

**NOTICE OF JOINT WORK MEETING OF THE
CITY COUNCIL AND THE PLANNING COMMISSION
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council and the Planning Commission of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, August 25, 2022 commencing at 3:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Discussion regarding the State-mandated Moderate Income Housing Plan.**
2. **Update regarding the Tech Ridge project plans and development progress.**
3. **Adjourn and reconvene in a joint Work Meeting of the City Council and Neighborhood Redevelopment Agency.**

**** THE COUNCIL WILL REMAIN IN THE ADMINISTRATIVE
CONFERENCE ROOM FOR THE JOINT CITY COUNCIL AND
NEIGHBORHOOD REDEVELOPMENT AGENCY MEETING****

**NOTICE OF JOINT WORK MEETING OF THE
CITY COUNCIL AND THE NEIGHBORHOOD REDEVELOPMENT AGENCY
OF THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council and the Neighborhood Redevelopment Agency of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, August 25, 2022 commencing at approximately 4:00 p.m.

The agenda for the meeting is as follows:

1. **Discussion regarding the proposed Tech Ridge Community Development Area (CDA).**
2. **Adjourn and reconvene in a City Council Work Meeting.**

**** THE COUNCIL WILL REMAIN IN THE
ADMINISTRATIVE CONFERENCE ROOM
FOR THE CITY COUNCIL WORK MEETING****

**NOTICE OF WORK MEETING OF THE CITY COUNCIL
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, August 25, 2022, commencing at approximately 5:00 p.m.

The agenda for the meeting is as follows:

- 1. Discussion regarding the Fiscal Year 2022-2023 Budget.**
- 2. Adjourn and reconvene in a City Council Regular Meeting.**

**** THE COUNCIL WILL REMAIN IN THE
ADMINISTRATIVE CONFERENCE ROOM
FOR THE CITY COUNCIL REGULAR MEETING****

**NOTICE OF REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, August 25, 2022, commencing at approximately 6:00 p.m.

The agenda for the meeting is as follows:

1. **Consent Calendar.**

- a. **Consider approval of a Professional Services Agreement with Jones & Demille Engineering for the design and engineering services of the Country Club Water Storage Tank Replacement and Expansion project.**

BACKGROUND and RECOMMENDATION: The City's Culinary Water Master Plan has identified the need for the replacement and upsizing of the existing Country Club tank, located south of the Southgate area. This Professional Services Agreement with Jones & Demille Engineering is for the engineering design services of that project. Staff recommends approval of the agreement.

- b. **Consider approval of a Professional Services Agreement with Alpha Engineering for the design and engineering services of the Industrial Water Storage Tank Replacement project.**

BACKGROUND and RECOMMENDATION: The City's Culinary Water Master Plan has identified the need for a replacement and upsize of the existing Industrial Tank. This Professional Services Agreement with Alpha Engineering is for the engineering design and construction-related services for the Industrial Tank replacement. Staff recommends approval.

- c. **Consider approval of a Professional Services Agreement with Bowen, Collins, and Associates for the design and engineering services of the Divario and Stone Cliffs Water Storage Tanks.**

BACKGROUND and RECOMMENDATION: The City's Culinary Water and Secondary Irrigation Master Plans have identified the need for a culinary water storage tank in the Divario development area and a secondary irrigation storage tank in the area of Stone Cliff. The City has already secured the tank site in Stone Cliff and is working with the Divario developer to secure a site in the Divario development. This Professional Services Agreement with Bowen and Collins is for the engineering design services for those tanks. Staff recommends approval.

- d. **Consider approval of an agreement to purchase real property and a slope easement from Red Sands F-2, LLC for widening of the 3000 East roadway.**

BACKGROUND and RECOMMENDATION: The City desires to acquire 1.57 acres of property for the widening of the 3000 East roadway located at 3000 East between 2000 South and 2450 South. Staff recommends approval.

- e. **Consider approval of an agreement to purchase real property and slope easement from Red Sands F-1, LLC for widening of the 3000 East roadway.**

BACKGROUND and RECOMMENDATION: The City desires to acquire 1.51 acres of property for the widening of 3000 East roadway located at 3000 East between 2000 South and 2450 South. Staff recommends approval.

- f. **Consider entering into lease with Teri McHale for Studio Space #3 at the Electric Theater Center.**

BACKGROUND and RECOMMENDATION: Studios at the Electric Theater serve as office space or gallery space for artists and arts organizations. Studio #3 is a gallery studio and Teri McHale proposes to sell fiber art out of the space. Staff recommends approval.

g. Consider approval to award bid to Skyline Creations, Inc. for the abatement and demolition of a City-owned building located at 85 South 400 East.

BACKGROUND and RECOMMENDATION: The City recently purchased this property from the Church of Jesus Christ of Latter-day Saints. The purchase agreement includes language that the City will remove the chapel from the property within 180 days of the closing date. This will eventually become the site of the new St. George Fire Department headquarters (Station 1). Staff recommends awarding the bid to Skyline Creations, Inc in the amount of \$482,000.

