

Cedar City

10 North Main Street • Cedar City, UT 84720
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www.cedarcity.org

Mayor
Garth O. Green

Council Members
Terri W. Hartley
Craig E. Isom
W. Tyler Melling
R. Scott Phillips
Ronald Riddle

City Manager
Paul Bittmenn

REDEVELOPMENT AGENCY MEETING

MAY 24, 2023

5:30 p.m. or as soon thereafter as the meeting is called

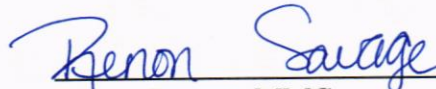
The Cedar City Redevelopment will be held Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah, at 5:30 p.m. or as soon thereafter as the meeting is called.

I. Call to Order

II. Business Agenda

1. Approval of minutes dated May 3 & 10, 2023
2. A resolution for the adoption of the 2023-2024 fiscal year tentative budget. Jason Norris

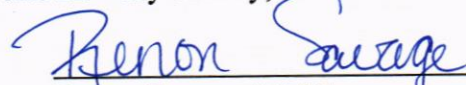
Dated this 22nd day of May 2023.



Renon Savage, MMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 22nd day of May, 2023.



Renon Savage, MMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

REDEVELOPMENT AGENCY WORK MINUTES

MAY 3, 2023

The Redevelopment Agency held a meeting on Wednesday May 3, 2023, at 7:48 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Secretary Scott Phillips; Members: Garth O. Green; Tyler Melling; Ronald Riddle.

EXCUSED: Chair Craig Isom.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; City Engineer Jonathan Stathis; Finance Director Jason Norris; City Recorder Renon Savage; Public Works Director Ryan Marshall.

OTHERS: Alysha Lundgren.

Melling moved to appoint Phillips as Chair Pro Tem; second by Riddle; vote unanimous.

CONSIDER AN INCENTIVE FOR AMERICAN PACKAGING. DANNY

STEWART: Danny – in Port 15 Utah it was an economic development project area in 2007 or 2008, it is 100% of new tax increment to the RDA and allocated to the Iron County School District (ICSD), Developer, Affordable Housing and 11% to RDA for incentives within Port 15 Utah. The majority goes to developer and ICSD. The 11% has started to accrue and will increase more with GoEx, they will be part this year and American Packaging next year. It is up to Economic Developments discretion. American Packaging, a lot of places do financing deals specifically for the companies and it is a lot higher tax increment going back to the company. With Port 15 the majority goes to the developer who invested \$8.5 million to put the infrastructure in place, and this has worked for us. We told American Packaging that we have a small portion. We would ask for some offset of the building permit and infrastructures, the road, curb, etc. **Phillips** - don't they have other requirements? **Danny** – yes, the bulk of the companies have used state incentives and we use the same process. Both have received state funds, they will each employ about 100 people. American Packaging is a larger facility and equipment. We do look at the jobs and the wage paid. American Packaging is finishing construction on their 270,000 square-foot facility, which will also create about 100 new jobs. They are also contemplating the construction of an identical building on the neighboring 40 acres in the next few years. American Packaging paid Cedar City 5255,511.18 for their building permit, and they have paid \$500,000 for finishing work on the road to their property. I am requesting an incentive of \$188,877.75 to help cover a portion of their building permit. This is 25% of the cost of the building permit and the roadwork. They have paid \$255,511.18 for building permit \$500,000 for the road finishing.

Riddle – the 25% of Go Ex? **Danny** – Go Ex was more it covered the building permit and the road; the percentage was higher. Knowing that I have a limited amount of

increment and we want to look at future down the road, we started at about what GoEx received which was \$117,000. **Phillips** - it leaves a balance of \$188,877.75. Consent.

ADJOURN: Melling moved to adjourn and go back into the City Council meeting at 7:55 p.m.; second by Riddle; vote unanimous.

Renon Savage, MMC
City Recorder

REDEVELOPMENT AGENCY WORK MINUTES
MAY 10, 2023

The Redevelopment Agency held a meeting on Wednesday May 3, 2023, at 6:50 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 Randall McUne; City Engineer Jonathan Stathis; Finance Director Jason Norris; City Recorder Renon Savage; Economic Development Director Danny Stewart.

