray, JUB Engineering

Zan Murray Project Manager from JUB Engineering addressed the Council regarding the Logan River Watershed Plan/Project. However, before speaking, he requested that Nathan Daus, Cache Water District Manager address the Council first to discuss the background of the project.

Mr. Daus began with the words historic and unprecedented drought in Utah. He stated that without significant moisture, in the next few months, the entire State will be in one of the worst droughts seen in decades. As we move forward with climate change and growth, we have to look at how to manage our water differently. In the early 2000's, Logan City performed a stormwater study, a Storm Water Master Plan on how to accommodate stormwater and move it out of the City as the population grows.

Canal companies have dealt with keeping up with aging infrastructure and as development occurred around the canals of which some are over 100 years old. Over the past years, the canal companies and cities have discussed how to address these concerns. Three years ago, a funding source was found through the Natural Resources Conservation Service, PL5-66. The primary concern is flooding, and the second concern is water conservation including recreational aspects. The purpose of the Cache Water District is to plan for the future water needs of Cache Valley from culinary, secondary, environmental, and recreational. Currently, they are in the study phase to see all the possibilities that can

be done to solve these issues. The watershed area is over 200 acres, but the study will focus predominantly on the east side of the valley.

Mr. Murray said that it is important to understand that the project is the culmination of countless water studies from the past such as irrigation, canal, Master Water Plan to address the needs of the community, process flooding from the canals, irrigation structures, and recreation components. NEPA (National Environmental Policy Act) defines the federal process that is mandated when using federal funds. The process is overseen by the NRCS (Natural Resources Conservation Service) not outlined by JUB or the Cache Water District rather it is a federal legal process that must be followed. The first phase is initiating the environmental assessment based on the local needs. The second phase is conducting the current ongoing public scoping. The project has ideas that can be addressed, but the scoping process in the early stages is to receive comments on any additional needs that can be addressed in the watershed to be considered and evaluated as baseline data.

Today, March 16 is the end of the public comment period. Once the comments are received, they will be compiled in what is called the Public Scoping Document. The comments will be summarized and categorized with other similar comments. With the information compiled from the scoping document, they will begin to develop alternatives to address the issues at hand, such as flooding, agriculture water management, and recreation. The alternative applications are developed, and those applications are then screened to match the area environmental criteria. Data will be collected to analyze existing conditions such as river flows, irrigation, and how alternatives might impact these in the future. Resource surveys on environmental items will be conducted such as on wetlands, wildlife, etc. They will be working with various special interest groups such as the Logan River Taskforce, Audubon Society, Travel Unlimited, the Division of Wildlife Resources, the Division of Water Resources, and more.

The alternatives will be analyzed and will be reviewed, and only then will the preferred alternative be created. That preferred alternative will then be compiled into a draft and put out for public comment again. The goal is that the public comment received now in the scoping process can be incorporated into the alternative development and mitigate the concerns before reaching the draft stage. The draft will be reviewed again after public comment, the document will be revised again to create a final environmental assessment. Once the final assessment is in place, the NRCS takes over the document and works through the document in a decision-making process. If the cost and plan are found to be acceptable, then they may issue a Finding of no Significant Impact, (FONSI). The alternative is permitted to move forward to move into funding and design. That timeline is about a two-year process and in fact, the public scoping has been extended to receive public comment. If the proposal is accepted after design and review, construction may take a year or more to commence. There is an overwhelming interest from the community and that is not surprising. He welcomes it as it brings up the issues early.

Mr. Daus remarked that this is not the process where projects take place. Typically, with a normal project, there is already an idea in mind, but the NRCS starts with an open slate. The project asks for different methods to solve the issue and hence the reason for so many misconceptions among the public. He clarified that they are currently only at the very beginning of a long process. It will be a year to a year and a half when there be even a draft ready to propose an alternative project.

Councilmember A. Anderson asked what exactly does acceptance entail.

Mr. Daus explained that the first portion of the acceptance process is the NRCS at a Federal level. The NRCS accepts the proposal presented by them. Then of the presented proposal the Canal Company or other City entities may elect to do only portions of the proposed accepted alternative that will go to the design and full construction or even all of the proposed alternative. It will be entities who will decide as they must pay a portion of their elected portion and the grant will pay the other. The Cache Water District is there to help, but they will not be the deciding vote on what goes forward but rather the other entities such as Logan City.

Councilmember A. Anderson observed that there were many comments received about various items. Her question pertains to how the public comments will be organized.

Mr. Daus explained that a comment can be split up into categories if there is more than one topic. There will also be an explanation given such as the water that flows through Willow Park is a canal and not a natural stream. Water flows through 5 or 6 months out of the year, but some comments may not be as clear. It will take work, but the hope is to find a scenario that can work for the general populous.