2. Consider approval of a resolution to enter into a Red Mesa Tapaha Solar Project Power Purchase Agreement.

BACKGROUND and RECOMMENDATION: This is a solar project on the Navajo Nation for the purchase of 18.314 Megawatts (MW) of energy for 25 years starting no later than 9/15/2023. This project has been previously discussed with the City Council. Staff recommends approval.

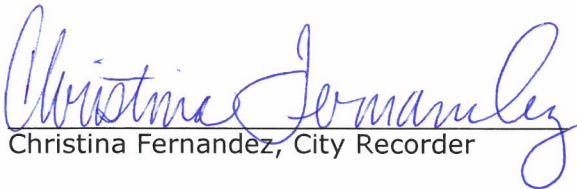
3. Consider approval of a resolution to adopt the Final Fiscal Year 2022-2023 Budget.

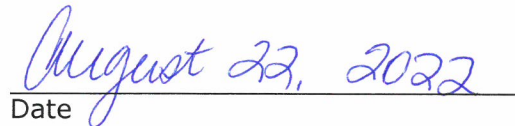
BACKGROUND and RECOMMENDATION: The Preliminary Fiscal Year 2022-2023 Budget was presented during the May 5th City Council Meeting and has been available on the city's website and in the City Recorder's Office since that time. This year the City Council held four work meetings to review the budget and discuss changes thereto. The city held two public hearings to receive input on the budget on June 2, 2022 and June 16, 2022. Following the second public hearing on June 16, 2022, the City Council formally adopted the FY 2022-2023 Tentative Budget along with an amendment that included year one of the Safe St. George plan and the proposed property tax increase. Tonight's item is to consider approval of a resolution to adopt the Final Fiscal Year 2022-2023 Budget. Staff recommends approval of the resolution to adopt the Final Fiscal Year 2022-2023 Budget.

4. Appointments to Boards and Commissions of the City.

5. Reports from Mayor, Councilmembers, and City Manager.

6. Request a closed session to discuss litigation, property acquisition or sale or the character and professional competence or physical or mental health of an individual.


Christina Fernandez, City Recorder


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, 627-4674, at least 24 hours in advance if you have special needs.

TECHRIDGE

REQUEST FOR QUALIFICATIONS (RQF)

In 2017, the City of St. George sought a qualified developer to take on the development of the retired St. George airport site. The City was looking for a mixed-use development proposal that met the overall vision and goals for this site as discussed in the [Request for Qualifications \(RFQ\)](#), which are as follows:

- EXPAND AND PROMOTE A TECHNOLOGY-FOCUSED ECONOMY
- CREATE HIGHER-PAYING TECHNOLOGY JOBS FROM MAJOR TENANTS
- FACILITATE WORLD-CLASS HEALTHCARE AND RESEARCH
- PROMOTE THE CITY AND AREA AS AN OUTDOOR RECREATION DESTINATION
- SUPPORT HIGHER LEARNING
- INCREASE QUALITY OF LIFE

HOW IS

Tech Ridge

MEETING THE CITY'S RFQ GOALS?

Expand and promote
a technology-focused
economy

Tech Ridge will generate a daily economic impact of \$8.9 million (**\$3.25 Billion** annually); which is half of the economic impact of the entire county.

Create higher-paying
technology jobs from
major tenants

Tech Ridge is home to over 250 local tech jobs. Our 4 major Tech Partners (Zonos, Vasion, Intergalactic and busybusy) plan to expand to as many as 500+ local employees by the end of 2023, with an average starting salary of \$92,500.

Facilitate
world-class
healthcare and
research

Tech Ridge has engaged in conversations with Lincoln Nadal and others in the biotech community in hopes of creating partnership opportunities.

Support higher
learning

Tech Ridge and our Tech Partners continue to cultivate a relationship with Utah Tech and Dixie Tech. We're committed to providing internship and career opportunities locally.

Promote the City and
area as an outdoor
recreation destination

Over 1/3 of the development of Tech Ridge will be comprised of trails, parks, and open spaces (including a bike park, a pavilion, and a trail surrounding the entire development)

Increase quality
of life

Attract top talent and tech-centered jobs as the city's reputation for a work-life balance, natural beauty and outdoor recreation becomes better known across the industry.

Tech Ridge

BROADER ECONOMIC IMPACT



	Construction	Annual (Recurring)
Direct Jobs	19,143	6,013
Value	\$758,800,000	\$584,900,000
Indirect Jobs	7,183	9,934
Value	\$261,200,000	\$341,200,000
Total Jobs	24,623	15,947
TOTAL VALUE		\$926,100,000

\$1,020,000,000

Tech Ridge

ECONOMIC & FISCAL IMPACT ANALYSIS



The economic impact of Tech Ridge is estimated to be
\$8.9 million every day
at full buildout

