

Cedar City

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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

June 14, 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

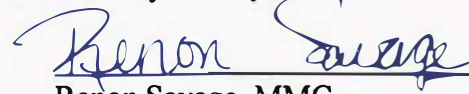
Dated this 12th day of June 2023.



 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	448,323	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	1,185,900		
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	89,287	97,580	99,784	99,784	99,784	-	0%
5740623	PORT 15-ECONOMIC INCENTIVES	-	-	-	55,979	55,979	-	0%
5740624	PORT 15-ADMINISTRATION FEE	-	-	-	24,948	24,948	-	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	182,000	181,555	181,555	-	-
5740820	DEBT SERVICE-INTEREST	32,151	29,051	25,496	25,496	25,498	-	-
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	208,781	-	-	-	-	-	-
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	85,000	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	128,795	158,880	160,084	160,024		
NET REVENUES OVER EXPENDITURES		(107,198)	1,648	(28,551)	-	-		