

## **Historic Downtown Economic Meeting**

Thursday, January 3, 2019, 5:30 PM

**Council Present:** R. Scott Phillips

**Historic Downtown Economic Committee Present:** Chris McCormick, Evan Vickers, Jennie Hendricks, Alan Jones, R. Scott Phillips, Mark Baruffi, Maria Twitchell

**Staff Present:** Brad Abrams

**Others Present:** Ste Rob Behunin,

**Call to Order:** Chris McCormick

**Pledge of Allegiance:** Mark Baruffi

**Chris McCormick:** Make a motion to approve minutes

**Scott Phillips:** I make a motion to approve the minutes.

**Chris McCormick:** Second

Approved Unanimously

**Public Agenda:** None

### **Business Agenda:**

**Chris McCormick:** I wanted to put a committee together to review past downtown studies (2011 Charrette and other studies) and put the best parts together with a timeline and budget to make recommendations to the Mayor and City Council.

**Scott Phillips:** Great idea, we've had some great ideas and they haven't gone anywhere.

**Chris McCormick:** I don't have the Roger Brooks in a digital format, but I do have the 2011 Charrette and the Hyatt Palma. Let's send it out to the entire committee and put together a work session.

**Scott Phillips:** Are you thinking 4-5 people?

**Chris McCormick:** My thinking was to involve the whole committee.

**Mark Baruffi:** My recommendation would be to pick something, and every time we meet we focus on it. While we're here, we could agree on meeting about it instead of going outside of this group with another committee.

**Chris McCormick:** Let's email out the studies that we do have to each other, and everyone can pick through them and come back at our next meeting with what they have. This will keep us moving.

**Mark Baruffi:** One thing we need to look at is parking. It's definitely a problem with not enough parking, especially with the Holiday traffic.

**Steve Nelson:** You had talked about parking continuing up 100 West. Scott was going to have someone bring this up to the council, right?

**Scott Phillips:** No, I thought someone would take it to Council, but we need to get okay from the property owners, including the University and Century Link. It all depends on how far we want to go South into the residential areas.

**Alan Jones:** Once you get into private residences you may have some problems.

**Steve Nelson:** This is something that I could take it to Council, but it might be easier for a City Committee to make the recommendation.

**Jennie Hendricks:** Was does City Council need from this body?

**Scott Phillips:** They probably want a recommendation from this committee, and the downtown parking authority were also in favor. I think someone from this committee should present it to Council.

**Chris McCormick:** Would it have to go through planning and zoning first?

**Scott Phillips:** I don't think so.

**Jennie Hendricks:** And maybe the public should be at that meeting as well.

**Steve Nelson:** I'm sure we can arrange for some of the public to be there.

**Scott Phillips:** Would you like me to visit with the Mayor and Paul about that?

**Chris McCormick:** It would be a positive step in the right direction.

**Jennie Hendricks:** Talk with Paul and the Mayor and see what the soonest we could get it on the agenda?

**Maria Twitchell:** You might want to go through Kit Wareham first to see if there are any objections first?

**Steve Nelson:** I've talked with him when we first started this.

**Scott Phillips:** I can go to talk with Kit to make sure he is aware.

**Maria Twitchell:** Was there a thought of angled parking on both sides of the street.

**Scott Phillips:** I'm not sure—that would be something that Kit would have to help us with.

**Maria Twitchell:** There is also the Leavitt lot behind there. Is there a possibility of having that open to the public?

**Mark Baruffi:** That was the complaint from Dave Bentley, that there were only four cars in the Leavitt Parking lot. I think the people from the Image Pro Building were supposed to park in that lot. And then the new Torres building he bought, those people were supposed to park in the lot behind us.

**Alan Jones:** Leavitt employees have been encouraged to park over there. It's an interesting dichotomy because Leavitt owns a substantial amount of parking, whereas Dave Bentley and others own none. It's a little hard, especially because Leavitt pays assessments to the downtown parking offset by what they own. It's hard to get the employees to park in the covered parking on Main Street. They generally park in the closest parking space. I don't know how to address this, but it has been addressed with the employees.

