



CITY COUNCIL MEETING AGENDA



THURSDAY, OCTOBER 26, 2023

AGENDA

ATTACHMENTS

2023.10.26 AGENDA PACKET



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, October 26, 2023 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Invocation

Flag Salute

1. **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.**
2. **Discussion regarding a proposed weekly market to be held at Seegmiller Farm.**
3. **Discussion regarding operating golf carts on public streets.**
4. **Discussion regarding a pioneering agreement with Myrna Stout.**
5. **Discussion regarding updating City code with regards to appeals.**
6. **Adjourn to the Neighborhood Redevelopment Agency meeting.**

**** THE COUNCIL WILL STAY IN THE ADMINISTRATIVE
CONFERENCE ROOM 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 Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, October 26, 2023 commencing at approximately 5:00 p.m.

The agenda for the meeting is as follows:

1. Public Hearing Related to the Tech Ridge Community Development Project Area and the Amended Project Area Plan and Amended Project Area Budget.

BACKGROUND and RECOMMENDATION: 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. In 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. Due to the change in vision for the project, significant public infrastructure requirement and inflationary impact on cost, pursuant to statute 17C of the Utah Code, the Agency desires to amend the St. George Airport Community Project Area Plan and Project Area Budget documents. Proposed key amendments include: 1) Rename the project area to the Tech Ridge Community Development Area, 2) Extend the maximum duration of the CDA through December 31, 2055 (32 years), 3) Split the development into three tranches (phases) that will be triggered at different points and have a collection period of 26 years per tranche, and 4) increase the tax increment cap to \$50 million in net present value. Tonight's item is to hold a public hearing to receive input from the public on the proposed amendments to the Tech Ridge Community Development Project Area, Amended Project Area Plan and Amended Project Area Budget.

2. Consider approval of Resolution No. RDA-2023-001R authorizing and approving the Amended Project Area Plan as the "Official Plan" for the Tech Ridge Community Development Project Area; and related matters.

BACKGROUND and RECOMMENDATION: 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. In 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. Due to the change in vision for the project, significant public infrastructure requirements and inflationary impact on cost, pursuant to statute 17C of the Utah Code, the Agency desires to amend the St. George Airport Community Project Area Plan and Project Area Budget documents. Proposed key amendments include: 1) Rename the project area to the Tech Ridge Community Development Area, 2) Extend the maximum duration of the CDA through December 31, 2055 (32 years), 3) Split the development into three tranches (phases) that will be triggered at different points and have a collection period of 26 years per tranche, and 4) increase the tax increment cap to \$50 million in net present value. Staff have met with the other taxing entities and anticipate the associated interlocal agreements will be considered for approval over the next two weeks. Tonight's item is to consider a resolution authorizing and approving the Amended Project Area Plan as the "Official Plan" for the Tech Ridge Community Development Project Area; and related matters. Staff recommends approval of the resolution.

3. Consider approval of Resolution No. RDA-2023-002R authorizing and approving the Amended Project Area budget for the Tech Ridge Community Development Project Area; and related matters.

BACKGROUND and RECOMMENDATION: 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. In 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. Due to the change in vision for the project, significant public infrastructure requirements

and inflationary impact on cost, pursuant to statute 17C of the Utah Code, the Agency desires to amend the St. George Airport Community Project Area Plan and Project Area Budget documents. Proposed key amendments include: 1) Rename the project area to the Tech Ridge Community Development Area, 2) Extend the maximum duration of the CDA through December 31, 2055 (32 years), 3) Split the development into three tranches (phases) that will be triggered at different points and have a collection period of 26 years per tranche, and 4) increase the tax increment cap to \$50 million in net present value. Tonight's item is to consider a resolution authorizing and approving the Amended Project Area Budget for the Tech Ridge Community Development Project Area; and related matters. Staff recommends approval of the resolution.

4. Adjourn to the City Council regular meeting.

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**** THE COUNCIL WILL STAY 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, October 26, 2023, commencing at approximately 5:30 p.m.

The agenda for the meeting is as follows:

1. Consider approval of Ordinance No. 2023-031 to adopt the Amended Project Area Plan for the Tech Ridge Community Development Project Area as the "Official Plan" and related matters.

BACKGROUND and RECOMMENDATION: 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. In 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. Due to the change in vision for the project, significant public infrastructure requirement and inflationary impact on cost, pursuant to statute 17C of the Utah Code, the Agency desires to amend the St. George Airport Community Project Area Plan and Project Area Budget documents. Proposed key amendments include: 1) Rename the project area to the Tech Ridge Community Development Area, 2) Extend the maximum duration of the CDA through December 31, 2055 (32 years), 3) Split the development into three tranches (phases) that will be triggered at different points and have a collection period of 26 years per tranche, and 4) increase the tax increment cap to \$50 million in net present value. Tonight's item is a request to approve an ordinance adopting the Amended Project Area Plan for the Tech Ridge Community Development Project Area as the "Official Plan" and related matters. Staff recommends approval of the ordinance.

2. Appointments to Boards and Commissions of the City.

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

4. 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.

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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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