

REDEVELOPMENT AGENCY WORK MINUTES
MAY 4, 2016

The Redevelopment Agency held a meeting on Wednesday May 4, 2016, at 7:37 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Secretary Paul Cozzens; Members: Terri Hartley; Craig Isom; Fred Rowley; Maile Wilson.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; Finance Director Jason Norris; City Recorder Renon Savage; Police Chief Robert D. Allinson; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall.

OTHERS: Jeremiah Davis, Corey Baumgartner.

CONSIDER AN AMENDMENT TO THE AGREEMENT BETWEEN THE RDA AND STATE BANK OF SOUTHERN UTAH: Adams – did we follow up on the business charges/license for the snow shack trailer? Rick – this is in relations to Lin's store, the RDA owns that property and about 23 years ago the RDA built the Lin's building and leased to Associated Foods. Part of that allowed Lin's to have seasonal businesses in the parking lot so they made those arrangements. Associated Foods is aware of the expansion we are planning on and I spoke with the owner of the Snow Shack and asked Associated Foods to work with him on the timing.

Adams – have we come up with something on the bond for the expansion. Jason – we are under contract with Zion's Public Finance, Jonathan Ward. We let him know what we are going to do, he is looking to see if it is a taxable bond and we will probably bond for \$1.6 million. We are still working on what to do with the parking lot.

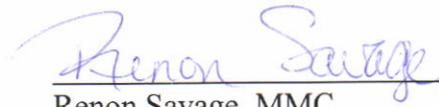
Rick – the original agreement with Associated Foods and RDA, State Bank approached the City to put in an ATM at the north end of the parking lot. In exchange State Bank owned the property of Mayor's Square. Part of the agreement stated if the RDA abandons or doesn't allow the ATM then we would pay a portion of the park. State Bank closed the ATM years ago, we expressed to them that we would like to get rid of the landscape strip, they didn't have a problem. We discussed that since State Bank holds the annual meetings at the Heritage Center the RDA would pay the rental fees at the Heritage Center and they would relieve the RDA of any financial obligation for the park. Isom – so for \$2,500 we get the additional parking? Yes and the Mayor's Square. We will still work on resurfacing the parking lot. Kit has given us his assessment of the parking lot. Associated Foods is doing soils test for the building and the parking lot.

Kit – they gave us the soils report, when we initially talked about the overall development he said there were significant soils problems in the parking lot which surprised us. They gave me a copy of the soils report and it basically says to put back what is there, so I wonder where the significant problems are. I talked with the Geotechnical Company and

the entire parking lot was buildings before Lin's was built and their bores show that we had to fill and compact. It is a waste of money to tear our road base and scar 12" of soil under that which I guarantee was done before they built and put in new gravel and asphalt. Rowley – so if you leveled and filled with a 3" fill would it not be compacted? Kit – if there is a dip there would be a sign of structural failure, you may want to tear it out and put in good base. Rowley – the base and asphalt after 20 years you could lay a new cap on it. Kit – that is what we proposed, that is what we did across the street. Rick – they are coming to Project Review tomorrow, they are hoping to be completed by Thanksgiving, even if they start in July Jonathan said our financing would be in place. They want to do the expansion and parking lot simultaneously. We will do the parking lot in phases. Rowley – there are a few islands by Great Harvest that create problems. Rick – that is not ours. State Bank has already signed the agreement, so we would like the RDA to sign as well.

Danny Stewart – I spoke with David Busk at Workforce Services today, he said the delay is from their Salt Lake City office, so he will see what he can find out.

ADJOURN: Isom moved to adjourn at 7:50 p.m.; second by Mayor; vote unanimous.



Renon Savage, MMC
City Recorder