**Scott Phillips:** He is correct that Leavitt owns a good chunk of the parking in the back.

**Mark Baruffi:** It's just another good argument to have angled parking downtown. More spaces mean more people into the downtown area.

**Evan Vickers:** We've had some success on our side. I've worked with Dan Dotson and the Leavitts, and they've been really good to have their employees park further away. We've been able to preserve the row right next to the buildings. Our employees all park in the back. It's more of a challenge nearer to the restaurants. For the most part, we've been able to preserve the areas next to the buildings.

**Mark Baruffi:** Parking is parking, whether Leavitt owns most of it or not, it's there available for the people coming downtown. In our bill that we get, you would think that you're paying for your customers to be able to park.

**Alan Jones:** Is any of the Leavitt parking restricted to just Leavitt people. I'm not aware if it is.

**Scott Phillips:** No, not that I know of.

**Maria Twitchell:** I think that there is a sign behind the old library.

**Alan Jones:** We don't have any employees in that building, that building is leased to the University.

**Scott Phillips:** I think that one of our challenges is how do we get people to walk more—that is the issue, everyone wants to park right next to where they are going.

**Alan Jones:** Especially if it's icy.

**Scott Phillips:** Weather has a lot to do with it. I will ask Kit about extending angled parking.

**Evan Vickers:** While we're talking about this, there is a car that has been parked just as you exit our lot to the west that has been parked there for at least two months. It blocks visibility, and we probably should have somebody look at it.

**Mark Baruffi:** That's another good argument for more available parking. We need to look at our red curbing as well because there are a lot of blind spots when you pull out.

**Scott Phillips:** I will visit with Kit about it, and then I'll report back to Chris.

**Chris McCormick:** That works.

**Scott Phillips:** I have another item to bring up. I met with Rick Torgenson and Donna Law today about the Center Street ownership discussion. There may have been a misperception out there that we wanted to close the road, which isn't the case, we just want to have ownership road for better control of the traffic on the road for the betterment of the businesses. Rick presented information and numbers on road maintenance and the last time they did a major resurfacing. They really have no problem if the City wants to take over the road. One of the most significant expenses would be snow removal, but there are options out there. For example, in Price, the city took over the road and contracted with UDOT to plow it.

The last time they did a major resurface on our road it cost about \$1.9 million to do it all around the University. They're scheduled to do one again in 2022 with a projected cost of \$650,000. There is also annual maintenance, which varies, and is about \$15,000 overall. With the combination of this funding with a 10-year traction, there would be about \$1.6 million that would come to the City if we were to take over the road through various programs. I haven't visited with the Mayor or Paul about this yet, but they seem open to the notion of it, and it will depend upon the temperament of the public and the business community.

**Chris McCormick:** That's excellent.

**Mark Baruffi:** That could be the start of making it pedestrian-friendly down there.

**Scott Phillips:** The other thing I talked about was crosswalks. Rick also mentioned that they are going to conduct a traffic study this summer. He wants to know from us when the best time would be to conduct it. I mentioned that we would want a time when it was very busy, a final Friday or something, which he said would be fine. We just need to pick a time.

**Scott Phillips:** Also, at another committee I sit on, the Creative Placemaking Committee, they mentioned that if we do crosswalks, they want to have some creative ones.

**Mark Baruffi:** To be clear, would they work on the design, or would they actually help get funding?

**Scott Phillips:** If UDOT kept the road, they would help with funding and design, but it might be 10 or 15 years down the road.

**Maria Twitchell:** The critical thing with UDOT is to have it on their radar. I would also look at Springdale as the best example of traffic-slowing measures.

**Scott Phillips:** Donna Law was going to visit with University officials and gauge their responses. They will probably want to go around the entire University. UDOT only maintains roads for two colleges in Utah, Snow College, and SUU. I will visit with the Mayor and Paul and report back to you what they say about it.

