CEDAR CITY

10 NORTH MAIN • CEDAR CITY, UTAH 84720
435-586-2950 • FAX: 435-586-4362
www.cedarcity.org

Mayor
Joe Burgess

Council Members
Ronald R. Adams
Nina R. Barnes
John Black
Paul Cozzens
Don Marchant

City Manager
Rick B. Holman

REDEVELOPMENT AGENCY MEETING
OCTOBER 23, 2013

The Cedar City Redevelopment Agency will hold a work meeting on Wednesday, October 23, 2013 immediately following the City Council meeting, in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:

I. Call to Order

II. Business Agenda
1. Approval of minutes dated October 2 & 9, 2013
2. Approve updated land trade in the Downtown Parking Authority area with the Leavitt Group for 6,413 square feet of land

Dated this 21st day of October, 2013.

Renon Savage

Renon Savage, CMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 21st day of October, 2013.

Renon Savage

Renon Savage, CMC
City Recorder

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

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

REDEVELOPMENT AGENCY MINUTES
OCTOBER 2, 2013

The Redevelopment Agency held a meeting on Wednesday October 2, 2013, at 5:40 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Secretary Paul Cozzens; Members: Nina Barnes; John Black; Joe Burgess; Don Marchant.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; Finance Director Jason Norris; City Recorder Renon Savage; Fire Chief Paul Irons; Police Chief Robert D. Allinson; Airport Manager Russ Volk; Leisure Services Director Dan Rodgerson.

OTHERS: Terry Irons, Melodie Jett, Tom Jett, Bev Burgess, Maile Wilson, Kevin Childs, Mark Cram, Scott Jolley, Cooper Jolley, Fred Rowley, Weslie Graham, Colby Lyons, Christine Workman, Dutch Workman, Briana Callies, Suzanne Callies, Dallas Jolley, James Thompson, Weston Bettridge, Brakkon Garrett, Layne Bishop, Tiana Slack, Kaylie Bolton.

FY 2013-14 BUDGET REVISION – JASON NORRIS: Jason - we decided to do the initial revision early this year since we are spending money. We want that approved for the year end audit. There are three items we are carrying forward, they are the grant incentives, the remaining $500,000 on the Shakespeare donation, we have put $1.5 million in escrow and we are carrying forward the additional $500,000; and the capital projects such as street lighting they are detailed in fund 57.

Black – is the fund balance unobligated? Jason – the incentives are the restrictive portion of the balance, Port 15 is restricted, economic incentives are restricted, capital projects are unrestricted that comes from the lease revenue from Lin's. Adams – all the downtown grants are cleaned up aren't they? Mayor – yes, the plan was to take the balance of the restricted funds down to zero with the Shakespeare, the remaining will be unrestricted.

ADJOURN: Councilmember Barnes moved to adjourn and move into the City Council work meeting at 5:45 p.m.; second by Councilmember Black; vote unanimous.

_____

Renon Savage, CMC
City Recorder

When Recorded Return to:

Cedar City Corporation
10 N. Main
Cedar City, Utah 84720

WARRANTY DEED

Leavitt Group Enterprises, Inc. GRANTOR

of **Cedar City**, County of **Iron**, State of **Utah**, hereby CONVEY and WARRANT to

Cedar City Redevelopment Agency
10 N. Main
Cedar City, Utah 84721-0130

of **Cedar City**, County of **Iron**, State of **Utah** GRANTEE

For the sum of **** **TEN AND NO/100 (and other good and valuable considerations)** **** DOLLARS

the following described tract(s) of land in **Iron** County, State of **Utah**, to-wit:

Beginning at the Southwest corner of Lot 14, Block 36, Plat B, Cedar City Survey, thence N. 0°46'47" W. along the West line of said Lot 14, 117.26 feet, thence N. 89°40'13" E. 58.13 feet, thence S. 0°46'48" E. 48.10 feet, thence S. 89°40'13" W. 8.01 feet, thence S. 0°46'48" E. 39.70 feet, thence N. 89°40'13" E. 5.18 feet, thence S. 0°32'03" E. 29.46 feet to the South line of said Lot 14, thence S. 89°40'18" W. along the South line of said Lot 14, 55.18 feet to the point of beginning and containing 6413 square feet.

