

**NOTICE OF REGULAR MEETING OF THE
NEIGHBORHOOD REDEVELOPMENT AGENCY
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the Neighborhood Redevelopment Agency of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, June 16, 2022, commencing at approximately 6:00 p.m.

The agenda for the meeting is as follows:

1. **Public hearing to receive input and consideration of a resolution to adopt the Fiscal Year 2022-2023 budget for the St. George Neighborhood Redevelopment Agency (RDA).**

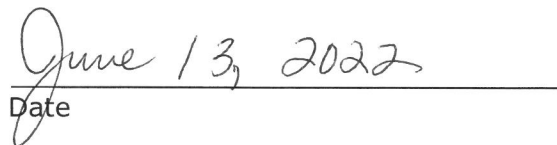
BACKGROUND and RECOMMENDATION: State Law requires the City and RDA to take public input regarding the proposed budget in at least one public hearing. Staff recommends approval of the resolution to officially adopt the St. George Neighborhood Redevelopment Agency's (RDA) Fiscal Year 2022-2023 Budget. Staff recommends taking public comment and approving the resolution to officially adopt the St. George Neighborhood Redevelopment Agency's (RDA) Fiscal Year 2022-2023 Budget.

2. **Public hearing and consideration of a resolution to review and approve amendments to the Fiscal Year 2021-2022 Budget.**

BACKGROUND and RECOMMENDATION: State statute requires that public notice be given, and a public hearing be held when changes are requested to the RDA's budget. Staff recommends taking public comment and approving the resolution to amend the Fiscal Year 2021-2022 budget for the RDA.

3. **Consider approval of the minutes from the meetings held on October 7, 2021; and April 7, 2022.**


Christina Fernandez, Secretary


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 City Human Resources Office, 627-4671, at least 24 hours in advance if you have special needs.



Agenda Date: 06/16/2022

Agenda Item Number: R1

Subject:

Public hearing to receive input and consideration of a resolution to adopt the Fiscal Year 2022-2023 budget for the St. George Neighborhood Redevelopment Agency (RDA).

Item at-a-glance:

Staff Contact: Robert Myers

Applicant Name: St. George Neighborhood Redevelopment Agency (RDA)

Reference Number: NA

Address/Location:

175 East 200 North

Item History (background/project status/public process):

State Law requires the City and RDA to take public input regarding the proposed budget in at least one public hearing. Staff recommends approval of the resolution to officially adopt the St. George Neighborhood Redevelopment Agency's (RDA) Fiscal Year 2022-2023 Budget.

Staff Narrative (need/purpose):

The Preliminary 2022-2023 budget has been available on the City's website and at the City Records office for our citizens to view. The City's Economic Development Areas (EDAs) and Community Development Areas (CDAs) are under the umbrella of the RDA.

Name of Legal Dept approver: NA

Budget Impact: No Impact

Recommendation (Include any conditions):

Approval of the resolution to officially adopt the St. George Neighborhood Redevelopment Agency's (RDA) Fiscal Year 2022-2023 Budget.

RESOLUTION NO. _____

**ADOPTING THE 2022-2023 FISCAL BUDGET FOR
THE ST. GEORGE NEIGHBORHOOD REDEVELOPMENT
AGENCY.**

WHEREAS, pursuant to the Section 17C-1-601.5, Utah Code Annotated, the St. George Neighborhood Redevelopment Agency ("Agency") is required to adopt an annual budget with regard to the funds of the Agency; and

WHEREAS, the City has complied with the provisions of the Act in adopting a budget, and setting and conducting public hearings on such budget.

NOW, THEREFORE, at a regular meeting of the Neighborhood Redevelopment Agency of the City of St. George, Utah, duly called, noticed and held on the 16th day of June, 2022, upon motion duly made and seconded, it is unanimously

RESOLVED that the 2022-2023 fiscal budget for the Neighborhood Redevelopment Agency of St. George, attached hereto as Exhibit "A" including all schedules hereto, is hereby adopted, subject to later amendment.

