

REDEVELOPMENT AGENCY MINUTES

APRIL 6, 2022

The Redevelopment Agency held a meeting on Wednesday April 6, 2022, at 8:33 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Craig Isom; Secretary Scott Phillips; Members: Garth O. Green; Terri Hartley; Craig Isom; Tyler Melling.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Tyler Romeril; City Engineer Jonathan Stathis; Finance Director Jason Norris; City Recorder Renon Savage; Economic Development Director Danny Stewart.

OTHERS: Kohen Romeril.

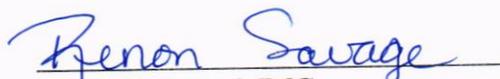
CONSIDER A RESOLUTION DESIGNATING A SURVEY AREA IN ANTICIPATION OF A NEW COMMUNITY REINVESTMENT PROJECT AREA IN THE HISTORIC DOWNTOWN. DANNY STEWART:

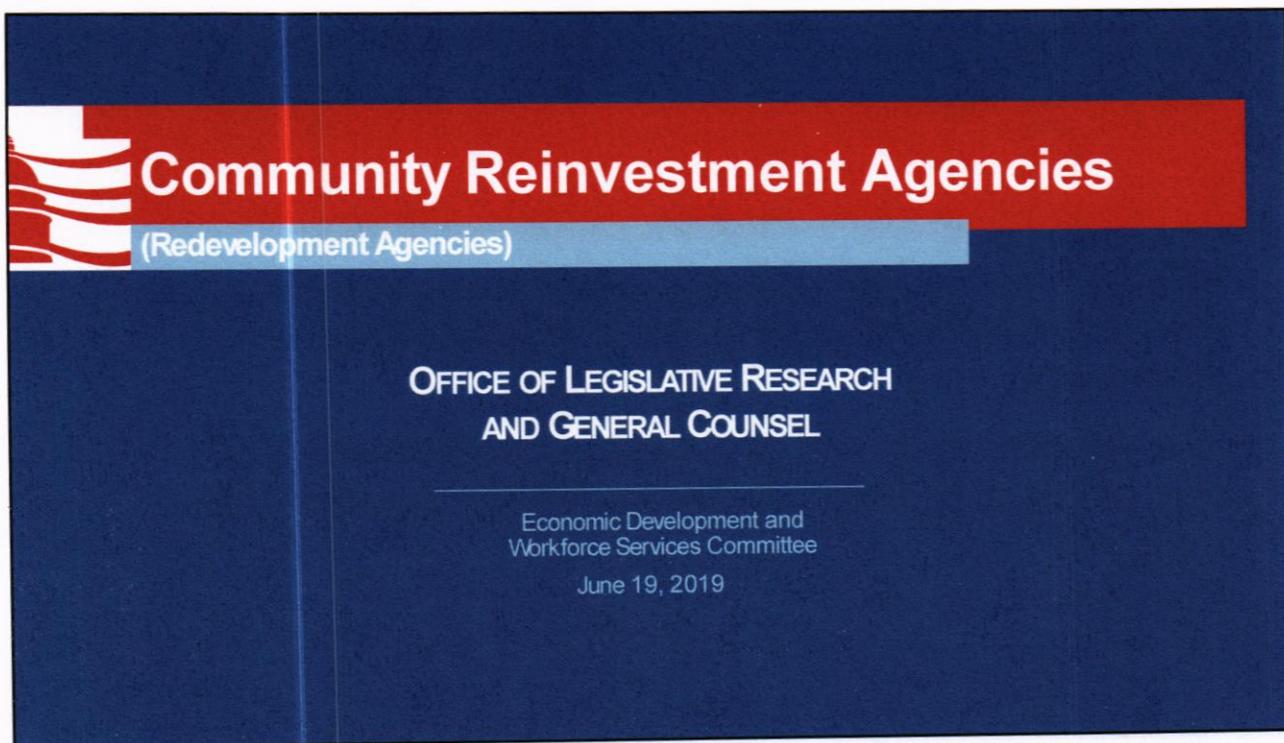
Danny – we want to form a Community Reinvestment Area in the Downtown area. Exhibit “A” was reviewed. This will be presented to all taxing entities, and they have to agree to this. Phillips – is there a time limit? Danny – this project is from 200 North to 200 South and the varies from 300 West to 200 East on property that could be used to enhance downtown. If we get approval for the development southwest of us and then another historic building applies, it is specific to that parcel, this body can decide how long to keep it going. Several years ago, EDC Utah came in and helped create a matrix, we plug criteria in and it gives us a beginning point on the increment.

