

REDEVELOPMENT AGENCY WORK MINUTES
MARCH 21, 2012

The Redevelopment Agency held a meeting on Wednesday March 21, 2012, at 8:17 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Secretary Paul Cozzens; Members: Nina Barnes; John Black; Joe Burgess; Don Marchant.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; City Recorder Renon Savage; Finance Director Jace Bunting; Leisure Services Director Dan Rodgerson; Economic Development Director Brennan Wood.

OTHERS: Beverly Burgess, Holly Coombs, Kyle Koop.

CALL TO ORDER: Chairman Adams called the meeting to order at 8:17 p.m.

CONSIDER GRANT REQUESTS – BRENNAN WOOD: Brennan – we have 3 applications, the Cedar Theatre, the committee recommended to not support because it is not part of the marque, they want digital TV screens and that does not pass ordinance, and it detracts from historical downtown.

Mike Dedrick for Sizzler, he amended is request, the application did not change, we would like to replace the awning, repair stucco and repair the paint. The color is not as bright as it shows (a color swatch was shown). We asked if the changes would it increase sales. Corporate indicated that 15 stores had been remodeled, and as a whole it increased sales by 15 – 20 %.

The Leavitt Agency has two buildings, the Dixie Leavitt Agency, the front has been remodeled. He purchased the adjacent building. The committee went back and forth, we were grateful to have John and Ron attend the meeting. It was difficult to look at buildings because it is for retail, and they are filled with office. The proposed addition will add office space and conference rooms. We thought some things were very appropriate, primarily electrical. Improvements will be \$340,000, electrical is \$40,000 alone. Will we help qualify the electrical to bury it underground? The electrical is an eyesore on the back of the buildings. John – the poles will not go away. They can't remove the poles because other buildings feed off them. There are buildings to the north and south attached to the transformer. It would look like it does at the Business Resource Center. We went back and forth because it is office. We are not trying to get rid of office, only to incentivize the electrical. Nina – is there consideration for retail on the bottom level on Main Street? Paul – I understand your point, but we have a lot of restaurants and the offices support the restaurants. Nina – the clientele we are trying to get is retail. Brennan – the discussion was lengthy. We had a difficult time with this one. More people come in the back than the front on these buildings. We recommended only helping with the electrical.

Right now the program has committed \$139,000 of the \$160,000 funded for the grants, it will not be given unless they complete the projects in the time frame and way they are suppose to. It will be paid out in the 6 – 9 months. It leaves \$25,700 left, how much to Sizzler. Sizzler corner is important and two buildings can be renovated. We stretched \$14,795 from lease subsidy and take those funds and put toward either of these requests. Paul – I would be in favor of putting that in the electrical. I think Sizzler will have the funds to do their own work. John – I have a problem still with some of the Sizzler request. Paul – I say give money to the electrical and not Sizzler. John – I support some of Sizzler's improvements.

Nina – it is not fair entirely to change the funds. I appreciate John's conversation, but if we don't change the rules why hold Sizzler hostage on that. Brennan – there were hvac, tiles, bathrooms, painting, windows which could be maintenance.

Rick – this is minor, but relates to Downtown Parking Authority. The Leavitt Agency owns three buildings that have parking requirements and are part of the Authority. We need to check and see if they are paid, I don't know if they have been paid or not. As part of the Downtown Parking Authority, every other business has to pay. There are two components, if they don't have sufficient stalls for their business they rent stalls and they pay maintenance on the total number of stalls they use. We will let you know if they paid prior to receiving funds.

Nina – several years back there had been discussions on the RDA money to bury the electrical. Is it worth making this happen? What percentage are we solving, it may be money well spent. John – if we change the poles and transformers, each business has to upgrade their electrical in their business. Nina – I am not suggesting that, but we could transfer other RDA money to this project.

Paul – is the question can you use un-appropriated RDA funds to fund that one grant to the maximum?

Mayor – one of the problems they had before, it was an issue with Mayor Sherratt and the Fire Department. One challenge that killed the project is they went to the different property owners and said we will do this and you will have to participate some and they wouldn't. Nina – just for this specific one. Mayor – we need to make sure we treat the Sizzler fair because they were here first. John – do we have the option of RDA money? Jace – yes, but you don't have a lot because of the Street Light project and Shakespeare. You will have about \$20,000 next year. Brennan – we will look at that before next week. Brennan – the only one paid is the Depot Grill. Centro Pizzarea has to have CO by the end of the month.

Paul – I appreciate what Dixie Leavitt has done to the Downtown. He has made the Image Pro building look nice. We owe him a thank you for what he has done. Nina – and on his own dime. Mayor – he said he spent \$70,000 to \$80,000 out of his own pocket on the Stephens Building. Brennan – maybe not do a percent, but up to a certain

dollar amount. Nina – could we participate less than 80% for Sizzler. Brennan – on Boomers we did not go 80%. I think if we give them half they would go forward, with less I don't think they would. It is a critical corner.

John – besides the application we have, we have the \$14,000 out of rent subsidy.

ADJOURN: Mayor moved to adjourn at 8:43 p.m.; second by Paul; vote unanimous.

Renon Savage, CMC
City Recorder