

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

Public Notice

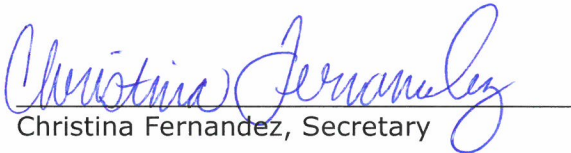
Public notice is hereby given that the Neighborhood Redevelopment Agency of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, June 15, 2023, commencing at approximately 6:00 p.m.

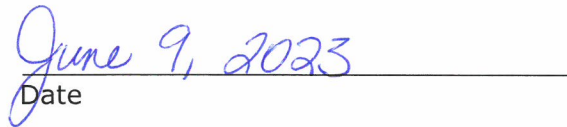
The agenda for the meeting is as follows:

1. **Public hearing to receive input and consideration of a resolution to adopt the Fiscal Year 2023-2024 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 2023-2024 Budget. Staff recommends taking public comment and approving the resolution to officially adopt the St. George Neighborhood Redevelopment Agency's (RDA) Fiscal Year 2023-2024 Budget.

2. **Consider approval of the minutes from the meetings held on June 16, 2022; August 25, 2022; May 25, 2023; and June 8, 2023.**


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.

RESOLUTION NO. _____

**ADOPTING THE 2023-2024 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 15th day of June, 2023, upon motion duly made and seconded, it is unanimously

RESOLVED that the 2023-2024 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 15TH DAY OF JUNE, 2023.

ST. GEORGE CITY:

ATTEST:

Michele Randall, Chairwoman

Christina Fernandez, Secretary

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF MEMBERS:

Agency Member Hughes _____

Agency Member McArthur _____

Agency Member Larkin _____

Agency Member Larsen _____

Agency Member Tanner _____

Tani Downing, City Attorney

**ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES
REGULAR MEETING
JUNE 16, 2022, APPROXIMATELY 6:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

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

STAFF MEMBERS PRESENT:

**City Manager Adam Lenhard
City Attorney Tani Pack Downing
Secretary Christina Fernandez
Assistant City Attorney Deanna Brklacich
Assistant City Manager Marc Mortensen
Administrative Services Director Trevor Coombs
Budget and Financial Planning Manager Robert Myers
Assistant Budget Manager Chad Moultrie**

PUBLIC HEARING/ADOPT FISCAL YEAR 2022-2023 BUDGET/RESOLUTION:

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.

Link to presentation from Budget and Financial Planning Manager Robert Myers:

[00:00:03](#)

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

Link to public hearing: [00:00:35](#)

Link to motion: [00:00:52](#)

MOTION:

A motion was made by Agency Member Larsen to approve the resolution to adopt the Fiscal Year 2022-2023 budget for the St. George Neighborhood Redevelopment Agency (RDA).

SECOND:

The motion was seconded by Agency Member Hughes.

VOTE:

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

5 Agency Member Hughes – aye
6 Agency Member McArthur – aye
7 Agency Member Larkin – aye
8 Agency Member Larsen – aye
9 Agency Member Tanner – aye
10

11 The vote was unanimous and the motion carried.
12

13 **PUBLIC HEARING/AMEND FISCAL YEAR 2021-2022 BUDGET/RESOLUTION:**
14 **Public hearing and consideration of a resolution to review and approve**
15 **amendments to the Fiscal Year 2021-2022 Budget.**
16

17 BACKGROUND and RECOMMENDATION: State statute requires that public notice be
18 given, and a public hearing be held when changes are requested to the RDA's
19 budget. Staff recommends taking public comment and approving the resolution to
20 amend the Fiscal Year 2021-2022 budget for the RDA.
21

22 Link to presentation from Budget and Financial Planning Manager Robert Myers:
23 [00:01:25](#)
24

25 [Agenda Packet \[Page 4\]](#)
26

27 Link to public hearing: [00:02:22](#)
28

29 Link to motion: [00:02:40](#)
30

31 **MOTION:**

32 A motion was made by Agency Member Hughes to approve the resolution to
33 review and approve amendments to the Fiscal Year 2021-2022 budget.
34