Isom – tell us about the projects we have had in the past. Danny – GenPak incentive to purchase the east building and increase jobs paying over the County wage and if they kept that for 8 years, they receive 100%. GenPak just ended this year, they had to hire 25 employees and pay 125% of the County wage and they were above and beyond that. We did something similar on Decorworx, it is smaller, 59%, they refurbished a building and created jobs. Paul – the oldest is the Downtown, Lin’s, the park strips, this building and the building between here and Lin’s. Other projects are Port 15, MSC Aerospace, but they never qualified. A percentage goes to Economic Development, the Housing Authority, School District.

Phillips – this is important and a good time to do this. Looking at the map, based on the Coal Creek project and the property by the Elks Lodge, do we want to incorporate that area? Danny – we created a project that includes that property, the Coal Creek project area. Paul – this is a deeper discussion, but before we incentivize a residential area, we need to be careful, it is typically used to incentivize industrial and commercial projects. Phillips – I am hoping there will be commercial in that project. If something were to develop, we need to be able to act. Danny – Decorworx requested it and it worked. A reason it is valuable in historic downtown, the cost to refurbish historic building is very expensive.

ADJOURN: Phillips moved to adjourn at 8:47 p.m.; second by Melling; vote unanimous.


Renon Savage, MMC
City Recorder

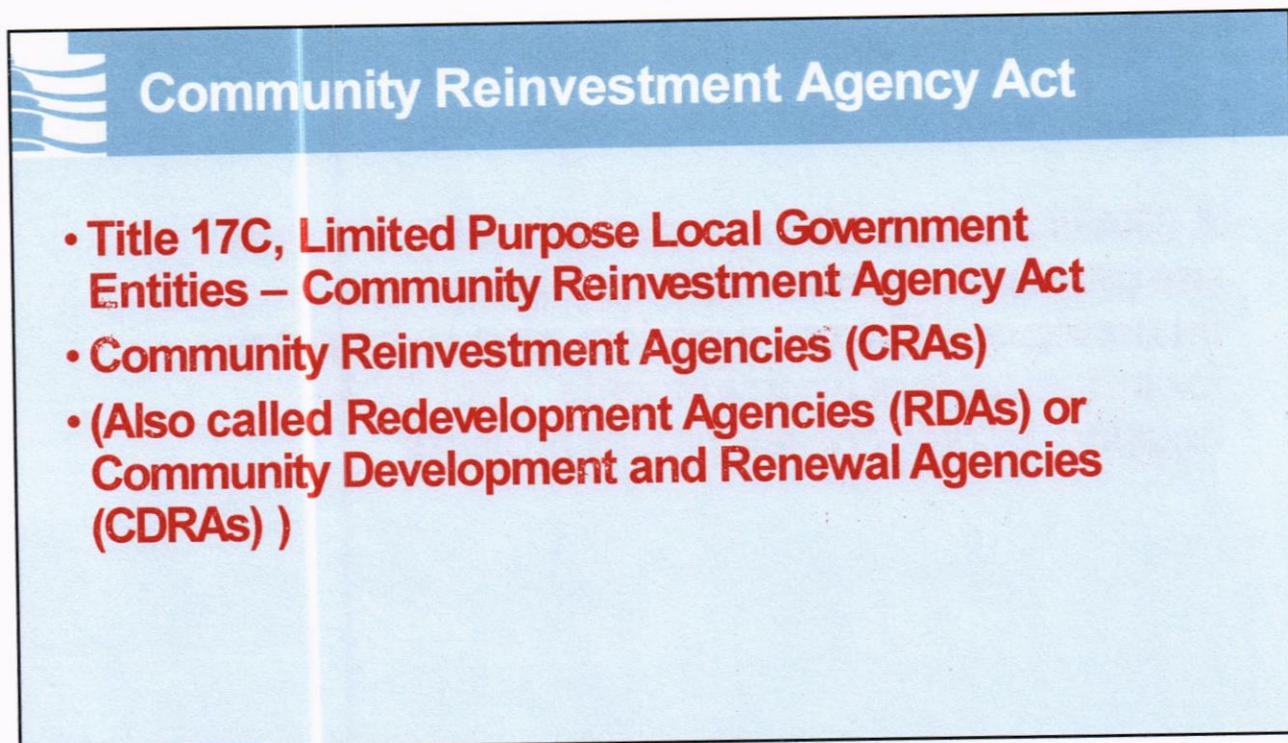


Community Reinvestment Agencies
(Redevelopment Agencies)

OFFICE OF LEGISLATIVE RESEARCH
AND GENERAL COUNSEL

Economic Development and
Workforce Services Committee
June 19, 2019

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Community Reinvestment Agency Act

- **Title 17C, Limited Purpose Local Government Entities – Community Reinvestment Agency Act**
- **Community Reinvestment Agencies (CRAs)**
- **(Also called Redevelopment Agencies (RDAs) or Community Development and Renewal Agencies (CDRAs))**

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