OTHERS: Ann Clark, Laura Henderson, Wendy Green.

AN INCENTIVE FOR AMERICAN PACKAGING. DANNY STEWART: Danny – this is funding through tax increment for Port 15. I am requesting \$188,877.75 as local incentive to help cover a percentage of building permit and asphalt and curb. We have only done one other for GoEx. **Melling** – we are getting a lot of value. **Isom** - how many jobs? **Danny** - 100. **Phillips** – they will be a good community partner. **Danny** – as I discussed local incentives, they understood we had a little. This signifies a partnership with the City and the Company. This is only here because the other entities approved the agreement in 2005.

Melling moved to approve the incentive for American Packaging in the amount of \$188,877.75; second by Phillips; vote unanimous.

ADJOURN: Melling moved to adjourn at 6:54 p.m.; second by Phillips; vote unanimous.

Renon Savage, MMC
City Recorder

**CEDAR CITY CORPORATION
BUDGET**

| ACCT # | DESCRIPTION | ACTUAL FY19/20 | ACTUAL FY20/21 | ACTUAL FY21/22 | ADOPTED FY22/23 | PROPOSED FY23/24 | \$ Change | % Change |
|--|--------------------------------------|-------------------|-------------------|-------------------|--------------------|---------------------|--------------|-------------|
| 57 REDEVELOPMENT AGENCY FUND | | | | | | | | |
| REVENUE | | | | | | | | |
| 5739101 | TAXES-PORT 15 | 446,323 | 366,930 | 498,920 | 498,920 | 498,920 | - | 0% |
| 5739103 | TAXES-GENPAK-INCENTIVE | 233,868 | 165,296 | 187,487 | - | - | - | - |
| 5739104 | TAXES-GAF | - | - | - | - | - | - | - |
| 5739105 | TAXES-MSC AEROSPACE | 18,512 | 20,829 | 24,454 | 24,455 | 24,455 | - | 0% |
| 5739106 | TAXES-DECORWORX | - | 12,128 | 15,733 | 15,733 | 15,733 | - | 0% |
| 5739200 | RENTS-LINS BUILDING | 325,000 | 325,000 | 329,062 | 325,000 | 325,000 | - | 0% |
| 5739310 | STATE GRANT-STREET LIGHTS | 75,000 | - | - | - | - | - | - |
| 5739500 | INTEREST EARNINGS | 34,528 | 8,541 | 8,088 | 8,000 | 8,000 | - | 0% |
| 5739801 | TRANS FROM PARKING AUTHORITY | 8,600 | 8,600 | 8,600 | 8,600 | 8,600 | - | 0% |
| 5739900 | FUND BALANCE-APPROPRIATED | - | - | - | - | 285,192 | 285,192 | - |
| TOTAL REVENUE | | 1,141,830 | 907,322 | 1,072,345 | 880,708 | 1,165,900 | | |
| EXPENDITURES | | | | | | | | |
| 5740262 | BUILDING & GROUND MAINTENANCE | 6,071 | 3,025 | 27,376 | 22,000 | 22,000 | - | 0% |
| 5740300 | ADMINISTRATION FEE | 5,000 | 5,000 | 5,025 | 5,000 | 5,000 | - | 0% |
| 5740311 | AUDIT | 2,500 | 1,950 | 1,950 | 1,950 | 1,950 | - | 0% |
| 5740510 | INSURANCE & SURETY BONDS | 6,290 | 7,807 | 8,276 | 8,975 | 10,791 | 1,816 | 20% |
| 5740613 | INCENTIVE-GENPAK | 233,868 | 218,731 | 187,487 | - | - | - | - |
