



CITY COUNCIL MEETING AGENDA



THURSDAY, NOVEMBER 9, 2023

AGENDA

ATTACHMENTS

2023.11.09 AGENDA PACKET



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 City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, November 9, 2023 commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Invocation

Flag Salute

1. Consent Calendar.

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- a. **Consider approval of a property lease agreement with Simple Sign Service Inc. for City-owned property located at 176 West St. George Boulevard.**
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BACKGROUND and RECOMMENDATION: This City-owned property is currently vacant and falls within the C4 zone which allows for sign sales. Staff recommends approval.

- b. **Consider approval of an amendment to the Lease of real property at Tech Ridge.**

BACKGROUND and RECOMMENDATION: Tech Ridge currently leases land within the Tech Ridge development area on which a former hangar sits which was remodeled to office space. The Council recently extended the term of that lease through the 1st amendment. This 2nd amendment to the lease would expand the property they are leasing and grant an access easement. Staff recommends approval.

- c. **Consider approval of the minutes from the meetings held on July 20, 2023 (work); July 20, 2023 (regular); November 2, 2023 (work); and November 2, 2023 (regular).**

2. **Consider approval of Resolution No. 2023-013R approving an Amended Interlocal Agreement between the City of St. George and the Redevelopment Agency of the City of St. George authorizing the diversion of Property Taxes for the Tech Ridge Community Development Project Area; and related matters.**

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BACKGROUND and RECOMMENDATION: Tonight's item is to consider approval of a Resolution Authorizing the City of St. George to enter into an Amended Interlocal Agreement between the City of St. George and the Redevelopment Agency of the City of St. George related to the Tech Ridge Community Development Project Area; and related matters. The resolution and interlocal agreement will allow for the diversion of property taxes from the City of St. George for the Tech Ridge Community Development Project Area as outlined in the attached interlocal agreement. On November 20, 2008, the Redevelopment Agency of the City of St. George (the Agency), adopted a Project Area Plan and a Project Area Budget (the Plan and Budget) for the St. George Airport Community Development Project Area. The associated tax increment for the project area was never triggered due to changes in the development. December 2021 the City of St. George adopted the Tech Ridge Development Agreement which provides for a master-planned, mixed-use development within the project area that includes 1 million square feet of Class-A office space and mixed retail and residential. This development is anticipated to create 6,000 direct jobs and significantly grow the Technology Sector in Washington County. On October 26, 2023 the Redevelopment Agency of the City of St. George adopted an amended Project Area Plan and Project Area Budget due to the change in vision for the project, significant public infrastructure requirement and inflationary impact on cost. Agency staff have worked with the other taxing entities on reviewing the adopted amendment and have received positive feedback. The other taxing entities are set to consider approval of similar resolutions and the attached interlocal agreement on the following dates: Washington County School District adopted the resolution October 30, 2023, Washington County Water Conservancy District adopted the resolution November 1, 2023, Washington County will consider the resolution at their November 7, 2023 meeting, the Southwest Mosquito Abatement District will consider the resolution at their November 9, 2023 meeting, and the City of St. George will consider the resolution at the November 9, 2023 meeting. Staff recommends approval of the resolution.

3. **Appointments to Boards and Commissions of the City.**
4. **Reports from Mayor, Councilmembers, and City Manager.**
5. **Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**
6. **Adjourn to the Neighborhood Redevelopment Agency meeting.**

**** THE COUNCIL WILL REMAIN IN THE CITY COUNCIL CHAMBERS FOR THE
NEIGHBORHOOD REDEVELOPMENT AGENCY MEETING****

**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 at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, November 9, 2023 commencing at approximately 5:00 p.m.

The agenda for the meeting is as follows:

1. **Consider approval of Resolution No. RDA-2023-003R approving an Amended Interlocal Agreement between the Washington County School District and the Redevelopment Agency of the City of St. George related to the Tech Ridge Community Development Project Area; and related matters.**

- 2. **Consider approval of Resolution No. RDA-2023-004R approving an Amended Interlocal Agreement between the Washington County Water Conservancy District and the Redevelopment Agency of the City of St. George related to the Tech Ridge Community Development Project Area; and related matters.**
- 3. **Consider approval of Resolution No. RDA-2023-005R approving an Amended Interlocal Agreement between the Washington County and the Redevelopment Agency of the City of St. George related to the Tech Ridge Community Development Project Area; and related matters.**
- 4. **Consider approval of Resolution No. RDA-2023-006R approving an Amended Interlocal Agreement between the Southwest Mosquito Abatement District and the Redevelopment Agency of the City of St. George related to the Tech Ridge Community Development Project Area; and related matters.**
- 5. **Consider approval of Resolution No. RDA-2023-007R approving an Amended Interlocal Agreement between the City of St. George and the Redevelopment Agency of the City of St. George related to the Tech Ridge Community Development Project Area; and related matters.**

BACKGROUND and RECOMMENDATION: Tonight's items are to consider approval of Resolutions Authorizing the Redevelopment Agency of the City of St. George to enter into an Amended Interlocal Agreement with 1) the Washington County School District; 2) the Washington County Water Conservancy District; 3) Washington County; 4) Southwest Mosquito Abatement District; and 5) the City of St. George related to the Tech Ridge Community Development Project Area; and related matters. The resolutions and interlocal agreements will allow for the diversion of property taxes from the participating taxing entities for the Tech Ridge Community Development Project Area as outlined in the attached interlocal agreements. On November 20, 2008, the Redevelopment Agency of the City of St. George (the Agency), adopted a Project Area Plan and a Project Area Budget (the Plan and Budget) for the St. George Airport Community Development Project Area. The associated tax increment for the project area was never triggered due to changes in the development. December 2021 the City of St. George adopted the Tech Ridge Development Agreement which provides for a master-planned, mixed-use development within the project area that includes 1 million square feet of Class-A office space and mixed retail and residential. This development is anticipated to create 6,000 direct jobs and significantly grow the Technology Sector in Washington County. On October 26, 2023 the Redevelopment Agency of the City of St. George adopted an amended Project Area Plan and Project Area Budget due to the change in vision for the project, significant public infrastructure requirement and inflationary impact on cost. Agency staff have worked with the other taxing entities on reviewing the adopted amendment and have received positive feedback. The other taxing entities are set to consider approval of similar resolutions and the attached interlocal agreement on the following dates: Washington County School District adopted the resolution October 30, 2023, Washington County Water Conservancy District adopted the resolution November 1, 2023, Washington County will consider the resolution at their November 7, 2023 meeting, the Southwest Mosquito Abatement District will consider the resolution at their November 9, 2023 meeting, and the City of St. George will consider the resolution at the November 9, 2023 meeting. Staff recommends approval of the resolutions.

- 6. **Consider approval of the minutes from the meetings held on June 15, 2023; September 21, 2023; and October 26, 2023.**



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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.

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St. George, Ut 84770
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