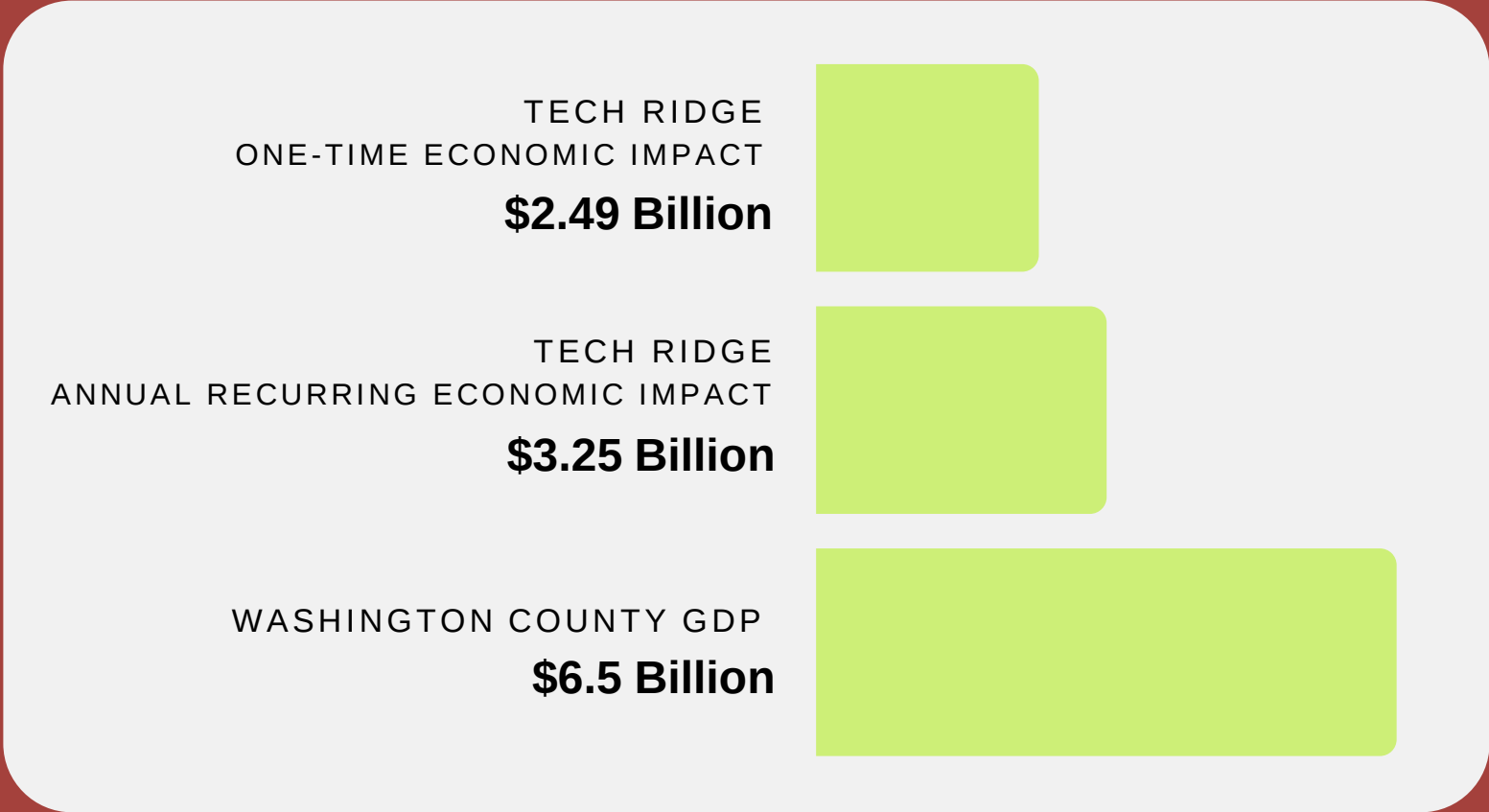


This economic impact is the same as hosting one
IRONMAN every day
locally



At full buildout, the economic impact of Tech Ridge will be \$3.25 billion every year, according to RCLCO in their [Economic and Fiscal Impact Analysis](#).

The total economic output of Tech Ridge alone equals to half of the entire Washington County's GDP (from the latest data in 2019). This is in addition to the one-time economic impact of \$2.49 billion during construction.



TECH RIDGE HAS MOMENTUM

	Total Employees	Local Employees	Growth Over Last Year	2023 Projection	2023 Local
Vasion	211	136	78 new hires	366	236
Zonos	136	119	37 new hires	198	173
busybusy	67	52	25 new hires	100	82
Intergalactic	55	37	23 new hires	75	47

City of St. George

IMMEDIATE CASH BENEFIT

Cloud Drive (Reimbursed to City)	\$6,167,070
East Access Road (Funded to City)	\$6,900,000
Remaining Infrastructure Costs (to Developer)	\$29,443,527
CRA Present Value	\$43,110,597
Cloud Drive Reimbursement	\$6,167,070
Property Takedown	\$18,700,000
Proceeds Available to the City	\$24,867,070

TECH RIDGE

- The CRA is already anticipated in the Development Agreement. The developer has excessive public development burdens:

\$27,800,000 + CPI

- The CRA helps offset infrastructure and excess public costs to help build momentum needed for broader economic impact.

Tech Ridge adds \$3.25 Billion in annual GDP by creating 6,000 high paying jobs

- This CRA nets the City of St. George a cash positive experience.

Net Surplus during CRA = \$17,743,252

Immediate Cash = \$6,167,070

TECH RIDGE