Subject to easements for all existing utilities which traverse the above described property.

Together with all rights and appurtenances thereunto belonging.

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of record, or otherwise enforceable in law or equity.

WITNESS the hand(s) of said grantor(s), this ____ day of **May** A.D. 2007

Signed in the presence of

_____ By: Eric O. Leavitt
President

_____ _____

_____ _____

_____ _____

STATE OF **UTAH** }
COUNTY OF **IRON** } ss.
}

On the ____ day of **May**, A.D. 2007 personally appeared before me **Eric O. Leavitt, in his capacity as President of Leavitt Group Enterprises, Inc.,** the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

_____
Notary Public

My commission expires _____ Residing in _____

When Recorded Return to:

Alan A. Jones, Esq.
P.O. Box 130
Cedar City, Utah 84721-0130

WARRANTY DEED

Cedar City Redevelopment Agency GRANTOR

of **Cedar City**, County of **Iron**, State of **Utah**, hereby CONVEY and WARRANT to

Leavitt Group Enterprises, Inc.
PO Box 130
216 South 200 West
Cedar City, Utah 84721-0130

of **Cedar City**, County of **Iron**, State of **Utah** GRANTEE

For the sum of ****** TEN AND NO/100 (and other good and valuable considerations) ****** DOLLARS

the following described tract(s) of land in **Iron** County, State of **Utah**, to-wit:

Beginning at a point on the West line of Block 36, Plat B., Cedar City Survey, which is Situated N. 0°46'45" W. 152.33 feet from the Southwest corner of said Block 36, thence N. 0°46'45" W. along the West line of said Block 36, 40.09 feet, thence N. 89°40'35" E. 159.97 feet, thence S. 0°46'45" E. 40.09 feet, thence S. 89°40'35" W. 159.97 feet to the point of beginning and containing 6413 square feet.

Together with all rights and appurtenances thereunto belonging.

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of record, and taxes for the current year and each year thereafter.

WITNESS the hand(s) of said grantor(s), this ____ day of **May** A.D. 2007

CEDAR CITY REDEVELOPMENT AGENCY

_____
By:
Its:

STATE OF **UTAH** }
COUNTY OF **IRON** } ss.

On the ____ day of **May**, A.D. 2007 personally appeared before me_____ the _____ **of Cedar City Redevelopment Agency,** the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

_____
Notary Public

My commission expires _____ Residing in _____

When recorded Return to:

Cedar City Corporation
10 N. Main
Cedar City, UT 84720

WARRANTY DEED

DLA REALTY, LLC, a Utah limited liability company, with principal offices at Cedar City, Utah, Grantor, for Ten Dollars and other good and valuable consideration hereby CONVEYS AND WARRANTS to

CEDAR CITY REDEVELOPMENT AGENCY, Grantee,
of **10 N. Main, Cedar City, Utah 84720**, the following described tract(s) of land in Cedar City, Iron County, State of Utah:

Beginning at the Southwest corner of Lot 14, Block 36, Plat B, Cedar City Survey, thence N. 0°46'47"W. along the West line of said Lot 14, 117.26 feet, thence N. 89°40'13"E. 58.13 feet, thence S. 0°46'48" E. 48.10 feet, thence S. 89°40'13"W. 8.01 feet, thence S. 0°46'48"E. 39.70 feet, thence N. 89°40'13"E. 5.18 feet, thence S. 0°32'03" E. 29.46 feet to the South line of said Lot 14, thence S. 89°40'18"W. along the South line of said Lot 14, 55.18 feet to the point of beginning, and containing 6413 square feet.

Subject to easements, conditions, and rights of way which traverse the above-described property.

Tax I.D. No: Part of B-0728-0000-0000

WITNESS the hand(s) of said grantor this _____ day of _____, 2013.

DLA REALTY, LLC
a Utah limited liability company

_____
By: Dane O. Leavitt, President of Leavitt
Land & Investment, Inc., Member/Manager

STATE OF UTAH)
ss.
COUNTY OF IRON)

On the ____day of _____ 2013 personally appeared before me Dane O. Leavitt, the signer of the within instrument in his capacity as President of Leavitt Land & Investment, Inc., Member/Manager of DLA REALTY, LLC who duly acknowledged to me that he executed the same with authority from and in behalf of DLA REALTY, LLC.

