

**MINUTES OF THE
KANE COUNTY REDEVELOPMENT AGENCY/ CRA
MEETINGS TO BE HELD TUESDAY March 8, 2022 2:30 pm
IN THE KANE COUNTY COMMISSION CHAMBERS**

CALL MEETING TO ORDER & WELCOME: Member Chamberlain

CONSENT AGENDA: Approval of June 8, 2021 Minutes

Motion to approve the Consent Agenda and Minutes from June 8, 2021 made by Board Member Heaton and motion carried with all Board Members present voting in favor.

REGULAR AGENDA:

1. Second Amended East Zion CRA Project Area Plan and Budget

Member Chamberlain said that we are considering a timeline for a Second Amendment to the CRA project.

Jason Birmingham said that this is more of a reference item. No action is intended other than to discuss the opportunity to move forward with an amendment to the East Zion Community Reinvestment Project Area. Jason said that we started this project 1-2 years ago and that the purpose of the Community Reinvestment Areas is that they are intended to give local government a tool to perform and participate in economic development initiatives and tax increment financing. With tax increment financing, there is incremental tax revenues that are generated with projects that can then be used by an agency to incentivize private investment to incur within the project area as well as certain public infrastructure that might be relevant and important to participate in order to have the project done. The East Zion Initiative has been contemplated for some time, which in partnership with Zions National Park and others is a real vision to create more economic activity and demand on the east side of Zion Park. It will also provide additional amenities, infrastructure components and elements that will really improve the overall quality of those residents and the ones that will come to visit. Jason said that this plan contemplates things like a visitor's center and the ability to have a gathering spot in terms of a visitors center so that it might be better utilized and help to direct people throughout the park. There are also other improvements that they are contemplating as part of this. Jason said that the TIF model is where they are at, at this point. There are a few subtle changes that need to be made to the project

area plan and budget. They are the governing documents that outline how the Redevelopment Agency of the County will utilize the tax increment that is generated. One of the main amending provisions is to further clarify the priority of the visitor's center being the top priority of funding when it comes to tax increment. Previous versions did not call it out specifically. The intent of this amendment is to revise it so that it's clear the visitor's center is the first priority in terms of funding for tax increment. Once it is satisfied then the other purposes that have been identified in the plan can also be approached and funded. Jason said that the other provision he thinks that is being amended includes some updated information relative to the overall development. When they developed the original plan they knew a little bit about what the additional development would be outside the visitor's center and hotel lodge, they now have a much more comprehensive perspective now in terms of the other acreage of development. They have met with others to understand what their contemplating building. The plan has been updated and amended to reflect probably another \$200 million of private taxable value that will be built within the project area. They felt that was an important modification and amendment to make in this plan as well. Jason then went over the calendar that showed the dates of when things should be taking place.

Commission Chamberlain said that if we go forward with this the calendar of events includes setting a hearing for April 12, 2022 so we would need to determine a time and place.

They decided to have the April 12, 2022 public hearing in the Commission Chambers at 1:00 p.m.

Jason said that they have a draft of the public notice for the public hearing and they have referenced the second amended East Zion CRA project area plan and budget. He said that he thinks they have everything ready to go, they just need the county to authorize them to move forward so they can go ahead and do the notice. Jason said they will reference that for property owners purposes it would be best to indicate that the inspection of the second amended project area plan and budget could be viewed physical if they came to the County Clerk's Office.

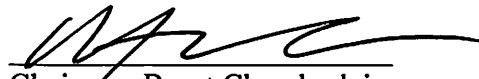
Attorney Van Dyke said that if they were not going to discuss the substance of the second amended project area plan and budget then they ought to have some meetings prior to the public hearing to discuss it. He said if the RDA has significant changes due to the discussions after the public hearing then it will likely bump off the schedule. The first step is to make sure all three Commissioners are on the same page.

Commissioner Chamberlain said that they have a schedule set and will follow the schedule while talking about ways to get public input. He said if there are any issues that show up at the public hearing then actions could be delayed.

Jason did say that the public hearing could be continued if they need to go back and consider some of the comments then they could do the resolution/ordinance at a later date if needed.

Motion to adjourn made by Member Heaton and motion carried with all Members present voting in favor.

WHEREUPON MEETING ADJOURNED


Chairman Brent Chamberlain


Secretary Karla Johnson