35 **SECOND:**

36 The motion was seconded by Agency Member Larsen.
37

38 **VOTE:**

39 Chairwoman Randall called for a roll call vote, as follows:
40

41 Agency Member Hughes – aye
42 Agency Member McArthur – aye
43 Agency Member Larkin – aye
44 Agency Member Larsen – aye
45 Agency Member Tanner – aye
46

47 The vote was unanimous and the motion carried.
48

49 **APPROVAL OF MINUTES:**

50 **Consider approval of the minutes from the meetings held on October 7,**
51 **2021; and April 7, 2022.**
52

53 [Agenda Packet \[Page 7\]](#)

Link to motion: [00:03:02](#)

5 **MOTION:**

6 A motion was made by Agency Member Hughes to approve the minutes from
7 the meetings held on October 7, 2021; and April 7, 2022.

8 **SECOND:**

9 The motion was seconded by Agency Member McArthur.

10 **VOTE:**

11 Chairwoman 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 Larsen – aye
17 Agency Member Tanner – aye
18

19 The vote was unanimous and the motion carried.
20

21 **ADJOURN:**

22 Link to motion: [00:03:22](#)
23

24 **MOTION:**

25 A motion was made by Agency Member Larkin to adjourn.

26 **SECOND:**

27 The motion was seconded by Agency Member Hughes.

28 **VOTE:**

29 Chairwoman Randall called for a vote, as follows:

30
31 Agency Member Hughes – aye
32 Agency Member McArthur – aye
33 Agency Member Larkin – aye
34 Agency Member Larsen – aye
35 Agency Member Tanner – aye
36

37 The vote was unanimous and the motion carried.
38
39
40
41
42

43 _____
44 Christina Fernandez, Secretary

**JOINT ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY
AND CITY COUNCIL MINUTES
WORK MEETING
AUGUST 25, 2022, APPROXIMATELY 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

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

EXCUSED:

Agency Member Dannielle Larkin

STAFF MEMBERS PRESENT:

**City Manager Adam Lenhard
City Attorney Tani Pack Downing
Secretary Christina Fernandez
Assistant City Attorney Deanna Brklacich
Assistant City Manager Marc Mortensen
Economic Vitality and Housing Director Shirlayne Quayle
Community Development Director John Willis
Planner Carol Davidson
Communications and Marketing Director David Cordero
Administrative Services Director Trevor Coombs
Budget and Financial Planning Manager Robert Myers
Assistant Budget Manager Chad Moultrie**

OTHERS PRESENT:

**Clint Ried
Isaac Barlow
Brian McCann
Matt Loo
Brennen Brown
Macrae Heppler
Chris Boudrero
Brian Aguirre
Elise West
Steve Kemp
Gary Stone**

**DISCUSSION REGARDING THE PROPOSED TECH RIDGE COMMUNITY
DEVELOPMENT AREA (CDA):**

Link to presentation from Matt Loo and Brenden Brown, including discussion between the City Council, City Manager Adam Lenhard, Chairwoman Randall, Elise West, Isaac Barlow, Macrae Heppler, Brian McCann, Clint Reid, and Mr. Loo: [00:00:00](#)

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

ADJOURN AND RECONVENE IN A CITY COUNCIL WORK MEETING:

Link to motion: [00:43:00](#)

MOTION:

A motion was made by Agency Member Hughes to adjourn and reconvene in a work meeting of the City Council.

SECOND:

The motion was seconded by Agency Member McArthur.

VOTE:

Chairwoman Randall called for a vote, as follows:

Agency Member Hughes – aye
Agency Member McArthur – aye
Agency Member Larsen – aye
Agency Member Tanner – aye

The vote was unanimous and the motion carried.