VOTED UPON AND PASSED BY THE ST. GEORGE NEIGHBORHOOD
REDEVELOPMENT AGENCY AT A REGULAR MEETING OF SAID AGENCY
HELD ON THE 16TH DAY OF JUNE, 2022.

ST. GEORGE CITY:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____



Agenda Date: 06/16/2022

Agenda Item Number: R2

Subject:

Public hearing and consideration of a resolution to review and approve amendments to the Fiscal Year 2021-22 Budget.

Item at-a-glance:

Staff Contact: Robert Myers
Applicant Name: City of St. George
Reference Number: N/A
Address/Location:
175 East 200 North

Item History (background/project status/public process):

State statute requires that public notice be given and a public hearing be held when changes are requested to the RDA's budget.

Staff Narrative (need/purpose):

Staff requests an amendment to the Fort Pierce EDA #1 in the amount of \$7,500 to reflect a higher final distribution amount to participating taxing entities from the close-out of the EDA and an amendment to the Millcreek CDA in the amount of \$15,000 to reflect an increase in tax incentive payments made during FY 2022.

Name of Legal Dept approver: N/A

Budget Impact:

Cost for the agenda item: \$22,500
Amount approved in current FY budget for item: \$0
If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:
Funds are available in the Fort Pierce EDA #1 and Millcreek CDA fund as shown in Exhibit A.
Description of funding source:
Funds are available in the Fort Pierce EDA #1 and Millcreek CDA fund as shown in Exhibit A.

Recommendation (Include any conditions):

Staff recommends taking public comment and approval of the resolution.

RESOLUTION NO. _____

**AMENDING THE 2021-2022 FISCAL BUDGET FOR
THE ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY**

WHEREAS, pursuant to the Uniform Fiscal Procedures Act for Utah Cities (the "Act"), the St. George Neighborhood Redevelopment Agency is required to adopt an annual budget with regard to the funds of the City; and

WHEREAS, the St. George Neighborhood Redevelopment Agency has complied with the provisions of the Act in adopting a budget, and setting and conducting public hearings on such budget.

NOW, THEREFORE, at a regular meeting of the Neighborhood Redevelopment Agency of the City of St. George, Utah, duly called, noticed and held on the 16th day of June, 2022, upon motion duly made and seconded, it is unanimously.

RESOLVED that the 2021-2022 fiscal budget for the Neighborhood Redevelopment Agency of the City of St. George thereto, is hereby amended. Said amendments are attached hereto as Exhibit "A."

VOTED UPON AND PASSED BY THE ST. GEORGE NEIGHBORHOOD
REDEVELOPMENT AGENCY AT A REGULAR MEETING OF SAID AGENCY
HELD ON THE 16TH DAY OF JUNE, 2022

REDEVELOPMENT AGENCY OF
THE CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Chairwoman

Christina Fernandez, Secretary

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF MEMBERS:

Tani Pack Downing
City Attorney

Agency Member Hughes _____
Agency Member McArthur _____
Agency Member Larkin _____
Agency Member Larsen _____
Agency Member Tanner _____



RDA			<u>Debit</u>	<u>Credit</u>
1	34-3400-6203 34-31100 34-3610	Fort Pierce EDA #1 - Distributions to Taxing Entities Fort Pierce EDA #1 - Current Property Taxes Fort Pierce EDA #1 - Interest Earnings	7,500	5,000 2,500
Staff requests to increase funding in Fort Pierce EDA #1 to reflect a higher distribution of final fund balance to the taxing entities than was anticipated in the FY 2022 budget. The Fort Pierce EDA #1 expired in December 2020. Due to the timing of property tax payments and late payments a higher amount is anticipated to be distributed to participating taxing entities to finish the close-out of the Fort Pierce EDA #1 fund. Staff requests to amend the budget in the amount of \$7,500 to reflect the increased distribution to participating taxing entities.				
2	39-3900-6201 39-38800	Millcreek CDA - Economic Incentives Millcreek CDA - Appropriated Fund Balance	15,000	15,000
Staff requests to increase funding in Fort Pierce EDA #1 to reflect a higher amount paid for economic incentives than anticipated in the FY 2022 budget. The Millcreek CDA was invoked January 1, 2019 and has a 15-year term. The FY2022 budget included funding for economic incentives in the amount of \$115,000. Based on actual incentives paid during FY 2022 an additional \$15,000 in funding is needed to complete the fiscal year. Funding is available from available fund balance within the Millcreek CDA fund. Staff requests to amend the budget in the amount of \$15,000 to reflect the increase in economic incentives paid during FY 2022.				