Vice Chair Simmonds said that as they move forward through the process the NRCS will review all ongoing evaluations and alternative scenarios that are explored. She wondered if there should be an alternative plan that meets the needs of the granting agency, if Logan City, Hyde Park, or North Logan were to have an issue with the implementation and will it be considered through the process to alternate the final result to accommodate those concerns.

Mr. Daus answered that he would hope that such issues would be resolved before reaching that point.

Vice Chair Simmonds commented that the discussion of the watershed has been ongoing for at least 3 years.

Mr. Daus replied that part of the still ongoing misconception is the Crockett Study with the current Watershed Study. It could be part one of the pieces, but they are at present 100% separate.

Vice Chair Simmonds said that the Crockett Study happens to be one of the pieces that Mr. Murray referenced as well as other studies.

Mr. Daus clarified that the Crockett Study was referenced and used to show that there was a need for water conservation in their watershed. The various other studies would be included as well to show that there is a need and portions may be addressed, but there simply is not enough funding to address all of them.

Mr. Murray interjected that as the application went in the municipalities are all co-sponsors with a vested interest. As such they will be part of the solution in the alternative developments. At the end of the day, there can be as much alignment as possible to benefit all the sponsors and co-sponsors.

Vice Chair Simmonds said that JUB was selected in a process that was initiated by the water district. They were hired as the engineer to facilitate this process but JUB will not be building the final design.

Mr. Murray replied that JUB was hired to facilitate the process along with two other consulting firms, BioWest and Franson Civil Engineering, because of their diversity of expertise. Ultimately, it is the community's project.

Vice Chair Simmonds said that it must be stated that a Storm Water or Sewer Study is not done in-house, but rather an individual or an organization is hired who has more expertise.

Councilmember Ernesto López inquired that if citizens still wanted to be involved in the process that evening would be the last evening to comment.

Mr. Daus answered that that evening would be the last night to be part of the official scooping document. If there are still questions the public is more than welcome to contact him directly or the JUB organization.

Councilmember Ernesto López queried further on how the community would be able to continue to see the ongoing process.

Mr. Murray referred the public to the NRCS website for further project updates. [<https://www.nrcs.usda.gov/wps/portal/nrcs/detail/ut/programs/planning/wpfp/?cid=nrcseprd1723235>].

No further Mayor/Staff Reports were presented.

COUNCIL BUSINESS:

Planning Commission Update – Vice-Chair Simmonds

Vice Chair Simmonds reported that the Planning Commission had two rezones which were presented on March 11, 2021. There was also a lengthy discussion about the Willow Lake Subdivision on 10th West. Various questions were asked, and some were answered. The project was approved at 4-3.

Councilmember A. Anderson asked what some of the conditional requirements were.

Vice Chair Simmonds replied that all the concerns were expressed as engineering conditions.

No further Council Business items were presented.

ACTION ITEMS:

PUBLIC HEARING – Consideration of a proposed resolution amending Emergency Medical Services (EMS) Billing Rates – Resolution 21-13 – Chief Brad Hannig

At the March 2, 2021 Council meeting, Chief Brad Hannig addressed the Council regarding the proposed resolution.

<i>New Procedure</i>	<i>Proposed Billing Rate</i>
Med-Ketamine	\$45.00
Med-Tordol	\$20.00
Med-Tranexamic Acid (TXA)	\$100.00
Med-Phenergan	\$15.00
Convenient Payment Fee (for online bill pay with a credit card)	\$3.00

Chief Hannig stated that most of the items on the list were previously adopted, but a few items are new medications and supplies that were inadvertently left off as well as a new convenient payment system that allows for those using emergency services to pay those fees with a credit card and set up recurring payments which is a processing fee to offset the fees.

Chairman M. Anderson opened the meeting to a public hearing.

There were no comments and Chairman M. Anderson closed the public hearing.

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember A. Anderson to approve Resolution 21-13 as presented. Motion carried unanimously.

PUBLIC HEARING - Budget Adjustment FY 2020-2021 appropriating: \$207,849 funds received from the Department of Housing and Urban Development (HUD). These funds will be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) – Resolution 21-14 – Richard Anderson

At the March 2, 2021 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment. This is for the CARES act funding received for the Fire Department vaccine program. He addressed the issue of citizens paying for the right issues, not just homelessness and many other issues. He reminded the Council that homelessness is a regional issue and requires regional resources. Logan in the past has attempted to solve regional problems with local resources and unfortunately, everybody lets us.

Chairman M. Anderson opened the meeting to a public hearing.

There were no comments and Chairman M. Anderson closed the public hearing.

ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Ernesto López to approve Resolution 21-14 as presented. Motion carried unanimously.

