

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.

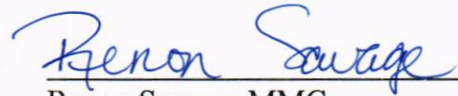
CONSIDER AN INCENTIVE FOR AMERICAN PACKAGING. DANNY

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