1 **ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY**
2 **REGULAR MEETING**
3 **OCTOBER 7, 2021, 6:00 P.M.**
4 **CITY COUNCIL CHAMBERS**
5

6 **PRESENT:**

7 Chairman Michele Randall
8 Agency Member Jimmie Hughes
9 Agency Member Gregg McArthur
10 Agency Member Dannielle Larkin
11 Agency Member Vardell Curtis
12 City Manager Adam Lenhard
13 City Attorney Shawn Guzman
14 City Recorder Christina Fernandez
15

16 **EXCUSED:**

17 Agency Member Bryan Smethurst
18

19 **PUBLIC HEARING/AMEND THE FY 2021-22 BUDGET/RESOLUTION:**

20 Public hearing and consideration of a resolution to review and approve
21 amendments to the Fiscal Year 2021-2022 Budget.
22

23 Assistant City Manager Deanna Brklacich outlined the proposed amendments as
24 follows: To increase the budget approved for the abatement and demolition of the
25 St. George Inn hotel and other buildings located on the City's property. CDBG funds
26 of \$200,000 are available for this project; and \$270,000 will be funded by a transfer
27 of funds from the Economic Development Capital Projects Fund. (Budget opening
28 connects with Other Funds budget opening #10); and 2) Anticipated tax increment
29 revenues for the prior year ended above original estimated amounts for Ft. Pierce
30 EDA #1 and therefore this budget adjustment is to increase the transfers budget for
31 the 20% Housing Fund requirement and also the distributions to taxing agencies to
32 close-out this fund.
33

34 Chairman Randall opened the public hearing. There being no comment she closed
35 the public hearing.
36

37 **MOTION:** A motion was made by Agency Member Curtis to approve the
38 resolution approving amendments to the Fiscal Year 2021-2022
39 Budget.

40 **SECOND:** The motion was seconded by Agency Member Hughes.

41 **VOTE:** Chairman Randall called for a roll call vote, as follows:
42

43 Agency Member Hughes – aye
44 Agency Member McArthur – aye
45 Agency Member Larkin – aye
46 Agency Member Curtis – aye
47

48 The vote was unanimous and the motion carried.
49
50
51

5 **MINUTES:**

6 **Consider approval of the minutes from the meeting held on June 17, 2021.**
7

8 **MOTION:** A motion was made by Agency Member McArthur to approve the
9 minutes from the meeting held on June 17, 2021.

10 **SECOND:** The motion was seconded by Agency Member Hughes.

11 **VOTE:** Chairman Randall called for a vote, as follows:
12

13 Agency Member Hughes – aye

14 Agency Member McArthur – aye

15 Agency Member Larkin – aye

16 Agency Member Curtis – aye
17

18 The vote was unanimous and the motion carried.
19
20

21 **ADJOURN:**

22 **MOTION:** A motion was made by Agency Member Curtis to adjourn.

23 **SECOND:** The motion was seconded by Agency Member McArthur.