***(WITHDRAWN BY PROPONENT)* REZONE – Consideration of a proposed rezone. Craig Winder/Conley & Diana Krebs, authorized agent/owner, request a rezoning of approximately 10 acres from Industrial Park (IP) to Mixed Residential Medium, (MR-20) located at approximately 1400 North 1200 West – Ordinance 12-06 – Russ Holley**

WORKSHOP ITEM:

Budget Adjustments FY 2020-2021 appropriating: \$75,000 additional funds for increased fees associated with Utility Billing credit cards; \$13,000 funds the Library was awarded from the State of Utah for the digitizing of local records for the Logan Library Collection – Resolution 21-15 – Richard Anderson

Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments. The first request is to cover credit card fees. Mr. Anderson said that credit cards are wonderful, convenient, and appreciated, but as the cost goes up the fees in turn increase with participation. It is partially good to keep labor costs down and there is less bad debt. He has tried to estimate them each year, but they still keep coming up short. Next year he will estimate a much higher number in hopes that will be enough. The second request was to appropriate grant funds from the State to digitize local records for the library and buy software to do so.

Vice Chair Simmonds asked how are the fees that the credit cards charge offset, is it through incorporated rates or other.

Mr. Anderson answered that the rates are incorporated, but the rate increase has and at some point, they will have to be reviewed. Internally, they are presently reviewing how to incentivize payment methods that are equally efficient without the added costs such as bank drafting or the ability for a customer to initiate an ACH bank transfer to their account to keep costs low. Lastly, the alternative is to charge a small fee for credit card

usage. It would be rather low 1.5% to those that pay and would offset quite a bit of the cost to keep the rates low across the board.

Councilmember A. Anderson asked what portion of the fees would be covered by the requested funds.

Mr. Anderson replied that the funds should extend until June through the end of the fiscal year.

Chairman M. Anderson asked how often the rates were reviewed.

Mr. Anderson responded that currently, they have a great deal through the portals that they can control. However, there are other portals that they cannot control as they are through a software provider.

The proposed resolution will be an action item and public hearing at the April 6, 2021 council meeting.

There were no further workshop items presented at tonight's council meeting.

OTHER CONSIDERATIONS:

Councilmember A. Anderson commented that as zoning requests have come up, she has received several questions asking as to why there is a 300-foot limit for notification on the surrounding homeowners. She wondered if that was from the Planning Commission or was it State guidelines. Members of the public have also requested if there is a possibility for larger signage for a project being considered so that nearby communities can visibly see and notice that a change is occurring in their neighborhood.

City Attorney Kymber Housley responded that the City noticing requirements meet and follow the State Code. The noticing can be expanded, but at present, it meets the requirements of the State.

Councilmember A. Anderson asked which entity would be able to expand the requirements for noticing.

Mr. Housley replied that it would first go through the Planning Commission for a recommendation. It would then go to the City Council, but he cautioned that the budget must be taken into consideration as those costs would increase with any expansion.

Councilmember Ernesto López asked if these types of notifications are only through regular mail or other forms as well.

Mr. Housley replied that all notification is also included on the State Public Notice Website and depending on the project it is posted in the newspaper. A physical notice is also mailed to all property owners within 300 feet of the project.

Vice Chair Simmonds said that one of the challenges of the City and as the City continues to grow and expand and annex property is there will be people around it and there will be problems of notifying everyone. Cross-community boundaries are not noticed either. For example, if there is a project that bounds with another city or jurisdiction, the City will not notice outside the boundaries of Logan.

Mr. Housley added that other jurisdictions will be noticed if it is within 300 feet of the project.

Vice Chair Simmonds remarked that in other locations signage for projects is much larger. There have been times when the Planning Commission has not been pleased by the amount of signage.

Mayor Daines interjected that another factor to consider is that as new roads or subdivisions are added there is a grid pattern in the General Plan and the commitment to continue in that grid pattern. She asked that should the pattern be given up or is it to allow the public to be aware and have ample opportunity to comment.

Councilmember A. Anderson answered that it is rather that the public feels that they are not always aware of what is going on even on their own street. Communicating with the public is always difficult recalling her own experience prior to being a Council Member. Council and Planning meetings are not always understood at times.

Mayor Daines explained that was one of the goals with the Neighborhood Councils. It was to give these organizations a vote and to get information out. The Chairman of the Neighborhood Council receives a notice from the Planning Commission if there is a project in their neighborhood. Some neighborhood groups do a much better job of dispersing that information than others. There is an ongoing effort right now as potential park projects are happening in the Hillcrest and Woodruff area. It is a good time to keep the public involved with the project as it evolves to receive valuable public feedback. It is an ongoing challenge to try to be transparent and share the information.

Councilmember A. Anderson agreed with the sentiment as there must be a responsibility as a citizen to search for the information if the City is posting the information.

Chairman M. Anderson replied that it would certainly be less to send it out in an email format.

Councilmember Ernesto López asked if texting has ever been considered as an option to alert the public of large projects and so forth.