_____
Notary Public.

When recorded Return to:

DLA REALTY, LLC
P.O. Box 1027
Cedar City, UT 84721-1027

WARRANTY DEED

CEDAR CITY REDEVELOPMENT AGENCY, Grantor, for Ten Dollars and other good and valuable consideration hereby CONVEYS AND WARRANTS to

DLA REALTY, LLC, Grantee,
of **216 S. 200 W, P.O. Box 1027, Cedar City, Utah 84721-1027**, the following described tract(s) of land in Cedar City, Iron County, State of Utah:

> **Beginning at a point on the West line of Block 36, Plat B. Cedar City Survey, which is situated N. 0°46'45" W. 152.33 feet from the Southwest corner of said Block 36, thence N. 0°46'45" W. along the West line of said Block 36, 40.09 feet, thence N. 89°40'35" E. 159.97 feet, thence S. 0°46'45"E. 40.09 feet, thence S. 89°40'35" W. 159.97 feet to the point of beginning, and containing 6413 square feet.**
>
> **Subject to easements, conditions, and rights of way which traverse the above-described property, and taxes for the current year and each year thereafter.**

WITNESS the hand(s) of said grantor this _____ day of _____, 2013.

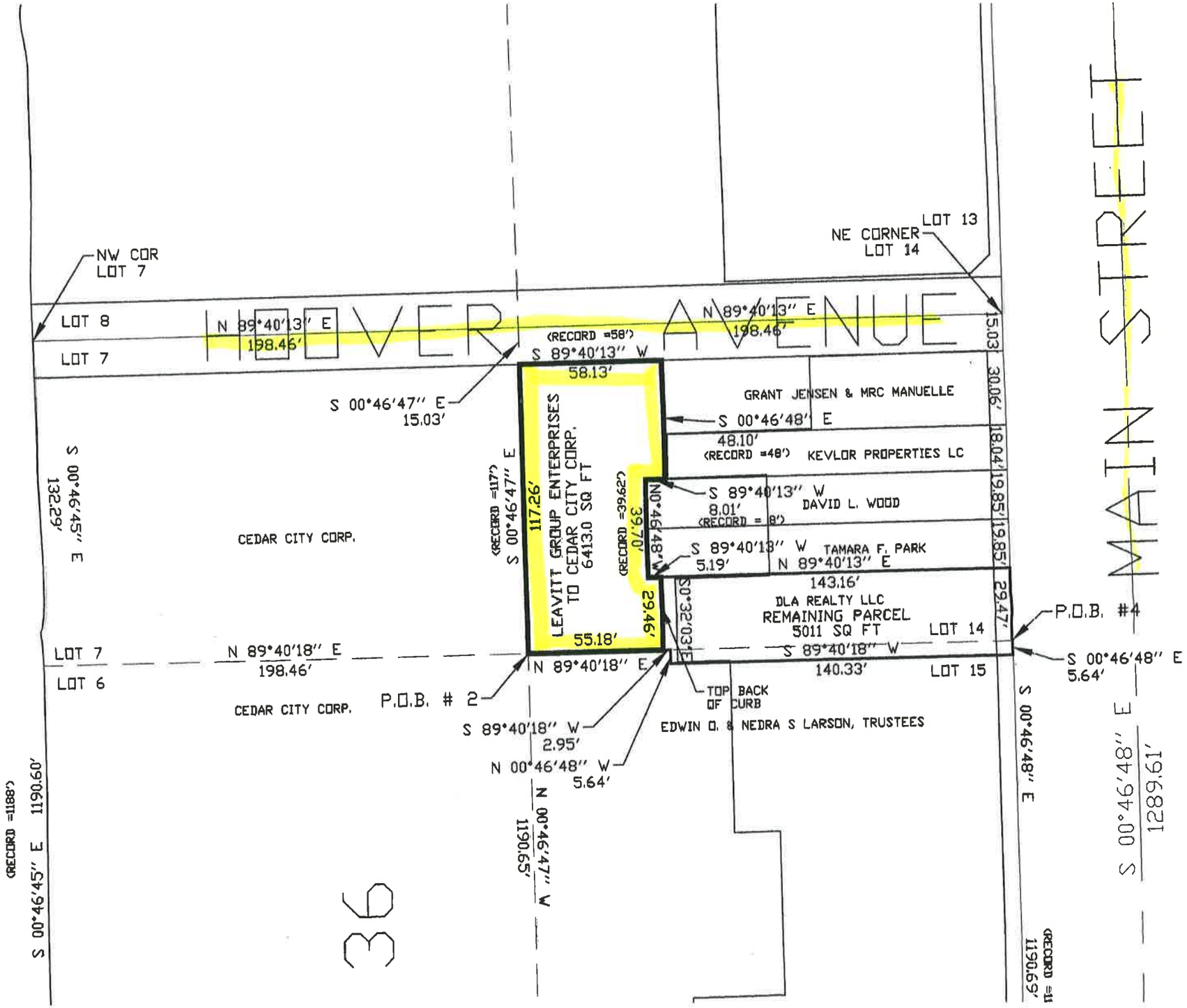
CEDAR CITY REDEVELOPMENT AGENCY

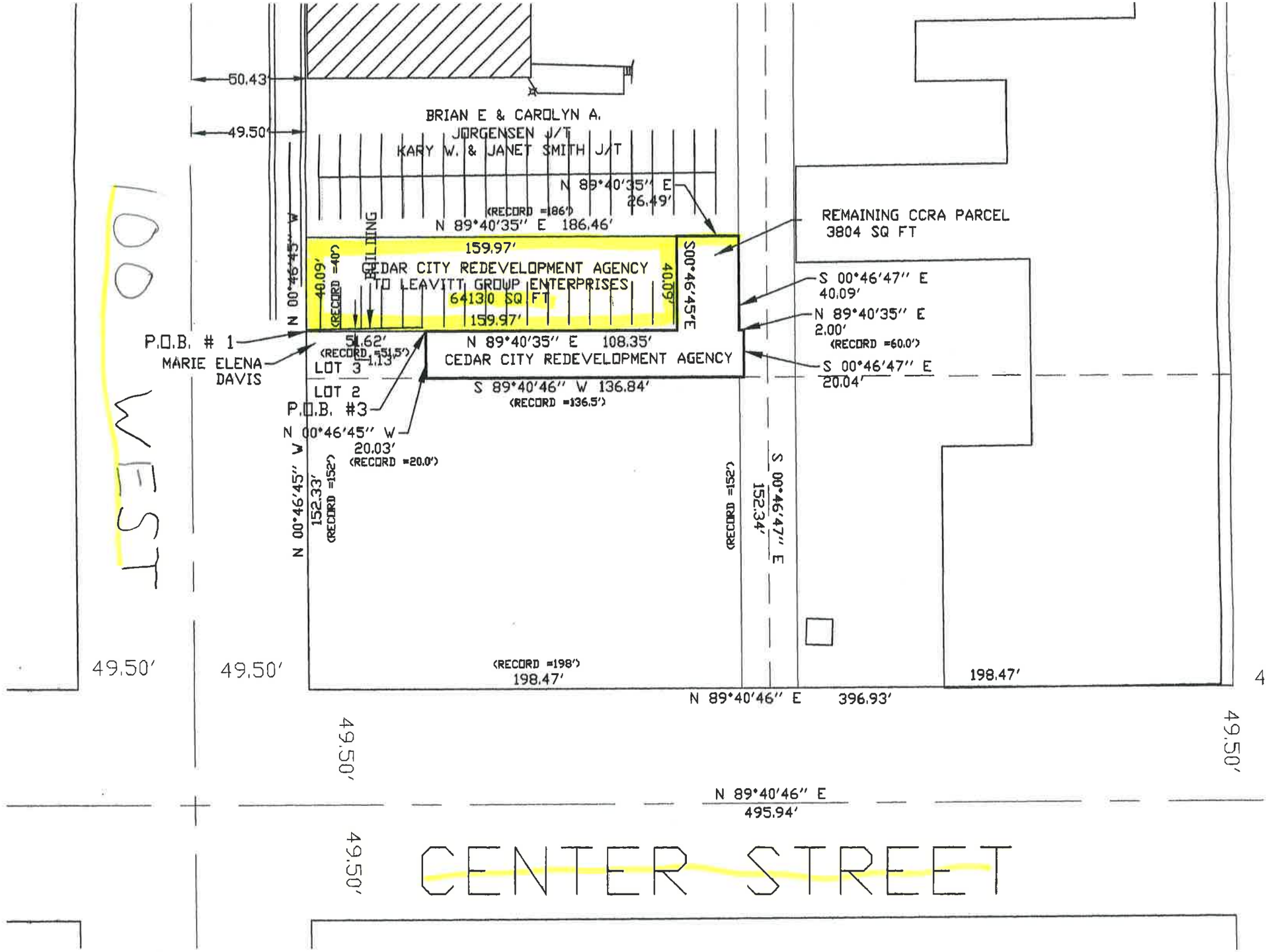
_____
By:
Its:

STATE OF UTAH)
ss.
COUNTY OF IRON)

On the _____day of _____ 2013 personally appeared before me _____of Cedar City Redevelopment Agency, the signer of the within instrument who duly acknowledged to me that he executed the same.

_____
Notary Public.


NW COR
LOT 7
LOT 8
LOT 7
N 89°40'13" E
198.46'
HOOVER AVENUE
(RECORD =58')
S 89°40'13" W
58.13'
S 00°46'47" E
15.03'
NE CORNER
LOT 14
LOT 13
N 89°40'13" E
198.46'
15.03'
30.06'
18.04'
19.85'
19.85'
29.47'
MAIN STREET
GRANT JENSEN & MRC MANUELLE
S 00°46'48" E
48.10'
(RECORD =48')
KEVLOR PROPERTIES LC
S 89°40'13" W
8.01'
(RECORD = 8')
DAVID L. WOOD
S 89°40'13" W
5.19'
TAMARA F. PARK
N 89°40'13" E
143.16'
S 00°46'45" E
132.29'
CEDAR CITY CORP.
(RECORD =117')
S 00°46'47" E
117.26'
LEAVITT GROUP ENTERPRISES
TO CEDAR CITY CORP.
6413.0 SQ FT
(RECORD =39.62')
39.70'
N 00°46'48" W
29.46'
S 00°32'03" E
DLA REALTY LLC
REMAINING PARCEL
5011 SQ FT
LOT 14
S 89°40'18" W
140.33'
LOT 15
P.O.B. #4
S 00°46'48" E
5.64'
LOT 7
LOT 6
N 89°40'18" E
198.46'
55.18'
N 89°40'18" E
CEDAR CITY CORP.
P.O.B. # 2
S 89°40'18" W
2.95'
N 00°46'48" W
5.64'
TOP BACK
OF CURB
EDWIN O. & NEDRA S LARSON, TRUSTEES
S 00°46'48" E
S 00°46'48" E
1289.61'
N 00°46'47" W
1190.65'
N 00°46'45" W
1289.49'
(RECORD =1188')
S 00°46'45" E 1190.60'
(RECORD =11
1190.69'
36


50.43'
49.50'
BRIAN E & CAROLYN A.
JORGENSEN J/T
KARY W. & JANET SMITH J/T
N 89°40'35" E
26.49'
(RECORD =186')
N 89°40'35" E 186.46'
REMAINING CCRA PARCEL
3804 SQ FT
159.97'
CEDAR CITY REDEVELOPMENT AGENCY
TO LEAVITT GROUP ENTERPRISES
64130 SQ FT
159.97'
BUILDING
40.09'
(RECORD =40')
N 00°46'45" W
S00°46'45"E
40.09'
S 00°46'47" E
40.09'
N 89°40'35" E
2.00'
(RECORD =60.0')
S 00°46'47" E
20.04'
P.O.B. # 1
MARIE ELENA
DAVIS
51.62'
(RECORD =51.5')
1.13'
N 89°40'35" E 108.35'
CEDAR CITY REDEVELOPMENT AGENCY
LOT 3
LOT 2
S 89°40'46" W 136.84'
(RECORD =136.5')
P.O.B. #3
N 00°46'45" W
20.03'
(RECORD =20.0')
N 00°46'45" W
152.33'
(RECORD =152')
(RECORD =152')
S 00°46'47" E
152.34'
100 WEST
49.50'
49.50'
(RECORD =198')
198.47'
198.47'
N 89°40'46" E 396.93'
49.50'
49.50'
N 89°40'46" E
495.94'
49.50'
CENTER STREET