24 **VOTE:** Chairman Randall called for a vote, as follows:
25

26 Agency Member Hughes – aye

27 Agency Member McArthur – aye

28 Agency Member Larkin – aye

29 Agency Member Curtis – aye
30

31 The vote was unanimous and the motion carried.
32
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36 _____
Christina Fernandez, Secretary

**NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES
WORK MEETING
APRIL 7, 2022, APPROXIMATELY 6:50 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Chairwoman Michele Randall
Agency Member Jimmie Hughes
Agency Member Gregg McArthur
Agency Member Dannielle Larkin
Agency Member Natalie Larsen
Agency Member Michelle Tanner**

STAFF MEMBERS PRESENT:

**City Manager Adam Lenhard
City Attorney Tani Pack Downing
City Recorder Christina Fernandez
Assistant City Manager Marc Mortensen
Budget and Financial Planning Manager Robert Myers**

PUBLIC HEARING/AMEND FISCAL YEAR 2021-22 BUDGET/RESOLUTION:

Public hearing and consideration of a resolution to review and approve amendments to the Fiscal Year 2021-22 Budget.

BACKGROUND and RECOMMENDATION: The Facility Service Division is in the process of finishing the abatement and demolition of the Inn at St. George and the Bicycle Collective buildings. A contract was awarded for the abatement of these buildings in the amount of \$289,000. During the abatement portion of the project additional asbestos was identified in the basement of the bicycle shop, under the floor tiles in the restrooms and kitchenettes in each suite and on the block wall on the east side of the property. Because of these additional findings, two change orders totaling \$121,422 were necessary to remove the additional asbestos identified. The demolition cost for the project is \$168,473. Because of the change orders the total project cost is anticipated to be \$590,900 which will exceed the original budget of \$530,000 by \$60,900. In addition (\$2,388) in funding for the project is requested to be changed from CDBG funds to Economic Development Project Funds based on the costs eligible for CDBG reimbursement. Staff recommends taking public comment and approval of the resolution.

Link to presentation from Budget and Financial Planning Manager Robert Myers:
[00:00:00](#)

[Agenda Packet \[Page 2\]](#)

Link to discussion between Mayor Randall and Assistant City Manager Marc Mortensen: [00:01:04](#)

Link to public hearing: [00:03:20](#)

Link to motion: [00:03:33](#)

5 **MOTION:**

6 A motion was made by Agency Member McArthur to approve the resolution to
7 approve amendments to the Fiscal Year 2021-22 Budget.

8 **SECOND:**

9 The motion was seconded by Agency Member Larkin.

10 **VOTE:**

11 Chairwoman Randall called for a roll call vote, as follows:
12

13 Agency Member Hughes – aye
14 Agency Member McArthur – aye
15 Agency Member Larkin – aye
16 Agency Member Larsen – aye
17 Agency Member Tanner – aye
18

19 The vote was unanimous and the motion carried.
20

21 **APPROVAL OF MINUTES:**

22 **Consider approval of the minutes from the meetings held on October 28,**
23 **2021, and March 10, 2022.**
24

25 Link to presentation from Mayor Randall: [00:03:57](#)
26

27 [Agenda Packet \[Page 5\]](#)
28

29 Link to motion: [00:04:00](#)
30

31 **MOTION:**

32 A motion was made by Agency Member Larkin to approve the minutes from
33 the meetings held on October 28, 2021, and March 10, 2022.

34 **SECOND:**

35 The motion was seconded by Agency Member Hughes.

36 **VOTE:**

37 Chairwoman Randall called for a vote, as follows:
38

39 Agency Member Hughes – aye
40 Agency Member McArthur – aye
41 Agency Member Larkin – aye
42 Agency Member Larsen – aye
43 Agency Member Tanner – aye
44

45 The vote was unanimous and the motion carried.
46
2

1
1 **ADJOURN:**

2 Link to motion to adjourn: [00:04:14](#)

3
4 **MOTION:**

5 A motion was made by Agency Member Larsen to adjourn the meeting.

6 St. George Neighborhood Redevelopment Agency Minutes

7 April 7, 2022

8 Page Three

9
10 **SECOND:**

11 The motion was seconded by Agency Member Tanner.

12 **VOTE:**

13 Chairwoman Randall called for a vote, as follows:

14 Agency Member Hughes – aye

15 Agency Member McArthur – aye

16 Agency Member Larkin – aye

17 Agency Member Larsen – aye

18 Agency Member Tanner – aye

19
20 The vote was unanimous and the motion carried.

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Christina Fernandez, Secretary