**Chris McCormick:** Thank you.

**Scott Phillips:** The other issue was about two years ago we brought up a discussion about zoning and the kinds of businesses we want to allow in our downtown. We, as a group, went through a study and brought it before City Council and then it was tabled. People keep asking for a vision, and we have to provide and tell them what type of downtown we want. We might want to revisit this and come back next month and look at the list to determine if this is still what we want to do.

**Chris McCormick:** Do you we still have that list? Brad, can you send this out to everyone?

**Brad:** Yes.

**Mark Baruffi:** Maybe we should make it our resolution this year to take things in small chunks and actually see it through to fruition. Even this parking project could be a catalyst and create interest in the downtown area.

**Scott Phillips:** I think I have another item. I've been approached in the last few weeks about two different businesses that are wishing to relocate or expand in the downtown area but they are having a difficult time finding a place. What can the committee do to help with this? How can we help these businesses?

**Chris McCormick:** If we go back to the Hyatt Palma study, there was a plan in there to keep an inventory of available spaces as a resource for those interested.

**Jennie Hendricks:** Didn't we have an intern do an inventory at one time?

**Chris McCormick:** We did.

**Scott Phillips:** The French Spot is wanting to expand, but they can't find a place to expand. The other one is the Light House who wants to relocate somewhere downtown.

**Alan Jones:** There is space to rent downtown. Boomers has space to rent. Isn't their space where the Dollar Store used to be?

**Mark Baruffi:** Available restaurant space is going to be tough to find. I talk to French Spot weekly. To create a restaurant space is going to cost a lot of money. That is not a bad thing, especially as we expand this vision, we want to attract the type of businesses that have the vision and capital to really do something.

**Maria Twitchell:** There are some ways to get around the old buildings with historic preservation. We've found that there are possible ways around the historical Building Code with the designation of a Historic District.

**Alan Jones:** Historic Buildings have their own strings attached. The most significant cost of remodeling a historic building is structural. I don't know if the historic district will give you a free pass but, quite frankly, it's more expensive to restore a historic building in downtown Cedar than it is to tear it down and rebuild.

**Maria Twitchell:** Basically, from what we've understood, the historic district designation allows some parameters around the international building code.

**Alan Jones:** I'm just surmising, but when it comes to life safety issues, I'm not sure they will give you a pass.

**Mark Baruffi:** If we could come up with ways to educate people about the opportunities.

**Maria Twitchell:** If there are ways to help someone who is investing in a building downtown with, maybe not the seismic issues but with ADA compliance, I think that we could pursue that.

**Scott Phillips:** There is money that can also come back with tax credits.

**Jennie Hendricks:** How do we get designated?

**Scott Phillips:** We are working on that right now. We are applying for a grant and will hopefully have more information for you in about six months or so.

Better City Update:

**Chris McCormick:** Next item is the Better City Update. At this point, we're still working on the Vision 2050 because developers want a vision for our community. Rob and I met for a couple of hours today, and we're still working on focus groups. The goal is to have these wrapped up by May or June. We continue to focus on progress on the 6 acres downtown.

**Evan Vickers:** That could open a lot of opportunities for prospective businesses that want to move downtown. You could tailor the site to the business.

**Scott Phillips:** Anything to report Rob?

**Rob Behunin:** As a footnote, on December 26th, the Governor brought to the table, Sorenson Capital and a consulting firm to help align interests for the federally funded opportunity zones. These zones are tricky and require the creation of a fund, but these zones will be a catalyst for the 6 acres downtown located in opportunity zone. This is a good day for the community because we have some alignment and some folks that we know and can work with.

**Scott Phillips:** I would like to see if Danny Stewart could be at one of the next meetings so we could discuss the opportunity zones and an update on the expansion of the RDA.

**Chris McCormick:** Do we have any other items of business?

**Scott Phillips:** Make a motion to adjourn the meeting.

**Jennie Hendricks:** Second.