| 5740614 | INCENTIVE-MSC | - | - | - | 24,455 | 24,455 | - | 0% |
| 5740615 | INCENTIVE-GAF | - | - | - | - | - | - | - |
| 5740616 | INCENTIVE-DECORWORX | - | 15,949 | 15,733 | 15,733 | 15,733 | - | 0% |
| 5740620 | PORT 15-DEVELOPER | 185,139 | 202,339 | 206,952 | 206,952 | 206,952 | - | 0% |
| 5740621 | PORT 15-IRON COUNTY SCHOOL DISTRICT | 99,532 | 108,779 | 111,259 | 111,259 | 111,259 | - | 0% |
| 5740622 | PORT 15-CEDAR CITY HOUSING AUTHORITY | 89,267 | 97,560 | 99,784 | 99,784 | 99,784 | - | 0% |
| 5740623 | PORT 15-ECONOMIC INCENTIVES | - | - | - | 55,979 | 55,979 | - | 0% |
| 5740624 | PORT 15-ADMINISTRATION FEE | - | - | - | 24,946 | 24,946 | - | 0% |
| 5740633 | INCENTIVE-TENANT IMPROVEMENTS | - | - | - | 50,000 | 50,000 | - | 0% |
| | | 627,667 | 661,141 | 663,842 | 627,033 | 628,849 | 1,816 | 0.29% |
| 5740730 | CAP OUTLAY-IMPROVEMENTS | 195,625 | 392,611 | 166,187 | - | 350,000 | - | - |
| 5740810 | DEBT SERVICE-PRINCIPAL | 155,000 | 158,000 | 162,000 | 161,555 | 161,555 | - | - |
| 5740820 | DEBT SERVICE-INTEREST | 32,151 | 29,051 | 25,496 | 25,496 | 25,496 | - | - |
| 5740990 | FUND BALANCE-UNAPPROPRIATED | - | - | - | 66,624 | - | - | - |
| TOTAL EXPENDITURES | | 1,010,442 | 1,240,803 | 1,017,525 | 880,708 | 1,165,900 | | |
| NET REVENUES OVER EXPENDITURES | | 131,388 | (333,480) | 54,820 | - | - | | |
| 58 MUNICIPAL BUILDING AUTHORITY | | | | | | | | |
| REVENUE | | | | | | | | |
| 5839500 | INTEREST EARNINGS | 2,752 | 114 | - | - | - | - | - |
| 5839600 | BOND PROCEEDS | - | - | - | - | - | - | - |
| 5839800 | TRANS FROM GENERAL FUND | 127,051 | 32,744 | 32,944 | 65,389 | 64,589 | (800) | -1% |
| 5839801 | TRANS FROM PUBLIC SAFETY IMPACT FEES | 95,385 | 95,585 | 95,385 | 94,695 | 95,435 | 740 | 1% |
| TOTAL REVENUE | | 225,188 | 128,443 | 128,329 | 160,084 | 160,024 | | |
| EXPENDITURES | | | | | | | | |
| 5840220 | PUBLIC NOTICES | - | - | - | 250 | 250 | - | 0% |
| 5840610 | SUNDRY | - | - | - | 280 | 280 | - | 0% |
| 5840720 | CAP OUTLAY-BUILDINGS | 206,781 | - | - | - | - | - | - |
| 5840743 | CAPITAL OUTLAY-FIRE TRUCK | - | - | - | - | - | - | - |
| 5840811 | DEBT SERVICE-PRIN ANIMAL SHEL | - | - | 31,625 | 32,000 | 32,000 | - | 0% |
| 5840812 | DEBT SERVICE-PRIN FIRE TRUCK | 81,000 | 82,000 | 83,000 | 84,000 | 86,000 | 2,000 | 2% |
| 5840821 | DEBT SERVICE-INT ANIMAL SHEL | 30,219 | 31,625 | 30,295 | 31,625 | 30,825 | (800) | -3% |
| 5840822 | DEBT SERVICE-INT FIRE TRUCK | 14,385 | 13,170 | 11,940 | 10,695 | 9,435 | (1,260) | -12% |
| 5840830 | BANK CHARGES | - | - | - | 1,234 | 1,234 | - | 0% |
| TOTAL EXPENDITURES | | 332,385 | 126,795 | 156,860 | 160,084 | 160,024 | | |
| NET REVENUES OVER EXPENDITURES | | (107,198) | 1,648 | (28,531) | - | - | | |