Christina Fernandez, Secretary

**JOINT MEETING OF THE ST. GEORGE
NEIGHBORHOOD REDEVELOPMENT AGENCY
AND CITY COUNCIL MINUTES
WORK MEETING
MAY 25, 2023, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

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

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Tani Downing
Deputy City Attorney Jami Brackin
Secretary Christina Fernandez
Assistant City Manager Deanna Brklacich
Assistant City Manager Marc Mortensen
Budget and Financial Planning Manager Robert Meyers
Parks and Community Services Director Shane Moore
Public Works Director Cameron Cutler**

OTHERS PRESENT:

**Jason Burningham with Lewis Young Robertson and Burningham
Isaac Barlow with Tech Ridge
Brennen Brown
Resident Steve Kemp
Steve Brough with Zions Bank**

**DISCUSSION REGARDING THE PROPOSED TECH RIDGE COMMUNITY
DEVELOPMENT AREA (CDA):**

Link to presentations from Assistant City Manager Deanna Brklacich, including discussion between City Manager John Willis, the City Council, Assistant City Manager Marc Mortensen, Public Works Director Cameron Cutler, Deputy City Attorney Jami Brackin, Jason Burningham with Lewis Young Robertson and Burningham, Isaac Barlow with Tech Ridge, Administrative Services Director Trevor Coombs, Brennen Brown, and Ms. Brklacich: [00:00:00](#)

Link to presentation from Isaac Barlow with Tech Ridge, including discussion between the City Council, Assistant City Manager Deanna Brklacich, Deputy City Attorney Jami Brackin, City Manager John Willis, resident Steve Kemp, Jason Burningham with Lewis Young Robertson and Burningham, Chairwoman Randall, Administrative Services Director Trevor Coombs, Steve Brough with Zions Bank, and Mr. Barlow: [02:00:50](#)

[Agenda Packet \[Page 19\]](#)

ADJOURN:

Link to motion: [03:03:27](#)

6 **MOTION:**

7 A motion was made by Agency Member McArthur to adjourn and reconvene in
8 the City Council work meeting.

9 **SECOND:**

10 The motion was seconded by Agency Member Tanner.

11 **VOTE:**

12 Chairwoman Randall called for a vote, as follows:
13

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.
21
22
23
24
25

26 _____
Christina Fernandez, Secretary

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53

**JOINT MEETING OF THE
NEIGHBORHOOD REDEVELOPMENT AGENCY AND
ST. GEORGE CITY COUNCIL
WORK MEETING
JUNE 8, 2023, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

Chairwoman Michele Randall – via Zoom
Agency Member Jimmie Hughes - via Zoom at 4:15 p.m.
Agency Member Dannielle Larkin
Agency Member Gregg McArthur
Agency Member Natalie Larsen
Agency Member Michelle Tanner

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Tani Downing
Deputy City Attorney Jami Brackin
Secretary Christina Fernandez
Budget and Financial Planning Manager Robert Meyers
Administrative Services Director Trevor Coombs
Public Works Director Cameron Cutler

OTHERS PRESENT:

Jason Burningham with Lewis Young Robertson and Burningham
Isaac Barlow with Tech Ridge

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Chairwoman Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Sharon Shores with the United Life Church and The Pledge of Allegiance was led by Agency Member McArthur.

Link to call to order, invocation, and flag salute: [00:00:00](#)

**DISCUSSION REGARDING THE PROPOSED TECH RIDGE COMMUNITY
DEVELOPMENT AREA (CDA):**

Link to introduction from City Manager John Willis, presentation from Budget and Financial Planning Manager Robert Myers, and discussion between the City Council, Deputy City Attorney Jami Brackin, Jason Burningham with Lewis Young Robertson and Burningham, City Manager John Willis, Administrative Services Director Trevor Coombs, Chairwoman Randall, Isaac Barlow with Tech Ridge, and Mr. Myers:

[00:01:53](#)

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

ADJOURN TO THE WORK MEETING OF THE CITY COUNCIL:

Link to motion: [00:44:52](#)

Neighborhood Redevelopment Agency Minutes

June 8, 2023

Page Two

MOTION:

A motion was made by Agency Member McArthur to adjourn and reconvene in the City Council work meeting.

SECOND:

The motion was seconded by Agency Member Larsen.

VOTE:

Chairwoman Randall called for a vote, as follows:

Agency Member Hughes – aye

Agency Member McArthur – aye

Agency Member Larkin – aye

Agency Member Larsen – aye

Agency Member Tanner – aye

The vote was unanimous and the motion carried.

Christina Fernandez, Secretary