

AGENDA ITEM #VI.

Permanent Community Impact Fund Board Application ASSOCIATION OF GOVERNMENT REGIONAL CLEARINGHOUSE REVIEW

APPLICANT City of St. George		PROJECT TITLE St. George City Hall and Parking Structure	
DATE OF REVIEW 02/08/2023	TRIMESTER APPLYING 3rd Trimester	PROJECT ON 1 YEAR CIB APPLICATION LIST? YES	CAPITAL ASSET INVENTORY ON FILE WITH THE AOG? YES
AOG Five County AOG	APPLICANT COUNTY Washington	PROJECT PUBLIC HEARING HELD PRIOR TO AOG REVIEW?*	IS THIS A PLANNING PROJECT? NO
CIB REQUEST \$20,000,000.00	GRANT AMT \$0	PROJECT CONSISTENT WITH LOCAL AND REGIONAL PLANS?	LOCAL YES REGIONAL YES
LOAN AMT \$20,000,000.00	LOAN TERMS 2.0% for 30 years	DOES THIS PROJECT ADDRESS AN IDENTIFIED NEED FROM THE CAPITAL ASSET INVENTORY? YES	DOES THIS PROJECT ADDRESS AN IDENTIFIED TOP PRIORITY FROM THE CAPITAL ASSET INVENTORY? YES

PROJECT DESCRIPTION/SCOPE OF WORK Description of what will be purchased with CIB funding.

The City will construct a new City Hall downtown on Main Street across the street to the east of the Town Square that will be three levels with a total of approximately 69,500 square feet that will include the City Council Chambers/Community Room.

An on-site Parking Structure will consist of four levels and includes 308 parking space. Efficiency, productivity, necessity, transparency, and functionality have been major drivers in its design.

The total cost of the facility is estimated to be \$45,870,027. After the design is completed it is estimated that construction will commence in August 2023.

WHAT IS THIS PROJECT'S INTENDED PURPOSE TO THE COMMUNITY? How does this project help the community?

To provide for better citizen and employee safety. To provide adequate space for employees. The City cannot add new employees at the existing City offices. The current Chambers are too small. The new building will have much larger Council Chambers, and make space available for other public meetings and gatherings. The new building will have a number of conference Rooms.

The existing office building's conference rooms have been converted to office space. The new building will have adequate and improved public restrooms. The new building will allow for anticipated growth over the next 30+ years. The building will be energy efficient and water-wise.

HOW DOES THIS PROJECT FULFILL CIB'S MANDATE TO USE ITS LIMITED FUNDS TO "RESULT IN THE GREATEST USE OF FINANCIAL RESOURCES FOR THE GREATEST NUMBER OF CITIZENS OF THIS STATE"?

The City of St. George is the fifth largest city, population-wise, in the state of Utah, with a 2022 estimated population of 99,958 persons. The current facility's space is woefully inadequate, and completely lacks adequate parking to service the needs of the residents and visitors to the City. The proposed facility will serve the community as it grows over the next 30+ years. The city is projected to double in population over the next 40 years. This is a fairly frugally planned facility with an attached multi-use parking garage. In comparison, Provo City, with a population of 114,000 just built, in 2022, a five-story 204,000 sq. ft. building (albeit with fire and police administration included) that this will not require, at a total cost of \$69 million.

AOG RECOMMENDATION

THE ABOVE-NAMED AOG GOVERNING BODY REVIEWED THIS PROJECT ON THE DATE INDICATED AND VOTED TO:

Steering Committee

REVIEWED BY _____

SUPPORT THE PROJECT

Steering Committee Chair

SIGNATURE _____

TITLE _____

FOR ADDITIONAL INFORMATION OR COMMENT, PLEASE CONTACT

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NAME

PHONE NUMBER

EMAIL

*Public Hearing: The CIB requires all applicants to have a vigorous public participation effort. All applicants shall hold a formally noticed public hearing to solicit comment concerning the size, scope, and nature of any funding request submitted to the CIB before review by the Board. A complete and detailed scope of work shall be given to the public, and its financing and be documented in the minutes. The information shall include the financial impact to the public as user fees, special assessments, or property taxes. (The Board has adopted a funding matrix tool to assist reasonable consistency regarding grant/loan award.) The CIB may require further public hearings if it determines the applicant did not adequately disclose to the public the possible financial impact of the financial assistance. Projects will not be placed on a CIB agenda until a public hearing has been held.