Mayor Daines replied that there is a system in place that can be opted into called, Code Red. It is a system used solely for an emergency and the City has been very careful about using that system for anything other than an emergency. Again, the community must opt-in to the service, but it is a service not used for any other reason other than emergencies.

Vice Chair Simmonds said that it was sad to say, but it was easier to learn of what was going on in the valley when the Herald Journal newspaper was being printed every day. Large ads would be printed in the newspaper of what projects were coming up in the City. There is no longer that consistent universal publication.

Councilmember A. Anderson asked if all the notifications were in English or if English on one side and Spanish on the other was available. The State legislation had recently passed in terms of language and if that would impact the City in any way on how they communicated with the public.

Mr. Housley replied that Utah Code 63G-1-201 states that English is the official language in the State of Utah and all business had to be transacted in English except for criminal prosecution and such. That bill was just repealed, but there is no mandate that it must be done in any language other than English.

ADJOURNED. There being no further business to come before the Council, the Logan Municipal Council adjourned to a meeting of the Logan Redevelopment Agency.

The Logan Redevelopment Agency convened on Tuesday, March 16, 2021, at 6:54 pm, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 8432. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan Facebook page:

<https://www.facebook.com/cityoflogan> and the City of Logan YouTube channel at: https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ

COVID-19 Safety and Social Distancing Protocols were followed.

Council Members present at the beginning of the Logan Redevelopment meeting: Chairman Mark A. Anderson, Vice Chair Jeannie F. Simmonds, Councilmember Amy Z. Anderson and Councilmember Ernesto López. Administration present: Mayor Holly H. Daines, City Attorney Kymber Housley, Finance Director Richard Anderson, Economic Development Director Kirk Jensen, Community Development Director Mike DeSimone, City Recorder Teresa Harris and Deputy City Recorder Esli Morales. Excused: Councilmember Tom Jensen

WORKSHOP ITEM:

Consideration of a proposed resolution approving Agency assistance to Logan Business Gateway, LLC for its redevelopment project in the South Main River Community Reinvestment Project Area – Resolution 21-16 RDA

Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution. He explained that The redevelopment project (“Project”) of Logan Business Gateway, LLC, located at approximately 701 South Main Street in the South Main River Community Reinvestment Project Area CRPA and consisting of a 68,000 square foot, Class “A” office building, various retail buildings fronting Main Street and a multi-family residential project fronting 100 West Street, contributes significantly to the achievement of the City’s economic goals, including: the fiscal growth of the City through property and sales taxes; an additional economic return for the City in terms of the Project serving as a catalyst, encouraging additional development along the South Main corridor; the creation of new jobs; the improvement of the appearance of a key City commercial area. The Redevelopment Agency of the City of Logan previously approved Resolution No. 19-16 RDA; and the Economic Development Committee has reviewed the proposed investment and recommends its approval. The Redevelopment Agency of the City of Logan approved the following incentive package, with the terms described herein superseding those described in Resolution No. 19-16 RDA:

Logan Business Gateway, LLC will receive 100% of the available property tax increment generated by its Project annually during the life of the CRPA, not to exceed \$2,500,000 (“Cap”), conditioned upon its constructing of the project defined as an office building and three retail buildings substantially as represented in its plans that were approved by the City of Logan Planning Commission in Design Review Permit PC#19-001 and #21-002, as well as creating and maintaining a paved, riverside trail that can connect to the City’s trail network and that is accessible to the public in perpetuity. Available tax increment is defined as the total tax increment generated by the Project during the life of the CRPA and received by the Agency minus 10% that is required to be allocated for affordable housing and 5% which is used for administrative costs.

Should Logan Business Gateway, LLC elect not to develop and construct the housing component of the project within five years, the “Cap” will be reduced to \$2,347,983. All construction plans are to be approved by the City of Logan Planning Commission. Additionally, the Redevelopment Agency encourages Logan Business Gateway, LLC to utilize local contractors and vendors whenever possible.

Councilmember A. Anderson asked if there was a Transit Center bus stop that would stop anywhere along the project area.

Mr. White, a proponent of the project replied that there is a stop between the two northern buildings. Vice Chair Simmonds added that the stop would be part of the bus loop.

Mayor Daines asked the proponent when the office buildings might be ready for occupancy.

Mr. White replied that June or July as the TI’s (tenant improvements) have been delayed until July to ensure that the tenants would all be coming in at the same time along with

the leases. The building contractor has scheduled a June or July occupancy. The three upper floors are completely leased out except for the first floor that is still in progress.

The proposed resolution will be an action item and public hearing at the April 6, 2021 council meeting.

ADJOURNED. There being no further business to come before the Logan Redevelopment Agency, the meeting adjourned at 7:01 pm.

Esli Morales, Deputy City Recorder